

LAKEVIEW PARK VILLAS HOMEOWNERS' ASSOCIATION, INC.'S

SPA RULES AND REGULATIONS

1. Approval Required

- No hot tub or spa ("Spa") may be purchased, installed, filled, or operated without prior written approval from the Association.
- The application must identify the manufacturer and model.
- The Owner must provide information reasonably requested by the Association and/or the property management company.

2. Approved Spa Requirements

All Spas must meet the following requirements:

- Electric Spas only. Gas-powered Spas are prohibited.
- Saline/salt-water systems only. Pure-chlorine systems are prohibited.
- The Spa and visible components must be maintained in natural earth tones consistent with the community.
- The supporting slab or surface must meet the manufacturer's strength and stability specifications.
- All electrical work must comply with applicable codes and permitting requirements.
- The Spa may not exceed 75 decibels at 10' distance.
- No gazebos, trellises, or external spa-related lighting are permitted.

3. Hours of Use

- Spas may be used only between 10:00 a.m. and 9:00 p.m.
- The Owner is responsible for ensuring that family members, guests, tenants, and other users comply with these hours.

- Necessary automatic filtration or circulation may operate outside these hours.

4. Noise and Quiet Enjoyment

The 75-decibel maximum applies to the Spa at 10' physical distance.

No excessive:

- Yelling;
- Amplified sound;

The Owner is responsible for the conduct of all guests and other persons using the Spa.

5. Water, Drainage and Maintenance

- The Owner is responsible for maintaining the Spa in a safe, clean, sanitary, and attractive condition.
- Water may not be discharged or allowed to drain onto neighboring property, common areas, building walls, foundations, landscaping, or other areas where it could cause damage or create a hazard.
- Any leak or condition that could cause damage must be promptly corrected. The Owner is responsible for damage caused by the Spa.

6. Insurance

- The Owner must maintain appropriate insurance covering the residence and Spa as required by the Association and/or the property management company upon request.
- Proof of insurance must be provided to the Association and/or the property management company upon request.

7. Complaints

- Noise or other complaints concerning a Spa should be reported to:

Western Mountain Property Management at (406) 257-1302

- The Property Management company will investigate complaints and may require reasonable corrective action when a violation is established.

8. Violations and Enforcement

- Failure to comply with these Rules constitutes a violation of Association requirements.
- Except in circumstances involving an immediate threat to persons or property, the Property Management company will ordinarily provide written notice of the violation and an opportunity to correct it.
- Depending upon the nature, severity, and frequency of the violation, and to the extent authorized by the Association's governing documents and applicable law, the Property Management company may:
 - issue a written warning;
 - require corrective action;
- Nothing in these Rules limits any other remedy available to the Association under its governing documents or applicable law.

9. Continuing Responsibility

- The Owner is responsible for compliance with these Rules for as long as the Spa remains on the property.
- The Owner is also responsible for violations committed by family members, tenants, guests, invitees, and contractors.

10. Owner Acknowledgment

Before installation or continued operation, the Owner must sign this acknowledgment that he or she has received, read, and agrees to comply with these Rules and Regulations.

Owner: _____

Property: _____

Spa Manufacturer/Model: _____

Date: _____

Owner Signature: _____

EXHIBIT A

SPA NOISE MEASUREMENT METHODOLOGY

The sound generated by a Spa shall not exceed 75 dBA at the 10' distance. When a noise complaint is received, the Property Management company may conduct or arrange for a sound-level measurement.

The Property Management company may use a qualified third party to conduct testing when reasonably necessary.

A determination that the Spa exceeds the 75 dBA limit at 10' distance, may require corrective action by the Owner. Corrective action may include equipment repair, vibration isolation, modification of operating equipment, replacement of equipment, or other reasonable measures. Continued noncompliance may constitute a violation subject to the enforcement provisions of these Rules.

Yelling, parties, or other activities associated with Spa use remain subject to the Association's nuisance and quiet-enjoyment requirements.