

MANHATTAN VILLAGE ESTATE HOMEOWNER'S ASSOCIATION

RULES, REGULATIONS, AND RESTRICTIONS

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MANHATTAN VILLAGE ESTATE HOMES ASSOCIATION
RULES, REGULATIONS, AND RESTRICTIONS HANDBOOK
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I. INTRODUCTION

Your Board of Directors (Board) has prepared this handbook for the use of Manhattan Village Estate Homes Association (MVEHA) owners and their tenants. It is intended to assist in maintaining property values, community aesthetics, and a desirable quality of life in the Village.

These Rules, Regulations, and Restrictions come from the Covenants, Conditions, and Restrictions (CC&R's); the Bylaws of MVEHA; and Board actions on behalf of all homeowners. Copies of these documents are available on the website.

All Estate Homeowners and their tenants should be aware of and are responsible for complying with the CC&R's. Among other things, the CC&R's provide:

1. CC&R's Section 42, Membership: Every owner of a Lot is subject to assessment and is automatically a Member of MVEHA.
2. CC&R's Section 5.1, Creation of the Lien and Personal Liability: Each Lot owner agrees to pay to MVEHA regular, special, or supplemental assessment charges, which, if not paid, become a continuing lien.
3. CC&R's Section 5.8, Effect of Nonpayment of Assessments: Delinquency and Remedies of the Association: Any regular, special, or reconstruction assessment not paid when due is deemed delinquent.

Delinquency, together with interest and costs of collection, including attorney's fees, become a continuing lien on the Lot when Notice of Claim of Lien is recorded.

Enforcement of collection of delinquent assessments including lien rights and power of sale are contained in this section.

II. USE RESTRICTIONS AND MAINTANANCE OBLIGATIONS

Residents should be aware of the provisions of Article VIII of the CC&R's "Use Restrictions and Maintenance Obligations", which provide, in part:

1. Garage doors must be closed at all times when they are not actually being used for access to or from the garage.
2. Garage sales are prohibited.
3. Overnight parking of vehicles on driveways, aggregate, and designated street areas is allowed only with authorized decals or passes.
4. For the protection of human and animal life, drivers must adhere to the 25 miles per hour speed limit and must obey stop signs.
5. No signs or posters may be displayed by homeowners except:
 - a. One "Property for Sale" sign per residence, not to exceed six square feet of area that must be removed within forty-eight hours of close of escrow.
 - b. Directional Open House signs are permitted but must be removed promptly at the close of the Open House. (The South Bay Board of Realtors has been instructed about MVEHA requirements.)
6. No contractor or painter signs are permitted.
7. No shed, tent, trailer, or temporary building may be erected, maintained, or used on any of the Property. Temporary buildings incidental to construction of improvements are exempt provided they are promptly removed upon completion of construction.
8. No clotheslines or hanging clothes are permitted if visible from other lots or Common Area.
9. Holiday decorations must be removed within three weeks after the holiday.
10. Rubbish, trash, garbage, refuse containers, woodpiles, and storage piles, must be obscured from view of other lots and the Common Area by a fence or appropriate screen.
11. The exterior of homes must be well maintained.
12. No newspaper, cardboard, aluminum foil, or similar material may be used as window coverings.

13. All vegetation, including grass, plants, bushes and trees, must be well maintained in a vigorous growing, trimmed, and weed-free condition.
14. Accumulation of weeds, rubbish, debris, objects, or materials of any kind on the property is prohibited.
15. No professional, commercial, or industrial business may be advertised or operated from any residence.
16. No obnoxious or illegal activities may be carried out on the property.
17. No activity may be carried out and nothing may be maintained on the property that is a nuisance or that interferes with the quiet enjoyment of other residents.
18. Riding bicycles on or through grass or planted areas is prohibited.
19. Overnight parking of boats, motor homes, motorcycles, trailers, or commercial vehicles outside of a garage is prohibited.
20. Fines may be assessed for violations of use restrictions, maintenance obligations, vehicle parking, traffic rules and architectural approval requirements.

III. ACCESS CONTROL

The MVEHA provides access control but no security services. THE ACCESS CONTROL COMPANY DOES NOT PROVIDE SECURITY SERVICES. The gates and access control procedures do not replace security arrangements that may be taken by individual residents. Each resident should assess his or her own security requirements and implement appropriate security measures, including home security services. In addition, for emergencies, residents should dial 911 and should report criminal activity to the Manhattan Beach Police Department.

1. RESIDENTS

- a. A computer system containing a confidential computer profile on each resident is maintained at the Gateway Guard Villa. The access control officers use this information to manage entry. The confidential profile contains the following information:
 1. Resident's Name
 2. Address
 3. Home Telephone Number(s)
 4. Work or Emergency Telephone Number(s)
 5. A Personal Identification Number (PIN)
 6. A List of Pre-approved Authorized Visitors
 7. Identification Decal and Gate Key Numbers
 8. Vehicle(s) License Numbers
- b. Each resident selects a confidential four-character alpha/numeric access code (PIN). The PIN number is used to identify a resident when calling to authorize visitor access and to identify pedestrian residents.
- c. The Resident Computer Profile must be kept up to date to properly regulate access. Residents are responsible for submitting changes on a properly completed and signed **Resident Information Form**. These forms are available at the Gateway Guard Villa, the Management Office, or on the website www.mvestateshome.com.
- d. Residents of Manhattan Village are permitted free access by vehicle and by foot at any time. Residents in vehicles can be identified by an Identification Decal on the vehicle. Additionally, all residents have a remote transmitter that operates the vehicle gates. Residents with remote transmitters can gain access to the community through the Mall, Portsmouth, and Gateway vehicle gates.
- e. Residents entering the community by vehicle without a remote transmitter or vehicle decal must stop at the Gateway Guard Villa. The Access Control Officer must positively identify these persons as authorized residents. Positive identification can be made by PIN number. **It Is Not Necessary To Speak The Pin. It May Be Given To The Access Control Officer In Writing.**

- f. Resident pedestrian traffic can gain access to the Village using pedestrian gate keys. All pedestrians without a key for the pedestrian gates must enter through the Gateway entrance and be positively identified by PIN number.

2. VISITORS

- a. All visitors who enter the Village in a vehicle will receive a Guest Pass that acknowledges access authorization and that must be displayed in the front window. The Pass shows the entry authorization number, automobile license plate number, and the parking expiration date.
- b. Guest Passes must be placed on the driver's side of the dashboard and must be clearly and completely visible from outside the vehicle.
- c. Guests are permitted entry to the Village only with authorization of the resident they are visiting. There are three types of Guest Passes that authorize entry into the Village. These are:

1. Annual Guest Day Passes

Each residence is issued five Annual Guest Day Passes to be distributed to routine visitors, such as family members, friends and domestic help. These passes allow the unrestricted entry and exit to the Village and are the responsibility of the resident for dispersing and retrieving. **ANNUAL GUEST DAY PASSES DO NOT PERMIT OVERNIGHT PARKING BETWEEN 12:00 MIDNIGHT AND 6:00 A.M. VIOLATORS WILL BE CITED.**

2. Temporary Guest Day Passes

To obtain a Temporary Guest Day Pass, a visitor must stop at the Gateway Guard Villa and register. The registry contains the following information:

1. Time In
2. Visitor Name(s)
3. License Plate Number
4. Name of Resident Authorizing Access
5. Resident PIN

TEMPORARY GUEST DAY PASSES EXPIRE AT MIDNIGHT THE DAY AFTER ISSUED. AFTER MIDNIGHT OF THE NEXT DAY, VIOLATORS WILL BE CITED FOR AN EXPIRED PARKING PASS.

All visitors with Temporary Guest Day Passes must leave the Village through the Gateway Guard Villa exit and must return the temporary pass to the Access Control Officer.

Temporary Guest Day Passes are issued to the following:

a. Pre-approved Authorized Regular Guests

By listing a guest on the Resident Computer Profile through the use of the Resident Information Form, a resident can approve guests for entry to the Village at any time without notification to the resident.

b. Guests With Advanced Authorization

Residents may notify the Guard Villa in advance that they are expecting a guest. This notification may be done either in writing or by a telephone call to the Guard Villa. The Access Control Officer will not contact the resident upon the visitor's arrival and entrance.

c. Guests Without Advanced Authorization

Guests that arrive at the Gateway Guard Villa without advanced authorization will be allowed entry **ONLY** after the resident host is contacted by telephone and grants access.

3. Temporary Overnight Guest Pass

If a guest intends to stay overnight for more than one night, then a Temporary Overnight Guest Pass may be requested by a resident. A pass for up to seven nights is issued at the Gateway Guard Villa. When the guest leaves, the Temporary Overnight Guest Pass must be returned to the Access Control Officer.

In certain cases, residents may also apply to the on-site management office for a Temporary Overnight Guest Pass to park a garaged vehicle outside overnight for only a limited period. Such cases include construction that prevents parking in the garage or the purchase of a replacement car before the old car is sold.

3. CONTRACTORS AND VENDORS

Contractors and vendors are processed as guests.

4. GOVERNMENT AGENCIES AND SERVICE COMPANIES

Visitor Passes are not required if a vehicle is from a government agency or service company authorized by the Board.

5. REAL ESTATE AGENTS AND OPEN HOUSES

- a. Residents selling their homes should provide advanced authorization for their Real Estate Agent.
- b. Homeowners and/or Agents will be required to advise the Guard Villa when they are having an Open House. Open House visitors will be registered in and out as guests with advanced authorization.

6. HOMEOWNER RESPONSIBILITY FOR GUESTS

The homeowner who authorizes entry of a guest is responsible for assuring that the guest complies with all Village Rules and Regulations. Guests and guest vehicles that do not comply with driving and parking rules will be ticketed and the authorizing homeowner is responsible for any violations.

IV. ARCHITECTURAL REQUIREMENTS

Homeowners contemplating exterior changes to their property should be aware of the requirements of Article VI of the CC&R's and the rules summarized in the Architectural Guidelines, which can be obtained from the on-site management office or the website.

Plans for any changes in the exterior appearance of your property must be submitted to the Management Company and approved by the Architectural Committee before work starts. **Fines can be levied and restoration to pre-work conditions can be required, if written approval is not secured before work commences.**

Also, the homeowner is responsible for ensuring that contractors follow the plan approved by the Architectural Committee and the City building permit.

1. **Altering the exterior**

The CC&R's require prior written approval from the Architectural Committee for any alteration or modification of the exterior of an existing structure. The Committee reviews such requests to determine if the resulting external appearance harmonizes and connects with the character of the existing Village architecture.

Features that contribute to that character include, but are not limited to the distinctive architectural details, street-facing second story set backs, window styles and composition, open space, and use of stone and brick. The affect of additions or alterations on a neighbor's sunlight and privacy are also considered.

Detailed information that will assist in the preparation of a request to modify or alter an existing structure is contained in the Architectural Guidelines.

Failure to obtain Architectural Committee's written approval prior to alteration or modification can result in a requirement by the Association for revised alteration or modification at the homeowner's expense. In addition, fines may be levied if Architectural approval is not secured prior to work commencement.

2. **Replacing an existing structure**

An owner intending to construct a new or replacement structure must be aware of the Architectural Committee's requirements for size, mass, placement relative to lot lines including easements, street facing second story setbacks, required architectural details, window and garage door styles, neighboring light and privacy intrusion, and drainage. An early meeting with the Architectural Committee is strongly advised to insure that forward planning and design is based on acceptable criteria.

3. **Painting**

The CC&R's require approval by the Architectural Committee for exterior colors of residences. With the objective of maintaining aesthetic harmony within the community, the Architectural Committee has developed guidelines to assist the homeowner in obtaining the Association's required approval of house colors.

Accordingly, no exterior painting, including repainting with the same color, may commence without the Architectural Committee's written approval of the colors to be used. **Approval for painting the same color is required because of prior misunderstandings and disputes.** For example, misunderstandings have arisen when the original paint colors may no longer be available or the paint manufacturers have changed colors but not the names.

The painting section of the Architectural Guidelines will assist in preparing requests for paint color approval. Requests submitted without color samples and required information will be disapproved and returned to the applicant.

Failure to obtain the Architectural Committee's written approval prior to painting can result in a requirement by the Association for repainting at the homeowner's expense. In addition, fines can be levied if Architectural approval is not secured prior to work commencement.

4. **Landscaping**

Home landscaping is an important part of the aesthetic quality and visual harmony of our neighborhood. That harmony is currently characterized by areas of lawn combined with shrubs, color plantings, specimen rock accents, and trees. The associated "hardscape" (such as fences, walls, walks, the driveway, and built-up planters) is also a component of the landscaping.

The CCR's require approval of a plan by the Architectural Committee before installing or removing fences, walls, walks, built-up-planters, lawns, or sprinkler systems. The Architectural Committee must also approve the planting of trees, as specified in the landscaping section of the Architectural Guidelines.

Approval is not required for removing or replacing shrubs and maintaining or reconfiguring planting areas provided that a substantial part of the existing lawn area remains and all the "hardscape" is unchanged.

Failure to obtain Architectural Committee's written approval prior to landscaping can result in a requirement by the Association for re-landscaping at the homeowner's expense. In addition, fines can be levied if Architectural approval is not secured prior to work commencement.

5. Garage Doors

Alteration or replacement of garage doors, an exterior element, requires prior Architectural Committee approval.

6. Blocking the View of Air Conditioning Compressors

Most homes in the Village have the conduits (plumbing) for the air conditioning compressors in an area that is not visible from the common area. In these cases, air conditioning compressors must be placed in those areas. These homes may not install a compressor that is visible from the common area.

Some homes, however, have air conditioning conduits that require that the compressor be installed in a place visible from the common area. Any homeowner with such a conduit who replaces or installs an outside air conditioning compressor is required, at the same time, to completely block the compressor from view from the common area. Mature plants or an architecturally compatible screen, such as a lattice or louvered wooden enclosure painted the same color as the stucco or trim of the home may be used. A brick or stone enclosure to match materials that are already part of the home exterior can also be used.

Written approval by the Architectural Committee of a plan for the landscaping, screen, or enclosure is required before installing the landscaping or screen.

Failure to obtain Architectural Committee's written approval prior to replacing or installing landscaping, a screen, or enclosure for an air conditioning compressor that is visible from the common area can result in a requirement by the Association for re-landscaping or re-screening at the homeowner's expense. In addition, fines can be levied if Architectural approval is not secured prior to work commencement.

7. Antennas

Exterior mounted antennas (including "satellite dishes") are prohibited except as protected by the Federal Communications Commission. An FCC protected satellite dish may be installed and used if the on-site management office is notified in advance. Upon notification and prior to installation, the homeowner will be sent a copy of the MVEHA Antenna Rules and a fact sheet from the Architectural Committee that answers key questions that may arise prior to and during the installation process.

The dish, mounting, and cabling should be out of view from the common area. When, in order to get reception, this is not possible, the installer must place them at a site of least visibility.

The Architectural Committee can be consulted if the homeowner has any issues prior to installation. The Association's Antenna Rules are also available upon request from the on-site management office and are available on the website

8. Small Maintenance Projects

Small maintenance projects do not need Architectural Committee approval provided the projects are limited in scope and the end result is to restore or maintain baseline appearance with no visible change. Examples are: replacement of wood that has dry rot, replacement of an element of a brick or stone walkway, and repair and painting of a limited area such as a window frame or door with the same color.

9. Basketball hoops

Basketball hoops or backboards may not be attached to a house. Portable basketball units, however, are allowed to be stored outside under the following conditions:

- a. The unit must be in an area and of a color that aesthetically blends with the home.
- b. The unit must be located on the homeowner's property. It may not be located on any Common Area including the street, sidewalks, or aggregate.
- c. A reasonable effort must be made to place the unit in the least conspicuous area.
- d. No permanent structures are allowed.
- e. Each unit's location is subject to review by the Architectural Committee, which may require relocation.

V. COMMON AREA

The Common Area is all the land and/or improvements external to a homeowner's lot and is designated for common use and enjoyment of all residents. The MVEHA has duties and powers to manage, maintain, and operate all of the Common Area and all facilities.

Removal or alteration of common area landscaping by homeowners is prohibited. Any damage to the Common Area by a homeowner is the responsibility of the homeowner.

A charge for replacement value and labor will be imposed on any homeowner removing or changing Common Area landscape. Furthermore, an assessment may be levied against the homeowner if the Common Area cannot be restored to its original condition.

Homeowners are also liable for damage to the pool area, recreational facilities, structures, or equipment, and any other Common Area property caused by their guests, employees, or contractors.

VI. KEYS

- a. Keys to gates are special, and are marked "Do Not Duplicate" to prevent unauthorized access. Fobs provide access to the pool/spa. Fobs are required to be in your possession when using the pool/spa area. You may be asked by an Access Control Officer or any resident to present your fob when using the pool/spa.
- b. A maximum of three keys and one fob were supplied to each homeowner. If more than three persons live at a given residence and each needs a key, the Association will issue additional keys at a charge of \$100 per key. Additional fobs may be purchased for \$100 per fob.
- c. Please do not give out gate keys or fobs to persons not living in the Village. Remember, the keys and fobs are numbered and are traceable back to the residents.
- d. Lost keys and fobs will be replaced upon the filing of a report describing the circumstances of the loss. There is a charge of \$100 for each replacement.
- e. Upon sale of your residence, the gate keys and fob must be transferred to the new owners.

VII. IDENTIFICATION AND PARKING DECALS

Each resident is issued identification decals for garaged vehicles that permit access to the Village. These MV logo decals contain a registration number at the bottom and are used to identify vehicles owned by residents.

New homeowners are requested to obtain vehicle identification decals within ten days. Upon revocation or termination of a decal or upon the sale of a vehicle, the decal must be removed from the vehicle.

The Application (Resident Information Form) for decals is available at the Gateway Guard Villa and the website. The decal must be permanently affixed on the outside lower left (driver's side) corner of the windshield to display the registration number to the outside of the windshield. These decals provide access to the Village but do not authorize overnight parking outside of the garage.

If a resident changes vehicles, the old decal must be removed. If the new vehicle has not been issued a license plate, a temporary pass may be issued for a period not to exceed thirty days.

Additional Vehicles and Annual Overnight Parking Decals

1. Additional vehicles that cannot be parked overnight in the garage may be issued Annual Overnight Parking Decals upon approval by the MVEHA for residents meeting specific requirements. The decal authorizes overnight parking on driveways, aggregate, street cutouts, and square curbed street areas. All spaces in the garage, however, must be used for parking before an additional decal will be issued.

An acceptable vehicle for permit purposes is a vehicle that is used on a daily basis and is not prohibited by CC&R's Article VIII, Section 8.4 (boat, motor home, motorcycle commercial vehicle, or trailer).

2. To receive an additional decal, the additional vehicle must belong to and be used on a daily basis by an additional licensed driver who is a permanent full-time resident of the household and has a valid driver's license.

All additional Annual Decals must be applied for and approved on an annual basis to determine if the requirements for the decal still exist.

Additional decals will not be granted for temporary residents. In these instances, a Temporary Overnight Parking Pass may be issued.

VIII. PARKING AND VEHICLE VIOLATIONS

Homeowners should be aware of Article VIII, Section 8.4 of the CC&R's, "Parking Restrictions".

There are two Homeowners Associations in Manhattan Village. Routine parking of residents' vehicles of either Association in the other's area will subject the vehicle to towing at the owner's expense. Signs have been placed at the entrances to Manhattan Village to provide notice that the MVEHA may tow vehicles that are in violation of parking regulations.

In addition, no portion of the Common Area, unless designated by the Board, may be used at any time for parking. Overnight parking of boats, motor homes, motorcycles, trailers, or commercial vehicles outside of a garage is prohibited.

1. Street Parking

Street parking is only permitted on:

- a. The cutouts on Village Circle
- b. The square curb that is on the west side of Village Circle extending from Westport to the mall gate.
- c. On the aggregate so long as all wheels are on the aggregate and the vehicle does not protrude over the sidewalk or curb.

2. Parking Restrictions

No parking is allowed:

- a. Within 15 feet of a fire hydrant
- b. That blocks access to a driveway or pedestrian walkway

3. Permittees and Homeowners Are Responsible For:

Any damage they cause to tree guards, mailboxes, or other Village property.

4. Other Provisions

- a. Any parked vehicle that blocks a driveway, fire hydrant, sidewalk, or impedes an emergency vehicle's access may be towed immediately at the owner's expense.
- b. Use of driveways, aggregate or common area for repair of vehicles is prohibited.

- c. Visitors are subject to the rules of the Association.

5. Enforcement Procedures

- a. An owner of a vehicle in violation of the parking or traffic regulations will receive a written citation for each violation.
- b. The Association may fine an owner of a vehicle for violations of the rules and regulations.
- c. Each day a vehicle is parked illegally is considered a separate violation.
- d. If vehicle is in violation of parking restriction of the Association, the vehicle may be towed at the owner's expense.
- e. Any violation incurred by a visitor is the responsibility of the homeowner who authorized access for the visitor.
- f. The Association can take appropriate legal action to collect unpaid fines.

IX. PETS

Homeowners should be aware of Limitation of Animals as covered in Article VIII, Section 8.6 of the CC&R's.

1. No animals, fowl, reptiles, or poultry (except usual and ordinary household pets such as domestic dogs, cats, birds, and fish) may be kept, bred, or raised within the Village.
2. A maximum of two pets per household may be kept and County and City ordinances pertaining to pets apply.
3. The animals may not cause a nuisance or interfere with the quiet enjoyment of other residents. This includes barking dogs left outside, especially at night.
4. Residents should take NO action to encourage, attract, or add to the proliferation of wild or stray animals, and should report any evidence of wild or stray animals to the Management Company or Manhattan Beach Animal Control.
5. No animal may be kept, bred, or raised for commercial purposes.
6. Both the CC&R's and the Manhattan Beach City Code require that dogs must be kept on a leash or confined within the owner's property.
7. The CC&R's specify that all animals are the responsibility of the owner and the owner is responsible for the IMMEDIATE cleanup of animal waste. In addition, it is a violation of Manhattan Beach Code Section 5.01.030 for the owner or person having custody of any animal to commit a nuisance by failing to immediately and securely enclose all feces in a bag, wrapper, or other container and dispose of it in a sanitary manner. Also, the failure to have a suitable bag, wrapper, or other container in his or her possession is a code violation.
8. In order to prevent brown spots on lawns or other grass areas, dog owners are encouraged to have their pet urinate in the ground cover or shrubbery areas.

X. POOL AND SPA

Your fob admits you to the Pool/Spa and is your authorization to use the Pool/Spa area. Upon request, you are required to show your fob to any Access Control Officer or resident.

For convenience of all Homeowners:

1. Hours: 6:00AM - 11:00 PM Weekdays, 6:00 AM - 12:00 AM Weekends
2. Parking for the pool is in the cutouts along Village Circle. Pool parking is not permitted on Chatham.
3. The gate to pool/spa must be closed and latched after entering and exiting. Pool Gate may NOT be propped open because this creates a safety risk.
4. Homeowners are responsible for the conduct of their guests as well as any vandalism by their guests
5. Please be considerate of residents living around the pool/spa, particularly early in the morning and late in the evening.
6. Use of the pool for commercial purposes is prohibited
7. Homeowners are limited to 8 guests.
8. Smoking is not permitted in the pool/spa area.
9. Dogs are not permitted in the pool/spa area.
10. Glass containers of any kind are not permitted in the pool/spa area.
11. Pool parties:
 - a. The pool cannot be reserved for exclusive use at any time.
 - b. In order to avoid conflicts, however, homeowners must complete the Pool and Spa Request form at least one week in advance with the on-site management office for a pool party.
 - c. At least one week in advance of a pool party, homeowners must post a notice of the party at the pool gate. This will allow other residents to plan for their use of the pool/spa area. Notices are available at the on-site management office.
 - d. Pool and Spa party Hours: 11:00 am – 8:00 pm Daily not to exceed 4 hours.
 - e. Pool parties must end by 8:00 p.m.

- f. There is a \$100 Use Fee for a Pool and Spa Party and a \$250 Refundable Compliance Deposit for functions of 8 guests or more.
- g. Owners who hold functions of more than 8 guests without prior approval from the Management Office will be charged the pool party fee and compliance deposit.
- h. Parties are limited to 20 guests.
- i. Tables, chairs, pool furniture, and grills may not be reserved. They are available to all residents on a first come, first served basis.
- j. Clean up including the removal of decorations is required immediately following the party.

1. POOL RULES

Warning: **No Lifeguard On Duty.**

Children under the age of fourteen must not use the pool without an adult in attendance.

NO DIVING PERMITTED

Pool Capacity: 53

2. SPA RULES

Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult a physician before using Spa.

Unsupervised use by children under the age of fourteen is prohibited.

Hot water immersion while under the influence of alcohol, narcotics, drugs, or medicines may lead to serious consequences and is not recommended.

Long exposure in the Spa may result in nausea, dizziness, or fainting.

Spa Capacity: 10

*****WARNING*****

DO NOT SWIM ALONE

THERE IS NO LIFEGUARD ON DUTY AT THE POOL/SPA

USE OF POOL/SPA FACILITIES IS AT YOUR OWN RISK