

Architectural Committee Policy: Above-Ground Hot Tubs & Spas

Last updated August 19th, 2021 by the Architectural Committee

BACKGROUND

The intent of this document is to provide all owners with clear, straightforward information on how the Association is involved and what process should be followed when owners wish to install an above-ground portable hot tub or spa in their backyard.

APPROVAL PROCESS

Article IX, Section 1 of the Association's CC&Rs specifically require that all owners obtain approval from the Association prior to any modification, change, or alteration to the Residence. This requirement extends to owners who wish to install an above-ground portable hot tub or spa.

The Architectural Committee is responsible to review these requests from homeowners who wish to make modifications or additions to their property. This Committee is made up of unpaid volunteer homeowners who meet monthly to review applications submitted by your neighbors. Nearly all applications are processed and decided on by the Architectural Committee. In rare instances, the Committee will defer a decision to the Board of Directors, whose decision is then final. Additionally, applications that are denied by the Architectural Committee can be appealed to the Board of Directors for reconsideration.

CONSIDERATION FOR APPROVAL

Any application proposing to install an above ground portable hot tub in the backyard may be approved by the General Manager upon receipt on behalf of the Architectural Committee **so long as it falls within the following guidelines:**

- Installation must adhere to all city and/or governmental setback requirements, which should be detailed on the application
- Hot tub or spa must be fully self-contained and located entirely within the backyard
- Hot tub or spa may not exceed four feet (4') in height or dimensions of 8' x 8'

If any part of the proposed installation falls outside of the above guidelines, the application will need to be reviewed by the Architectural Committee at their next regularly scheduled meeting.

Please note that applications proposing the installation of an above ground spa or hot tub set into permanent decking or other deck-like material must be approved by the Architectural Committee. Approval by the General Manager is limited to standalone above-ground hot tubs or spas only. Additionally, any in-ground hot tub, spa, or pool requires approval by the Architectural Committee.

Proposed installations of a portable, above-ground hot tub or spa within a side yard or easement area (such as lots with zero lot lines or dominant/servient tenements) must be approved by the Architectural Committee.

A copy of an Architectural Application can be found on the Association's website at www.walnutcountry.com. Owners can also reach out to the General Manager by phone at 925-687-9961 or by email at businessoffice@walnutcountry.com and request a PDF copy, or obtain a physical copy from the Business Office at 4498 Lawson Court during normal business hours.