

POOL & SPA LEASE ADDENDUM

Date of Amendment: _____

Landlord/Lessor: _____

Tenant/Lessee: _____

Property Address: _____ City: _____

State: _____ Zip Code: _____

Lease Start Date: _____ Lease End Date: _____

WEEKLY MAINTENANCE

Tenant Responsible for Weekly Maintenance - Consisting of keeping proper water heights, emptying and cleaning skimmers, conducting pools sweeps, and any precautions to prevent the freezing of pipes and equipment. All other repairs or costs will be the responsibility of the Landlord.

Landlord Responsible for Weekly Maintenance - Consisting of keeping proper water heights, emptying and cleaning skimmers, conducting pools sweeps, and any precautions to prevent the freezing of pipes and equipment.

Landlord Signature _____ **Date** _____

I, the Tenant, agree to hold the Landlord harmless from any liability resulting from injury or negligence that may occur from using the Spa/Hot Tub or Pool and assume all responsibility for other habitants and guests.

Tenant Signature _____ **Date** _____



POOL AND SPA GENERAL GUIDELINES (FOR SHARED USE)

1. Operating hours for Spa/Hot Tub or Pool are as follows: These hours are from ____:____ to ____:____ unless posted at the Spa/Hot Tub or Pool area and may be changed or modified by the Landlord or Management as allowed by law.
2. Use of Spa/Hot Tub or Pool is reserved for Tenants and their guests only. Guest(s) must be accompanied by a Tenant at all times.
3. Tenant agrees to acquaint all guests utilizing the Spa/Hot Tub or Pool with these Rules and ensure that said guests comply while utilizing Spa/Hot Tub or Pool. Tenant will be held responsible for any violations of these Rules by Tenant's guests.
4. All individuals using Spa/Hot Tub or Pool must have a minimum level of swimming proficiency and/or must be properly supervised and utilize the appropriate lifesaving or floatation equipment to safely and properly utilize the Spa/Hot Tub or Pool. Any Tenant who brings a guest or minor into Spa/Hot Tub or Pool must ensure that said individual is properly supervised and has the appropriate level of swimming proficiency to safely and properly utilize Spa/Hot Tub or Pool.
5. Persons under the age of fourteen (14) years old should not use Spa/Hot Tub or Pool without an adult in attendance.
6. No glass, alcohol, or tobacco is permitted anywhere in the Spa/Hot Tub or Pool or Pool area. Possession of alcohol will result in immediate removal from Spa/Hot Tub or Pool and may result in revocation of Spa/Hot Tub or Pool use privileges.
7. Food is not allowed in the Spa/Hot Tub or Pool or Pool area, except in designated eating areas and/or with Landlord's consent. Nonalcoholic drinks in non-glass

containers are permitted as long as the containers are properly disposed of in the trash after use.

8. Inappropriate behavior such as running, pushing, horse-play, wrestling, excessive splashing, standing or sitting on shoulders, spitting of water, or any other dangerous or disturbing conduct is not allowed in the Spa/Hot Tub or Pool or Pool area and may result in removal from and/or restriction of use of the Spa/Hot Tub or Pool.

9. No loud noises or substantially annoying behavior shall be allowed at any time in or around Spa/Hot Tub or Pool. Voices should be kept at a minimum with cell phone usage and radios should not disturb others. Audio equipment must be used with personal headphones in Spa/Hot Tub or Pool area.

10. Diving is not allowed at any time in Spa/Hot Tub or Pool.

11. All individuals using the Spa/Hot Tub or Pool must be toilet trained and/or utilize the appropriate non-leakage pants or swim diapers and ensure feces or urine is not leaked into the Spa/Hot Tub or Pool.

12. Persons having or who have had active diarrhea within the previous 14 days shall not enter the Spa/Hot Tub or Pool.

13. All individuals using the Spa/Hot Tub or Pool must shower before entering and all individuals must dry off carefully before exiting the Spa/Hot Tub or Pool area.

14. Proper swim wear is required to use the Spa/Hot Tub or Pool. Jeans, cutoffs, or thongs are not allowed.

15. Pool safety equipment is not to be used except in case of an emergency.

16. No pets, excluding service animals or other animals allowed by law, are allowed in the Spa/Hot Tub or Pool including the surrounding areas.