



Fairlington Villages,
A Condominium Association

Hot Tub Prohibition

The Association prohibits the installation of outdoor hot tubs, effective May 1, 2002. Hot tubs existing as of this date, located at 2902 South Abingdon Street A-1, 4824 S. 27th Road, and 4922 S. 29th Road, will be allowed to remain in place, provided that the homeowner of each complies with the following rules:

- (1) If the building has been penetrated, homeowner must seal around the penetration, and is responsible for any water damage, structural integrity, and any other damages that may arise from the penetration of the building. If the hot tub is removed, the homeowner must repoint, repair, and otherwise restore the building to its original condition. The patio and/or yard area must also be restored to pre-existing conditions.
- (2) Electrical cords/wiring must be UAL-approved for outdoor use. The power source/outlet must meet the manufacturer requirements for amperage/wattage of the hot tub to be installed and the hot tub must meet, in all aspects, all applicable federal state, and local laws, regulations, codes and/or standards.
- (3) Draining of water from hot tubs must be into storm drains or in a manner that does not cause erosion or flooding to neighboring units. The homeowner/resident is responsible for any damage to common elements or other units caused by leakage or improper drainage.
- (4) The homeowner/resident shall provide adequate safety measures for the hot tub, including, but not limited to, provided and using a locking cover for the hot tub when not in use and locking the patio fence gate from the inside at all times.
- (5) The homeowner/resident shall maintain at least \$500,000 of liability insurance, subject to increase due to prevailing rates, to cover claims involving the hot tub, proof of which shall be provided yearly to the management office.
- (6) By March 1 of each year, the homeowner/resident shall provide a certification by an appropriate professional stating that the hot tub is in proper working order and in compliance with all applicable federal, state, and local laws, regulations, and/or codes.
- (7) Upon sale of a unit, if the hot tub is permanently installed, the hot tub will convey to the new owner. The new homeowner shall abide by the aforementioned rules. If a portable tub does not convey, the seller is required to restore the patio and/or yard area to original conditions.
- (8) Upon approval of this Policy by the Board, Management will notify the grandfathered homeowners. Homeowners will have 30 days from the notification date to produce appropriate insurance papers along with a 2002 inspection certificate.