

## **The Island at Hidden Harbour Condominium Association**

### **Architectural Guidelines**

#### **General Requirement:**

Prior to starting any work related to the elements listed below, the Island unit owner must first submit an **Owner Architectural Change Request** form to advise the Board, via Mana-Jit, of the proposed work and to obtain Board approval.

Further, all owner improvement work must be done by a professional, MHIC licensed installer. This is to assure / maintain the structural integrity of the building and to prevent any damage to adjacent owner units.

#### **Doors / Windows**

**All replacement doors and windows must be architecturally similar (size, shape) to the original design and installed unit. All trim boards surrounding new doors and windows must be painted the standard Island color—Aged White—see below. Thus:**

- Replacement sliding **patio doors** must be white framed, sliding patio doors
- Replacement outside **deck closet doors** must be a flush door, with no panels
- Replacement front **entryway doors** must be a flush door, with no panels or glass inserts.
- Replacement **windows** must be white sliding window units.
- When adding, or replacing an existing, front **storm door**, the Island standard is a crème color “Full-view” type storm door.

#### **Touch-up Painting**

The cream color trim paint to be used on **ALL trim** for our buildings/units is Sherwin Williams Super Paint, Semi-Gloss color is "**Aged White**". This paint is available at Sherwin Williams paint stores. Nearby locations are: 11901 Coastal Highway, Ocean City, MD (410-723-5104) or Sunshine Plaza, Fenwick Island, DE (302-539-5200).

### **Exterior Wall Sconces – owner controlled fixtures**

The association recently completed an LED light bulb / fixture conversion effort not only save on our monthly electrical bills but to also bring uniformity to the Island property with the fixture style and brightness of the light bulbs used.

The wall sconce fixtures on the owner parking lot side end units and the fixtures on all the owner water side decks were not upgraded as they belong to the owners. These light fixtures are distinguished in that they are controlled by a light switch inside the owner unit; they only come on when the owner turns them on.

IF you would like to upgrade your switch controlled wall sconce, the standard fixture you need to purchase is a **Sunlite** LFX/DOD/EBL/WH/FR/120V 30K (White Oval Grill Frost Lens LED Fix Sun); catalog number is **49007-ESU**. Some websites where you can order this wall sconce are: [www.bulbs2us.com](http://www.bulbs2us.com) [www.bulbamerica.com](http://www.bulbamerica.com)

As these wall sconce fixtures are owner owned, sourcing the standard fixture and having the replacement unit installed, is the owner's responsibility to pay for and coordinate the installation.

### **Awnings—3<sup>rd</sup> 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.

### **HVAC elevation / stands**

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

HVAC stands installed prior to September, 2010 are grandfathered until the next time they are replaced. 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.

An Ocean City permit is required for a new HVAC system installation.

### **Exterior Deck Carpeting**

The approved replacement carpet for the front and rear decks at the Island is manufactured by **Engineered Floors, the style is Legend, and the color is #111- Dreft Blue**. The carpet is available through a number of local carpeting distributors, including **Carpets by the Ocean**, 410-524-7847, [www.bytheocean.net](http://www.bytheocean.net) 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 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.

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:**

- a) Your replacement deck carpet was purchased / installed within 5 years of the association project and you can show receipts / proof of the date
- b) This opt-out option **ONLY** applies to your personal rear (water side) deck.
- c) **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.