

**Policy Statement of Board of Directors of Salt Marsh Cottages Owners' Assoc., Inc.
with respect to Cottage Structural Changes
Repairs and Use of Common Grounds
(Adopted by the Board February 27, 2014)**

Structural Changes or Alterations to Cottage Exterior including doors, windows, vents, flues, terrace, deck, balcony or courtyard

- Pursuant to the Master Deed any of the above mentioned plans along with Service Provider construction proposals must be submitted for approval to the Salt Marsh Cottage Board of Directors by delivery to our Property Manager and approved by the Board in writing prior to the commencement of any work.
- If the repair/replacement/addition would require Moss Creek Plantation Architectural Review Board Approval, a letter from the Salt Marsh Cottage Board of Directors must accompany the application.
- Noncompliance with the above regulations may result in corrective actions being taken at the owner's expense.

Repairs to Exterior of Cottage which are the responsibility of the Regime

- In the event you determine a need for repair/replacement of a portion of your Cottage Exterior that is the responsibility of the Regime to repair (e.g. Roof, Exterior walls of Cottage or Shed), please do not make repairs yourself. Contact our Property Manager who will then arrange for appropriate repair.

Common Grounds

- Pursuant to the Master Deed, the Common Elements include (among various other items) the land upon which the buildings enclosing the Cottages are situated, the paved parking areas, the walkways, the building area under roof associated with more than one Cottage and the remaining common areas surrounding the Cottage.
- Pursuant to the Master Deed, the maintenance, repair, replacement, management, operation and use of the Common Elements shall be the responsibility of the Board.
- In the event you desire to change or alter the landscape plan of the Regime in the area near your Cottage in any way, please contact our Property Manager for direction. In appropriate cases, the request will be submitted to the Board for approval.