

Mariners Watch Board of Directors
Guidelines for Additions or Improvements to Common Elements
Effective 1 May 2011

The MASTER DEED TO MARINER'S WATCH HORIZONTAL PROPERTY REGIME states (in part); Article V, EASEMENTS, COVENANTS, AND RESTRICTIONS, Paragraph F Prohibited Work states: "A Co-owner shall not make any additions or improvements to or do any work upon the Common Elements or make any structural alteration of his villa without first (1) having the plans and specifications of such addition, improvement, work, or alteration approved by the Board of Directors, and (2) depositing with the Board funds sufficient (in the sole discretion of the Board) to defray all costs, including attorney's fees, of modifying this Master Deed and recording such modification. The Board of Directors shall not approve any addition or improvement which in the Board's judgment would jeopardize the soundness or safety of the Property or reduce the value of the Property. No change in the exterior appearance of any part of a building shall be allowed unless pursuant to an overall plan adopted by the Board."

Mariners Watch was designed and built in the early 1980's, with a design philosophy that was consistent with low country beachfront houses at the time; but in a multi-unit building context. The Architectural Review Board (ARB) approved the design that is still predominant throughout the property today. Over time, modifications have been made to both the interior (Villas) and exterior (Common Elements). While the Co-owners have the ability to design-in personal interior modification preferences; exterior modifications and improvements need to be compatible with existing exterior design features in order to maintain consistency amongst the buildings while retaining the features of the basic design approach. The following guidelines represent the Board of Directors approach to maintain consistency of design, within both the oceanfront and scenic buildings, while allowing for some minor variations of exterior configurations in a manner which retains or improves the property values. The Board views these guidelines in the context of a working document, one that recognizes the potential for future changes using new materials and technologies; but one which also protects the original design approach in a historical perspective.

The following guidelines represent the process and plan for approving and implementing additions and improvements to the Mariner's Watch Common Elements:

1. The Board will review requests for additions, improvements and other work consistent with the conditions stated in Article V, Paragraph F of the Master Deed.
2. All requests for changes to existing exterior configurations, such as porch enclosures, and major interior modifications, must include sufficient engineering plans and specifications to allow the Board of Directors to determine that the addition or improvement will be constructed in accordance with Kiawah Island Architectural Review

Board (ARB) rules and requirements , Charleston County building codes, rules and regulations and/or applicable State laws, codes and regulations.

3. Designs for changes to the Common Elements should be done in a manner that takes into account the architectural (structural) lines associated with existing features surrounding the proposed modification or improvement location. Enclosing porches, for example, provides a basis for illustrating the principle.
 - a. Proposals to enclose a porch with windows, for example should, to the extent practicable, both vertically and horizontally match the existing supporting structures of the surrounding screened porch(es).
 - b. Proposals to enclose a porch with windows, in a building which has an enclosed porch in that building, should, to the extent practicable, vertically and horizontally align with the windows and window frames of the previously installed porch enclosures in that building.
 - c. Proposals to enclose a porch with windows in one building should, to the extent practicable, vertically and horizontally align with windows and window frames previously installed in adjoining buildings.
 - d. Proposals for other modifications or improvements under the existing rooflines should be designed to blend in with the surrounding building features to retain the historical design approach.
 - e. Proposals for other modifications or improvements that will extend beyond the existing rooflines will need to be addressed based on the need and context of the design; but should be designed, to the extent practicable, to blend in with the surrounding building features to retain the historical design approach.
4. Co-owners are encouraged to discuss conceptual plans with the Board early in the design process to ensure that their concepts will meet the above guidelines before detail design starts.
5. Co-owners are encouraged to plan for major modification work to be accomplished during the “off season” months, normally mid-October to early April. Major modifications are those that require a separate dumpster to be placed near the worksite and/or work crew size exceeds the available parking assigned to each unit.
6. Improvements and modifications completed prior to the effective date of this process and plan may remain in place.
7. Improvements and modifications initiated after the effective date of this process and plan, which are not implemented in compliance with this process and plan, must be removed at the owner’s expense.