

BRISTOL HARBOUR VILLAGE ASSOCIATION

DESIGN OF ARCHITECTURAL EXTERIOR ALTERATIONS AND ADDITIONS

INTRODUCTION

This document is related as a form of addendum to the document, "Architectural Design Controls."

This document addresses a broad range of exterior alterations and additions. Since it is impossible to address each specific condition, the data contained herein is presented as acceptable design in regard to type, materials, color, size, location, quality of construction, and relationship to adjoining structures and surrounding areas.

This document and the specific information given herein is offered as an aid to the applicant, and is not intended to restrict or discourage the applicant from presenting alternative sound, practicable designs for approval.

FENCES

Fencing is used to separate property, provide security and visual privacy, or define space architecturally. In achieving any one of these goals, a barrier is created which has both visual and physical impact on the boundaries of common land and the property of adjacent homeowners. Careful consideration should be given to the basic fencing concept and the manner in which the concept is executed.

Remember there are alternatives to fencing that may achieve the needed results. For example, short segments of screen fence may be combined with landscaping to achieve the desired amount of privacy without a severe impact on natural open space. Use of plant material also can be an alternative.

- Fence height should not be greater than is necessary for its intended use, since fencing can have a significant impact on adjoining properties and community open space.

- The height and design of fences should generally conform to other fencing in the area.

- The degree of "openness" of fences depends on its use. Remember that solid fences, which may be desirable for achieving privacy, may also provide unwanted shadows, loss of natural ventilation and views.

- Fencing should relate to the principle architectural feature of the house in design, location and the way in which it connects to the existing house.

- Planting may often be integrated with the fencing schemes in order to soften the visual impact.

- The tops of all fences, except certain low-open types such as split rail, should be horizontally maintained. If the ground slopes, the fence should be stepped. The bottom of the fence should be no more than 6" to 12" above grade at any point depending on fence type. Vertical members should be plumb and generally not extend beyond the uppermost horizontal portion of the fence. Metal caps on posts are generally not acceptable unless painted to match the fence.

- Gates should match fencing in design, material, height and color, with the top being straight and flush with the fence (not rounded).

- Chain link fencing and barbed wire fences are not acceptable.

- Fencing which is finished on one side only must be constructed with the finished side facing out.

- Long lengths of continuous solid fencing will generally not be approved. "Long" is a function of the size of the property.

Fence Types -- Fencing should be compatible with the applicant's house, but it should also be appropriate for its intended purpose. For example, a "privacy fence" has a different design considerations than a fence which is used to define property boundaries. Listed below are suggestions which may be helpful in selecting a fence style related to the primary fencing needs.

Property Separation -- Where the homeowner's goal is property separation but not privacy, an "open fence" may be appropriate. Open fences, such as split rail, provide visual definition of property boundaries without obstructing views. This type of fencing is most appropriate for larger land areas and therefore is applicable primarily to detached houses.

Security -- Many homeowners wish to restrict children or pets to or from their property. Security fences where privacy is not a factor can be the "open" type. Where security is desired for safety reasons, such as around swimming pools, vertical fencing of sufficient height would be more appropriate since horizontal fences may be climbed easily by small children.

Privacy -- While fencing can be used to create private outdoor spaces, homeowners should also consider ventilation. A private space with no cooling summer breezes on a summer afternoon can be unpleasant. To avoid this, the homeowner might choose from several fencing designs depending on the amount of privacy desired. A spaced board

fence is "semi-open" and allows natural ventilation while affording varying degrees of privacy dependent on the size of the boards and spaces between them. More privacy may be obtained, while still allowing ventilation, by the use of a staggered board fence.

Architectural Definition of Space -- The definition of outdoor space for strictly architectural reasons encompasses some of the suggestions made above but for strictly visual rather than functional reasons. More "solid" fencing will provide a strong visual barrier, however, the same effect may be achieved by an "open" fence in conjunction with certain plant materials such as ivy which may be trained to grow on the fence.

In selecting a fence it is important to remember that the homeowner's functional needs must also be related to prevailing fence styles in the neighborhood, particularly in the case of attached and semi-detached houses. Location, height, materials and color are the primary factors which should be considered.

Height -- The height of a fence, the topography of the land, the relative distance of an observer all affect both the amount of privacy afforded by a fence and its degree of visual impact.

Location -- Most fencing involves boundary line consideration to some degree. Therefore, applications must show exact relationship with property lines.

Extending privacy fencing farther from the house does not necessarily increase privacy, but can adversely increase the impact on common open space. Therefore the extension of privacy fencing from the face of the house should be minimized.

Detached Houses -- Because detached houses usually are located on larger lots than attached houses, fencing has somewhat less impact on the immediate neighborhood. However, the more spacious character of neighborhoods often is compromised by excessive fencing.

Fences should generally be restricted to rear and side yards. Generally, solid fencing used for privacy screens in short segments immediately adjacent to the house should not exceed 6'0" in height.

Property line fencing must be an "open" type such as split rail, and should generally not exceed 3'0" height to upper rail.

Attached and Semi-detached Houses -- Fencing shall generally be restricted to rear yard locations. However, both front and rear yard fencing will be considered based on their individual merits. Particular attention should be given to the amount of adjacent open space, height, and compatibility of materials and color with the existing house and other houses in the immediate vicinity.

The height of the fence should be compatible with the house; however, the generally accepted limits are between 3' and 6'.

For these house types especially, consideration should be given to minimize any loss of views, sunlight and natural ventilation on adjacent properties.

Materials and Colors -- Fencing should be compatible with the materials and colors in the applicant's house and the prevailing materials in adjacent houses. Continuity of texture and the scale of materials should be considered. In many cases, fencing may be left to weather naturally.

In houses with wood siding and strongly expressed wood trim, the greatest continuity is often achieved through relating a wood fence to the trim. With other fencing materials such as wrought iron, the fence should relate more to the overall design of the applicant's house and adjacent houses.

Masonry may be an integral part of a fencing scheme. Masonry should match the masonry used in the applicant's house. If masonry walls are covered with stucco, the texture and final color should match the applicant's house.

Wire mesh screening used to increase security as part of an "open fence" will be considered in special cases. However, approval will be contingent upon supplemental landscaping. Wire mesh must be painted flat black.

Applicant -- Application to the Environmental Committee should include:

- a. Site Plan showing relation to adjacent property lines, houses, and open space.
- b. Fence style, material and color.
- c. Dimensions.
- d. Sketches and/or photographs showing area to be enclosed are encouraged.
- e. Any additional rationale or explanation pertinent to fencing request.
- f. Since fencing close to property lines affects neighboring properties, it is suggested that fencing schemes be discussed with neighboring homeowners and that their comments be included with the application.
- g. In the case of fencing which touches upon neighboring property, application should be submitted jointly with affected neighbor(s).
- h. Estimated completion date.
- i. Completion of REQUEST FOR ARCHITECTURAL DESIGN APPROVAL, Parts I & II, dated 11/9/85 or subsequent revisions.

DECKS

Decks are an extension of the house and thus have significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors are weighed heavily in the review of application.

-- Modification to existing decks should provide continuity in detailing such as material, color and the design of railings and trim.

-- Deck configurations should relate to the plan outlined and window and door openings of the house where possible.

-- Approval of other such exterior modifications such as new exterior door locations which are a part of the deck application are contingent upon completion of the deck.

-- Privacy of adjacent houses should be considered when planning decks.

-- Planting should be provided at post foundations and on low decks to screen other structural elements to soften visual impact.

-- Shadow patterns created by decks should be considered both as they affect the use of outdoor space as well as impact on grass and plant material.

Location -- Decks are primarily to be located in the rear yard. However, other locations will be evaluated according to their respective merits.

Material and Color -- Decks should be compatible in materials and color with the applicant's house. In many cases, wood left to weather naturally is an acceptable option.

Application -- Application to the Committee should include:

- a. Site Plan showing dimensions, relation to applicant's house, adjacent houses and property lines. (Copy of survey acceptable).
- b. Description of materials including color.
- c. If applicable, sketch or photograph showing, in elevation or perspective, the relation to the applicant's house and adjacent houses.
- d. Details of railings, posts, stairs, steps, benches, and other details as required to clearly describe proposal.
- e. Details of changes to windows and doors if applicable.
- f. Estimated completion date.

STORAGE SHEDS

Well designed and sited storage sheds can materially enhance individual property and the neighborhood by concealing many cluttering objects such as garden tools, trash cans,

bicycles, etc. To achieve this, the shed should be compatible with the architecture of the house and with the landscape.

Location -- Sheds must be located in rear yards. Sheds which are close to the house, however, require more attention to compatibility of architectural details. Views from other properties should always be considered and additional landscaping may be required to lessen the visual impact.

Materials and Color -- Materials and color should match or generally be compatible with the house or fence to which it is most visually related or physically attached. In most instances this includes matching major materials such as siding and roofing, dominant colors, construction details such as trim and pitch of roof.

Size -- While sheds must provide sufficient volume for their intended use, they must be of size which is appropriate for the size of the property and architecturally compatible with the applicant's house and adjacent houses.

The highest point of the shed should not exceed the height of any adjacent privacy fence.

Attached and Semi-detached Houses -- Sheds should be attached to the primary structure or be incorporated as an integral part of a solid privacy fence.

Standard pre-fab metal storage sheds will not be approved.

Detached Houses -- Unless attached to the primary structure or privacy fencing, sheds on wooded lots should be located so that they will be screened from view by existing trees.

Sheds which are remotely located from the primary structure should be painted to blend with the background.

Application -- Application to the Committee should include:

- a. Site Plan showing the relation of shed to applicant's house, property lines, adjacent houses and proposed screen planting.
- b. Sketch and/or photograph illustrating dimensions, color and materials and relation of shed design to applicant's house.
- c. Estimated completion date.

PATIOS

Patios provide a means for ground level extension of indoor space with less visual impact than elevated decks. When patio schemes include other exterior changes such as fencing,

decks, lights, plantings, etc. other appropriate sections of these guidelines should be consulted as required prior to application.

Location -- Patios should generally be located in rear yards. However, front and side yard locations will be evaluated according to their individual merits.

Materials and Color -- Materials should have natural weathering qualities such as brick, wood, stone and concrete.

Wood in ground level decks should generally match the trim or dominant color of the applicant's house. Certain kinds of wood may be left to weather naturally.

Drainage -- If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally approval will be denied if adjoining properties are adversely affected by changes in drainage.

Application -- Application of the Committee should include:

- a. Site Plan showing the size of the patio and location as it relates to the applicant's house, adjacent houses and property lines.
- b. Description of materials and colors.
- c. Indication of what provisions have been made for storm water run-off and direction of flow when applicable.
- d. Estimated completion date.

SWIMMING POOLS

This section is oriented toward below ground pools. Above ground pools are not acceptable.

The impact of required security fencing on open space is significant and must be carefully related to adjacent property. In addition, the resident should consider safety within the pool areas as well.

Location -- Pools should be located in rear yards, although consideration will be given to property of unusual configuration.

Generally the wall of a swimming pool should be kept an adequate distance away from adjacent property.

Removal or disturbance of existing trees should be avoided or minimized. (See MISCELLANEOUS Section regarding tree removal.)

Fencing -- The pool and any mechanical equipment must be protected by a fence.

Fences and gates should conform to that portion of these guidelines pertaining to fencing.

Approval of the fence will be considered a part of the swimming pool application and shall be contingent upon completion of the pool.

Application -- Application to the Committee should include:

- a. Since installation of a swimming pool is a major undertaking, both in terms of cost and advance planning, it is recommended that an application should include as much information as practical but must include a site plan showing dimensions of the pool, deck, and fenced area and relation to the applicant's house, adjacent house and property lines.
- b. Estimated completion date.

AMENDMENT TO DESIGN OF ARCHITECTURAL EXTERIOR ALTERATIONS AND ADDITIONS IN RELATION TO HOT TUBS

The Bristol Harbour Village Association discourages the purchase and installation of hot tubs/Jacuzzi for the reasons of safety, security and operational hazards and environmental sound disturbance.

Should a single family home or a detached condominium unit owner desire an exterior hot tub/Jacuzzi, all Association guidelines related to hot tub/Jacuzzis must be observed.

A petition must be made to the Environmental Committee in written format in compliance with the attached amended design of architectural exterior alterations and additions.

Definition -- Hot tub, whirl pool, Jacuzzi – self contained portable tub which holds water which can be heated and/or agitated by mechanized device used by individuals for soaking and relaxation.

GUIDELINES FOR HOT TUBS

-- No hot tub/Jacuzzi will be permitted on exterior areas of Cliffside condominiums, and/or attached housing units.

-- For detached condominiums and single family homes all guidelines relative to swimming pools (see page 8) apply as well as all other architectural standards and guidelines.

-- Owners of hot tubs will assume total responsibility for all liability associated with said hot tubs.

-- When not in use, hot tubs are required to have a secure lockable cover for safety purposes.

-- Filling and draining of hot tubs should not adversely affect neighboring properties and details involving these processes will be required at the time of application.

-- Upon receiving approval for installation of a hot tub, homeowner is required to show proof of appropriate liability insurance prior to actual installation.

MAJOR EXTERIOR ALTERATIONS

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction, addition and/or alteration. However, other site changes such as driveway modifications are also included.

-- The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses.

-- The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.

-- Pitched roofs should match the slope of the roof on the applicant's house.

-- New windows and doors should match the type used on the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.

-- If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

-- Construction materials should be stored so that impairment of views from neighbors properties is minimized. Excess material and debris should be removed immediately after completion of construction.

Garages -- Single-family dwellings on single family lots must have a single, fully enclosed garage. (Minimum size: 10' x 20') Detached garages should relate appropriately to the house and its environs. Specific site and design considerations will be evaluated on their individual merits.

Garage doors should be straight-forward and without ornamentation.

Roof configuration and ridge lines should relate to those of the applicant's house.

Driveway and/or Parking Pads -- Where possible, access to corner lots shall be from least traveled street.

Only hard stabilized surfaces such as concrete or asphalt will be approved. Materials other than these will be considered if they are compatible with the surroundings.

Additional Rooms -- Major features of the house such as vertical or horizontal lines, projections, and trim details should be reflected in the design of the addition.

Porches -- Screen should match the color of existing window and door screens.

Greenhouses -- Greenhouses should be located in the rear of the house, although in special instances side yard locations will be given consideration.

The greenhouse should maintain continuity of building lines, materials, etc. with the primary structure.

Detached greenhouses should conform to guidelines established for storage sheds regarding location and size.

Application -- Application to the Committee should include:

- a. Major alterations represent a substantial undertaking both in terms of cost and advance planning. Therefore, the application should include as much information as practical but must include a site plan showing dimensions, elevations if applicable, relation to the applicant's house, adjacent houses, property lines, colors, materials, and drawings or photographs as required to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
- b. Estimated completion date.

MISCELLANEOUS

There are numerous exterior modifications which are of smaller scale than the previously noted items but still require Environmental Committee approval. The same basic principles of compatibility of scale, materials, and color apply. Consideration must also be given to impact on neighboring properties.

Air Conditioners, Compressors & Heat Pumps -- Air conditioning from windows should be painted a similar color to blend into the structure from which it extends.

Compressors for central air conditioning units should be screened by architectural treatment or appropriate landscaping.

Exterior units may be added or relocated only when they do not interfere visually and acoustically with neighbors.

Antennas (TV and radio) -- No outside television or radio antenna can be erected on any parcel or other portion of the property except with the consent of the Environmental Committee. See Offering Statement, Article IX, paragraph c.

Attic Ventilators -- Attic ventilators or other mechanical apparatus requiring penetration of the roof should be small in size as functionally possible and should be painted to match the roof. They should be located generally on the least visible side of the roof and not extend above the ridge line.

Chimneys and Metal Flues -- Metal flues which penetrate the roof should be painted either flat black or to match the roof. Masonry chimneys and wood flue enclosures may be used when compatible in design, location, and color with the existing house. Large metal flues from fire places must be enclosed in masonry.

Clotheslines -- Use of clotheslines is prohibited.

Dog Houses and Runs -- Dog Houses should be compatible with the applicant's house in color and material and should be located where they will be visually unobtrusive such as in rear yards or in wooded areas.

Chain link fences for dog runs will be considered if erected inside private fencing, painted to match the background, softened by supplemental landscaping, well screened in a wooded area or combinations of the above.

Exterior Lighting -- No exterior lighting shall be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.

However, lighting which is part of the original structure must not be altered without Environmental Committee approval. Applications for exterior lighting should include wattage, height of light fixture above ground, and a complete description, including descriptive materials of the light fixture and location on property.

Exterior Painting -- Repainting or staining to match original colors need not be submitted. Color changes apply not only to the house siding, but also to doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color for single family houses should relate to the colors of other houses in the immediate area. Change of exterior colors in attached and semi-detached houses should relate to the colors of other attached and semi-detached houses in the immediate area.

Flagpoles -- Permanent flagpoles should be of height, color and location which is appropriate for the size of the property and background. Permanent free standing

flagpoles are generally approved only for detached houses and must be installed and maintained in a vertical position.

Gutters and Downspouts -- For detached houses, gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent property.

Attached and semi-detached house gutters and downspouts should conform to those existing in color and design and must not adversely affect drainage on adjacent property.

House Numbers -- House numbers should be attached to houses and mailboxes as per design approved by the Environmental Committee.

Mailboxes -- Mailboxes are provided by the developer for all townhomes and townhouses. Replacements must match the original box provided.

Mailboxes on detached (self contracted) houses must match or be reasonably similar to those provided by the developer for the townhouses and townhomes.

Permanent Barbeques -- Permanent barbeques must be located in the back yards, should not be a dominant feature on the landscape, and should be located so they will blend as much as possible with the natural background. Supplemental planting should be provided to soften the visual impact of the barbeque, particularly when little or no natural background or screening is available.

Retaining Walls -- Retaining walls may be used to preserve trees, improve drainage patterns, and define areas. Walls should be kept as low as possible. Use of indigenous rock or wood in combination with appropriate landscaping is encouraged.

Because retaining walls may alter existing land forms, the design of such walls should be carefully considered to avoid adversely affecting drainage patterns.

Shutters -- Shutters which are added to a house should be compatible with the style of the house and should be of proper proportions to match the window to which they relate. Colors should be compatible with the colors of the house and neighborhood.

Signs -- No sign shall be erected on any residential lot except with the consent of the Environmental Committee.

Tree Removal -- No living tree, 6" in diameter or more measured at a point 2 feet above the ground shall be removed without the approval of the Environmental Committee.

Recreation and Play Equipment -- The desire for swings, basketball backboards, tot lots, etc. on detached lots is frequently expressed. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is

encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

Generally, such equipment should be placed in rear yards. Consideration will be given to lot size, equipment size and design, amount of visual screening, etc.

Basketball backboards may be secured to detached houses or garages provided that proper consideration is given to surroundings and color.

Application for Miscellaneous Exterior Changes -- Application to the Committee should include:

- a. Site Plan
- b. Sketch, photograph and/or description
- c. Materials and Color
- d. Dimensions
- e. Estimated completion date

LANDSCAPING AND VEGETABLE GARDENS:

This section of the guidelines is included as an aid to homeowners in the preparation of landscape plans or in providing supplemental planting. (See MISCELLANEOUS Section regarding tree removal.)

The natural beauty of Bristol Harbour Village has been carefully preserved during development resulting in a high level of community consciousness regarding the natural environment.

Landscaping can be effectively used to accent entryways, define space, create "soft" privacy screens and reduce visual impact of fences, sheds, etc. Since landscaping is a design element the same consideration should be given to relationships to the applicant's house and to adjacent houses as they apply to other design elements.

Location -- Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Also, views from neighboring units, shade patterns of larger trees and possible physical damage by encroaching plantings should always be considered. Plantings should not encroach upon walkways or block walkway lighting. If plantings are found detrimental by the Environmental Committee, residents may be required to abate the problem. (See section 9.08 of the Offering Statement.)

In considering what is detrimental, the Environmental Committee will use the following guidelines:

-- Plantings include any vegetation.

-- Property affected must be adjoining (contiguous to) that property with the offending plantings.

-- Impeding a view will be considered detrimental under the following circumstances:

1. The view adversely affected by the plantings must have been part of the original concept or overall plan, such as a view of the lake.
2. The Environmental Committee will consider the density of the offending plantings and amount of view blocked.
3. Other factors will be considered by the Environmental Committee as the circumstances of the situation may require, such as cutting off light and air, physical intrusions, offending odors, overmaturity or overplanting.

Scale -- Care should be exercised in selecting plant materials which upon maturity will be of an appropriate size in height and breadth for its intended use and location. Mature size, both in height and diameter should always be considered especially when planting close to walkways and houses.

Consideration must be given to the effect which planting will have on views from neighboring houses and property.

Planting should be clustered rather than widely spaced.

Massing, the three dimensional appearance of the planting, may be improved by augmenting trees and taller shrubs with low spreading shrubs and/or ground cover.

Plant Types and Color -- The types of plants which might be used are in part a function of the desired effect and exposure. However, native plant material is advised because of increased changes of healthy growth and compatibility with the area.

Vegetable Gardens -- Vegetable gardens are an increasingly popular means of combating inflation.

While vegetable gardens offer certain rewards, gardens and gardening equipment can often be unsightly. Therefore, garden equipment and tools must be stored out of sight when not in use.

Location -- Gardens must be located in rear yards.

Gardens should be located on land which will not cause water to run on adjacent property during periods of supplemental watering.

Maintenance -- Gardens must be properly maintained during the growing season. After the growing season, dead plants, stakes, etc., must be removed.

Specific Construction Requirements for Single-Family Dwellings on Single-Family Lots

Minimum of 1,300 square feet of living space, contemporary design required, conforming to existing type structures. (Log cabins and colonial styles are examples which would not be acceptable.)

AMENDMENT TO

DESIGN OF ARCHITECTURAL EXTERIOR ALTERATIONS AND ADDITIONS

1. No hot tub/Jacuzzi will be permitted on exterior areas of Cliffside condominiums.
2. For detached condominiums and single family homes all guidelines relative to swimming pools (see page 8) apply as well as all other architectural standards and guidelines.
3. For attached town homes, agreement of toleration in writing is required of neighbors on either side of unit where hot tub is to be installed.
4. Site plan is required to show placement and location of hot tub on unit property; to be at least three feet from unit property lines. In addition, hot tub should be placed at the rear of units in the most unobtrusive location.
5. Privacy screens should be provided where necessary and when requested by neighbors whose view overlook such hot tubs. Toleration agreement in such instances would also be required in writing by effected neighbors.
6. Owners of hot tubs will assume total responsibility for all liability associated with said hot tubs.
7. When not in use, hot tubs are required to have a secure lockable cover for safety purposes.
8. Filling and draining of hot tubs should not adversely affect neighboring properties and details involving these processes are required at the time of application.
9. Upon receiving approval for installation of a hot tub, home owner is required to show proof of appropriate liability insurance prior to actual installation.
10. Removal or disturbance of existing trees will not be permitted.

The Environmental Committee considers hot tubs to be temporary outdoor equipment subject to removal and/or reapproval on transfer of property ownership.

HOT TUB AMENDMENT

After rejecting one request for installation of a hot tub/Jacuzzi in an area of attached housing and dealing with a situation related to an existing hot tub on Harbour Lane that was installed without appropriate approvals, the Bristol Harbour Village Association states that it discourages the purchase and installation of hot tubs/Jacuzzis for the

following reasons of safety, security, and operational and environmental sound disturbance.

Should a homeowner desire an exterior hot tub/Jacuzzi, all Association guidelines related to hot tubs/Jacuzzis must be observed.

Petitions must be made to the Environmental Committee in written format in compliance with the attached amended design of architectural exterior alterations and additions.

Definition: Hot tub, whirlpool, Jacuzzi – self contained portable tub which holds water which can be heated and agitated by mechanized device used by individuals for soaking and relaxation.