

Addendum to MC Rules and Regulations #2

Includes All Mariners Cay Buildings including Little Oak Island

Replacement Windows, Sliding Doors and Screens for Mariner's Cay Buildings

1. The Mariner's Cay Board of Directors placed a **Moratorium** on the replacement of all windows and sliding doors for our buildings. The Moratorium is in place until the start of our siding project.
2. There is an exception to the Moratorium. If windows or sliding doors are leaking or have failed causing damage to the interior or exterior structure, homeowners shall request approval to replace their windows or sliding doors:
 - a. Homeowners must request replacement windows and sliding doors by completing the ARB Form and submit it to Denise@imcchs.com for the Architectural Review Board's review. Do not order windows prior to the ARB's approval.
 - b. If approved, replacement windows will be installed using "**Custom Window Systems**" **WindPact Plus, Vinyl Impact Windows (Owned by Pella Windows)**.
 - c. The windows are specifically designed for hurricane impact zones. They meet or exceed the most stringent coastal requirements including full high velocity hurricane zone (HVHZ) ratings and are also rated for wind zone 4 missile level D Impact. Custom Window Systems is the only window Company approved by the Mariner's Cay Board of Directors.
 - d. Windows will be the same size and operation /configuration of the original windows. CWS windows will have a **WHITE Vinyl frame**.
3. Homeowners will be responsible for the cost and installation of replacement windows. They will also be responsible for the maintenance of all windows/screens.
4. The installation of replacement windows and sliding doors must be coordinated through the ARB with the Mariner's Cay HOA approved contractor. Our approved Contractor has been working with GBA, our architecture planning firm, and has acquired the knowledge and expertise on the acceptable way to install replacement windows and sliding doors.
5. The MC ARB Form is located on the MC web portal along with the Addendum #2 to MC Rules and Regulations.

EXHIBIT A