

BAHAMAS BEACH COTTAGES ADDITIONS AND ARCHITECTURAL CHANGES

THE CODE OF REGULATIONS, SECTION 8, ADDRESSES ADDITIONS ALTERATIONS OR IMPROVEMENTS BY OWNERS. IT STATES THAT NO OWNER SHALL MAKE ANY EXTERNAL OR STRUCTURAL ADDITION, ALTERATION OR IMPROVEMENT IN OR TO HIS UNIT WITHOUT THE WRITTEN CONSENT OF THE EXECUTIVE BOARD. THE OWNERS SHALL SEND THE BOARD PROPER DRAWINGS OF THE PROPOSED CHANGES FOR APPROVAL

THE BOARD PROVIDES ONLY ARCHITECTURAL APPROVAL. THE UNIT OWNER MUST OBTAIN THE PROPER PERMITS AND ZONING APPROVAL FROM SUSSEX COUNTY. PERMITS WILL NOT BE GRANTED UNLESS THE UNIT OWNER HAS A COPY OF THE BOARD'S APPROVAL. EACH OWNER IS REQUIRED TO SEND A COPY OF THE APPROVED PERMIT TO LEGUM AND NORMAN FOR OUR FILES.

THE MASTER INSURANCE POLICY DOES NOT COVER ADDITIONS AND EACH UNIT OWNER IS RESPONSIBLE FOR INSURING THE VALUE OF ANY ADDITION.

MAINTENANCE OF COMMON AREAS AND UNITS

THE BOARD IS COMPLETELY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF COMMON AREAS THIS INCLUDES, ROADS, CURBS, DRAINAGE, PONDS, IRRIGATION, LIGHTING, SIGNAGE, LANDSCAPING, MOSQUITO CONTROL, KAYAK RACKS AND THE COMMUNITY SIGN.

EACH UNIT OWNER IS RESPONSIBLE FOR REPAIRS AND MAINTENANCE OF THEIR INDIVIDUAL UNIT TO THE COMMUNITY STANDARDS. THIS INCLUDES PAINTING ALL WOOD COMPONENTS AND SHUTTERS IF NEEDED, PRESSURE WASHING THE UNIT'S MILDEW, REPAIRING AND PAINTING FENCES AND ROOFS AND KEEPING THE PARKING AREA CLEAR OF WEEDS. THEY MUST MAINTAIN ALL LANDSCAPING AND PRUNING OF TREES AND SHRUBS. LEGUM AND NORMAN MAKES A MONTHLY SURVEY OF ALL UNITS AND THE OWNERS ARE NOTIFIED BY LETTER OF ANY REQUIRED REPAIRS OR MAINTENANCE ISSUES.

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