

Addendum to MC Rules and Regulations Rev: 12-7-2020

Includes All Mariners Cay Buildings including Buildings located on Little Oak Island

Mariner's Cay Rules for Outside Renovations:

Doors, Windows and Screens:

1. *The maintenance and replacement of Doors, Windows and Screens are the responsibility of the homeowner except as noted below.*
2. New outside windows shall have white frames and shall not be painted. All outside original windows shall be the same size and form.
3. Outside front entrance doors shall be either original louver door or White storm glass window/ screen with no adornments.
4. Outside front entrance doors for Sunset Building, Building 5, shall be a louver door only and maintained by the HOA
5. Original Mariners Cay Front Entrance and Exterior Closet Doors will be maintained by the HOA.
6. The homeowner is responsible for the repair, replacement and maintenance of all window/ screens, finish work, and structural elements of balconies and porches that have been modified or enclosed from the original design. The homeowner is responsible for any damage to the building due to the modification of the original balconies or porches.

ARB request for the Enclosing of Balconies and Porches

The Board placed a moratorium on all new balcony & porch enclosures until further notice.

The Moratorium was instituted due to the high number of building maintenance issues resulting from prior modification and enclosing of balconies and porches.

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. Floor Replacement Process:
 - a. Prior to the installation of finished floor coverings, the subfloor must be repaired and leveled, and a **Self-Leveling product** must be applied to provide a durable, level, flat, smooth floor surface.

- b. After the self-leveling product is applied, a **Soundproof Underlayment product** must be applied. There are many types of underlayment materials appropriate for the type of finished flooring to be replaced; carpeting, tile, engineered wood, laminate, vinyl plank, hardwood.

The underlayment establishes a stable base for the flooring. It deadens and absorbs sound and reverberation caused when people walk on the floor. Underlayment products must have STC (Sound Transmission Class) and IIC (Impact Insulation Class) ratings. Preferred ratings must be between 50-70 STC and IIC.

The Homeowner's Contractor will be required to provide the Architectural review Board with the specific **Soundproof Underlayment Product** that will be used for the flooring.

3. Walls: If wallboard is to be replaced, insulation and soundproofing must be applied.

Notes: It is the Homeowner's responsibility to insure interior and exterior alterations meet all governing National and Municipal Building Codes for South Carolina, City of Folly Beach and Mariners Cay ARB Guidelines. Approval by the Mariners Cay ARB does not include any review or approval of building codes except when noted.

All remodeling, alterations or repairs that could impact the building's structural integrity, building's infrastructure, building's external aesthetics, items that could impact noise\sound between units and the community's safety requires ARB approval and performed by a licensed contractor or as allowed by governing State and Municipality building codes and laws.

Revision Dates 6/2/2017, 11/16/18, 12/7/20