

Outdoor Hot Tub Rules and Regulations

After a considerable amount of time spent researching and discussing necessary and appropriate regulations governing the installation, and maintenance of exterior, private hot tubs, the 2017 Board adopted the following guidelines.

Requirements:

1. A \$500.00 water offset fee must be paid to the HOA prior to the start of any installation.
2. Hot tub/ Spas must be able to fit on existing decks or patios and have a secured cover.
3. Water drainage from the Hot Tub/Spa must be piped into that unit's plumbing system and not dumped onto HOA grounds
4. Design and color of exterior of Hot Tub/Spa must blend with the exterior of units or deck both in design, material and color.
5. All plumbing and electrical work to be done by the appropriate licensed people and should meet all state and local code and requirements. (Note: existing hot tubs are grandfathered in.)
6. Permits for construction, electrical or plumbing, need to be acquired. A copy of such permit and inspections must be furnished to the HOA Board of Directors and Site Committee so that it can be entered into the records.
7. Deck system must be inspected by a certified engineer, along with a letter certifying that the deck can hold the weight of the Hot Tub/Spa, including water, weight of the maximum number of adults plus a 3:1 safety margin.
8. All property outside the deck/patio current footings and dimensions is HOA property and cannot be built upon, damaged, or constructed upon without HOA Site committee and BOD approval.
9. Any expansion of a deck or patio onto HOA property must have HOA Site Committee and BOD approval with the owner accepting that expansion does not give that unit ownership of the expanded-upon property.

10. Insurance coverage of the Hot Tub/Spa must be provided to the HOA and indemnify the HOA and Committees from responsibility, liability and damages.
11. Property owner submit a letter to the HOA Site Committee and BOD stating that they will bare all responsibility and cost of the installation and maintenance of the Hot Tub/ Spa along with obeying all HOA CCR and Bylaws that may affect the Hot Tub Spa.
12. Owners agree that if they sell their unit that the new owners are made aware of this document and requirements.
13. . The HOA reserves the right to take action for any that they deem necessary to enforce any part of this document

Application and Approval:

1. Submit a certified inspection that the deck will accommodate and support the weight of the Hot Tub/Spa, plus water, plus max occupancy at average adult weight. (Not needed if on a patio that in directly on the ground)
2. Submit a drawing or diagram of the proposed Hot Tub/Spa and how it will be place on the deck along with color and side covering. The proposed Hot Tub/Spa will need to have a side covering that matches the wood siding or deck in texture, design and color of the unit as to blend in the community.
3. Water drainage from the Hot Tub/Spa will have to be connected to that unit sewer system so that when the Spa is drained all water goes to the city/county water treatment plant and not on HOA property. A written plan and drawing on how this is done submitted.
4. Submit annual proof of insurance coverage for the Hot Tub/Spa (mostly an additional policy will have to be acquired by the homeowner and list the HOA and Committees as additionally insured.
5. Letter of Accepting responsibility for installation, maintenance and obeying HOA

CCR and Bylaws.

Once these items have been submitted to the Site Committee, that team will meet and render either an approval or rejection with comments. Not being approved only means that changes must be made before it can be approved. Approvals will have a one-year time from date of approval to be started, and two months from your start date to be completed.

Powder Valley - Shadow Brook development must comply with both Teton County Rules and Codes, and with the City of Driggs' Rules and Codes, since it is situated within what is the "Area of Impact for the City of Driggs Idaho." We must also comply with the 2008 National Electrical Code (NEC) and the 2009 International Residential Code (IRC), as accepted by the Idaho State Legislature and local communities.