

**FAWNGROVE HOMEOWNER ASSOCIATION  
POLICY**

**TITLE:**

**Spa (hot tub) installation and operations**

**DATE ISSUED OR REVISED:**

**February 1, 2014**

**PURPOSE:**

**Policy intent is to set standards for spa operations throughout Fawngrove facility**

**REQUIREMENTS:** The following is to be considered minimum requirements.

- All spa/hot tub installations require Management Committee approval.
- No spa use allowed between 10 p.m. and 10 a.m.
- All hot tubs must have timers for controlling recirculation cycles and their durations to minimize noise and vibrations. No cycles are to occur between 10 p.m. and 8 a.m.
- Hot tubs should operate at minimum noise and vibration levels. Acceptable levels are the sole discretion of the Management Committee.
- Hot tubs must have 2 speed operation, low speed for recirculation and high speed for spa use.
- Interior and second floor exterior hot tubs must have flexible pad installed under its base to absorb vibrations. Interior tubs floor structures are to include waterproof lining covering floor area and up walls a minimum of 18 inches. The finished floor is to be properly sloped to an existing or new floor drain.
- Outside balcony tubs must have waterproof covering on the deck sloped away from the building.
- It is recommended hot tubs be replaced if older than 12 years as newer models have reduced noise, vibrations and electric energy usage.
- Do not drain and leave empty hot tubs for any length of time. Any hot tub left empty longer than a month is to be checked for leaks in the piping system and tub when refilling and before initial operation.
- Covers are to be maintained in a tight fitting condition to lessen recirculation time when spa is not in use.
- Excess noise and splashing when using the spa are to be avoided.

**JUSTIFICATION:**

**Policy is to minimize disturbance to neighboring unit occupants.**