

The Island at Hidden Harbour Condominium Association

Architectural Guidelines

Storm doors

A crème color “Fullview” type storm door is the standard for The Island units.

Effective May 2015:

Awnings—3rd floor rear decks only

3rd floor unit owners may install an awning on their rear, personal deck. The system must be retractable and the board strongly recommends a wind sensor and electric motor. The **new** standard awning fabric / color is by **manufacturer Sauleda; pattern is Sundown** and the **color is #2072 Regatta**. Canvas Experts is a local MD supplier to order, install and maintain these awnings. They may be reached at 410-213-8766. Other awning vendors may be used if the designated fabric / color selection cited above is available from them so that all rear deck awnings on The Island have the same appearance.

Touch-up Painting

The creme trim paint used on our buildings is Sherwin Williams Super Paint, Gloss - color is "Hidden Harbour Creme". This paint is available at either of these Sherwin Williams paint store locations: Sunshine Plaza, Fenwick Island, DE (302-539-5200) or 11901 Coastal Highway, Ocean City, MD (410-723-5104)

HVAC elevation / stands

Effective September 2010:

Ocean City and FEMA require the exterior HVAC condenser unit be elevated a minimum of 2 feet (24 inches) above the existing concrete pad via a stand. The existing concrete base must remain in place in any replacement installation.

An Ocean City permit is required for this installation. Our management company must also be notified prior to the installation of a new outside condenser unit.

Overall maximum height of the combined stand and condenser unit is 60 inches.

To keep The Island appearance uniform going forward, effective September 2010, please notify your HVAC contractor only a metal elevation stand is acceptable. Wooden stands are no longer in compliance under these guidelines. If your HVAC vendor needs a metal stand supplier, Ocean City suggests Metal Magic in West OC. (410-213-0001)

Existing HVAC stands are grandfathered until the next time they are replaced.

The Island at Hidden Harbour Condominium Association

Architectural Guidelines

Exterior Deck Carpeting

Effective August 2013:

Updated August 2015:

The manufacturer has discontinued the carpet currently installed on the front and rear exterior decks and hallways. The **replacement** carpet selected for use at The Island is **Habitat #627 Baltic Blue**. Two local companies known to carry **Habitat #627 Baltic Blue** carpet are Carpets By the Ocean and OC Floor Gallery. Other carpet suppliers also carry this product. You should negotiate your deck carpet order directly with whichever supplier you wish to use.

If you want to replace your personal deck carpeting at a time other than when the entire building is re-carpeted, please do the following:

1. Notify Mana-Jit, Inc. Property Management to verify you are ordering the correct carpet and to coordinate the inspection of the wood deck.
2. Before the new carpet can be installed, the old carpet must be removed to inspect the wood deck for any rotten wood.
3. If any rotten wood is found, the Association will have it replaced.
4. After the inspection and repairs (if needed) are complete, you may schedule the new carpet installation.