

CHANGES TO THE UNIT EXTERIOR

Must first petition for Approval by submitting an “Architectural Review Request Form 2024-V1”

UNIT EXTERIORS – “Without the written approval of the Architectural Reviewer, an Owner or Resident may NOT change, remodel, decorate, destroy, or improve any exterior surface or component of the Property, nor do anything to change the outside appearance of the Property, including without limitation the entry door, front porch, windows, garage doors, and driveway appurtenant to the Unit.”
[Community Manual / H-1 / pg. 25]

UNIT ALTERATION – “Without the Board’s prior written approval, a person may not commence or continue any construction, alteration, addition, improvement, installation, modification, redecoration, or reconstruction of or to the Property – or do anything that affects the appearance, use, or structural integrity of the Property.” [Declaration of Condo Regime / 10.4]

BALCONIES & PORCHES – “Because balconies, decks, and front porches are distinctive architectural features of the Property, an Owner or Resident may not change the appearance or condition of the balcony or porch portion of his Unit in any manner, without the prior authorization of the Architectural Reviewer.

PROHIBITED Actions include: (a) painting or staining any part of the balcony or porch.
(b) installing a cover of any kind over the open slat top of balcony.
(c) enclosing or covering the balcony or porch in any manner.
(f) Barbeque grills may not be kept -even temporarily- on front porches or balconies.

[Community Manual / H-3 / pg. 25-26]

PURPOSE of ARCHITECTURAL CONTROL – “Because the Units are part of a single, unified community, the Association has the right to regulate every aspect of the exterior of the Property, including the exterior design, use and appearance of Units and Common Elements, in order to preserve and enhance the Property’s value and architectural harmony. One purpose of this Article is to promote and ensure the level of taste, design, quality, and harmony by which the Property is developed and maintained.”

[Declaration of Condo Regime / 10.1]

UNIT LEASING

LEASE CONDITIONS – “The leasing of Units is subject to the following conditions:

- (i) no Unit may be rented for transient or hotel purposes (such as an Airbnb) .
- ☞ (ii) no Unit may be rented for a period less than six (6) months.
- (iii) all leases must be in writing and must be made subject to the ”Documents.”
- (iv) an Owner is responsible for providing his tenant with copies of the “Documents” and notifying him of changes thereto.
- (v) each tenant is subject to and must comply with all provisions of the “Documents”, federal and State laws, and local ordinances.

[Declaration of Condo. Regime / 12.1 / pg. 36]

LEASES – “Less than the ENTIRE Unit may not be leased.” [Community Manual / C-2 / pg. 21]
(A Unit may not be subdivided or subleased.)