**The Island at Hidden Harbour Condominium Association**

**Architectural Guidelines**

**General**

**Effective July 2016**

All owner-initiated projects must use a licensed, insured contractor. The owner is responsible for ensuring that the contractor has the proper documentation, including licenses and permits. For all projects affecting outside elements (e.g., doors, windows, carpeting, paint, etc.), the management company must be contacted prior to work commencing. The board reserves the right to inspect and approve the final result of any project impacting outside elements to ensure a cohesive look to all of the buildings on the Island. It is the owner’s responsibility to resolve any issues resulting from the inspection.

**Storm doors**

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

**Awnings—3rd floor rear decks only**

**Effective May 2015**:

Third 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 contacted at 410-213-8766. Other awning vendors may be used if the designated fabric / color selection cited above is used to ensure 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. The color is "Hidden Harbour Creme". This paint is available at the following 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 with the exception of pre-cast pads, which may be removed to adhere to current enforcement codes. Please notify management prior to the removal of a pre-cast pad so further arrangements can be made.   .

An Ocean City permit is required for this installation. Our management company also must 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, effective September 2010, please notify your HVAC contractor that 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.

**Exterior Deck Carpeting**

Effective August 2013

Updated August 2015 (to show new management company):

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 being 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 if found, the Association will have it replaced.
4. After the inspection and repairs (if needed) are complete, you may schedule the new carpet installation.

Updated January 2016:

IF you purchased replacement deck carpet on your own within 5 years of an association coordinated new building carpet project, you may opt-out of the association project ONLY IF:

1. Your replacement deck carpet was purchased / installed within 5 years of the association project and you can show receipts / proof of the date
2. This opt-out option ONLY applies to your personal rear (waterside) deck.
3. ALL owner deck carpet on the parking lot side of the building that joins to common area / hallway carpet must be replaced, at your expense, during the building project.