

Addendum to MC Rules and Regulations for all Mariners Cay Buildings including Buildings located on Little Oak Island

Mariner's Cay Rules for Outside Renovations:

Doors, Windows and Screens:

1. New outside windows shall have bronze frames and shall not be painted. All outside front windows shall be the same size and form.
2. Outside front entrance doors shall be either original louver door or White storm glass window/screen with no adornments.
3. Outside front entrance doors for **Sunset Building** shall be a louver door only, maintained by the HOA.

Windows facing water shall have the following alternatives for buildings 1-4.

4. Screens are in original position. Replaced in original position.
5. Lower bar to 30.5 – 31 inches with screens. (If it meets Folly Beach code)
6. Screens and windows in original bar position, either glass or Plexiglas.
7. Screens and windows with lower bar to 30.5 – 31 inches.

Windows can be up & down, crank out, removable, immovable or a combination of any of the above.

***Windows and screens are the responsibility of the homeowner and will be maintained in the original installed condition.*

Note: All outside alterations must meet the Municipal Building Codes for South Carolina and Folly Beach.

8. **Windows facing water for buildings 5, 6 and 7 are under evaluation for standards to be included in MC Rules and Regulations.**

Antennas: No Antennas of any kind will be permitted.

Mariner's Cay Rules for Inside Renovations:

1. Any structural change must be approved by ARB and BOD prior to construction start. Structural changes must have a Structural Engineer's report submitted. This includes the moving of HVAC and/or water heater to owner's attic.
2. Floors: All replacement flooring shall have Quickrite repaired or replaced. Approved soundproofing materials shall be applied prior to installation of final material.
3. Walls: If wallboard is to be replaced, insulation and soundproofing must be applied first.

Revised as of 6/2/2017