

## **Policy Statement on Hot Tubs at Mallard Point**

Some Mallard Point owners may desire to have a hot tub satellite. This policy addresses the request process, the installation and maintenance of the equipment, and responsibilities of the owner.

1. An owner must make a written request to the Board prior to installation of any hot tub equipment exterior to a unit. The request must include:
  - a. The details on the equipment to be installed, tub size and type, and other relevant information.
  - b. The intended location for the tub. Generally, the location needs to be on the ground level on concrete or other adequate base. Also, visibility should be as small as possible. Locations on decks will probably not be approved.
  - c. The name of the installer.
  - d. Indications how the tub will be filled and emptied.
  - e. A signed statement by the owner indicating:
    - Acceptance of this policy and agreement with its conditions
    - Agree to properly maintain all associated equipment
    - Assumption on any liabilities for negligence in its use and operation
2. The owner assumes all responsibility for repairs to the exterior and interior of Mallard Point buildings due to the presence of the hot tub.
3. Periodic inspections of the exterior equipment should be made by the owner to ensure that it is secure and not causing damage.
4. If the owner sells the unit, the owner must:
  - Arrange for the new owner to assume responsibility for the hot tub by having the new owner submit a letter consistent with Item 1, or
  - Remove the hot tub and return the building to its original condition
5. The board reserves the right to review this policy and revise it.