

POLICY ON DECORATIONS AFFIXED TO EXTERIOR WALLS OF COTTAGES

Adopted by the Salt Marsh Cottage Board of Directors on 1/7/16

In order to maintain the external conformity of the Salt Marsh Cottages, and to avoid conflicts between owners on the appropriateness of the Decoration, personal decorative elements that are affixed or attached to the exterior walls of the Cottage including the sheds, are henceforth restricted to the alcove at the entrance of the Cottage, the internal side of the privacy wall adjacent to the cottage's back deck, and the wall and windows adjacent to the owners' back deck.

Decorations previously placed by owners on Cottage Exterior locations not approved by this policy shall be removed not later than the date of sale (conveyance) of the Cottage whose owner (s) placed or affixed the decorations not in conformance with this policy. In the event said decorations are not removed by the date of said sale (conveyance) the Property Manager shall arrange for their removal. The Property Manager shall make a photographic record of all decorations that are affixed or attached to Cottage Exteriors not permitted under this policy on the date this policy is adopted by the Board, distribute copies of the photos to all Board members and maintain said photographic record for future reference.

**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.

SALTMARSH COTTAGE OWNERS ASSOCIATION, INC.

At the meeting of the Board of Trustees of the Salt Marsh Cottage Owners Association on November 13, 2013 it was resolved that the below policy will be adopted for the Association's website, as follows.

Website Policy

- 1) Content: site content should be of interest to all SMC owners and relevant to the association's affairs; no commercial pitches.
- 2) Authority to add content to the website: only the site administrator and/or webmaster have authority to access website content.
- 3) Authority to approve/not approve items for the website in borderline issues: Communications Chair and/or SMC board
- 4) Chain of command for requesting something be added to the website: get permission from Communications Chair and/or the board.
- 5) Format for photos for submission – maximum size for photos: photos should be between >72 dpi to no larger than 300 dpi, and if printed should not exceed 4"x6" (unless it's for the website banner or home page, which only the webmaster or administrator will upload).
- 6) Turnaround time for submitted items to be uploaded on the site: 10 days.



Gabriele Hoffmann, Secretary
Board of Trustees

Date: Nov 13, 2013

April 11, 2012

Policy of Board of Administration of Salt Marsh

Cottage Owners Association Incorporated

It shall be the policy of this Board that except as hereafter limited that meetings of The Board shall be open to any member of the Association and other guests specifically invited by the Board.

The first fifteen minutes of each Board meeting will be available for comments from members to the Board for their consideration. The time available for each member's comments will be limited by the Board depending on the number of members attending. Notice of the time and place of meeting will be given to the members by e-mail as soon as finally determined by the Board. After the comment period members may listen but not participate in the Board meeting. The Board meeting will remain open to members unless the Board in its sole discretion determines it is necessary to go into executive session. Reasons for going into executive session will include but not be limited to discussion of the following subjects: legal issues, discussion of personal information such as delinquencies in dues, pending or anticipated contracts, personnel issues, rules or other violations of members. The Board reserves the right to change this policy as necessary.

Adopted on the 23rd day of April, 2012

Approved paint colors for exterior doors

The color samples can be seen on the maintenance page of the website:
<https://saltmarshcottages.com/maintenance> These are the only paint options approved by the SMC Board of Directors.

Available through Benjamin Moore:

Beaver Brown	2104-20
Black Jack	2133-20
Sage Mountain	1488
Schooner	AF-520

Certified Copy of Excerpts from the Minutes of the Annual Meeting of Salt Marsh Cottages Property Owners Annual Meeting, held Dec 1, 2010.



“Tom Forrest then discussed the Salt Marsh Cottage board. The board thinks it is in the best interest of the Salt Marsh owners if we expand the number of board members from 5 to 7. This plan requires a change in our by-laws. The following people will serve as board members:

Dan Parker (Term expires in 2013.) a permanent resident

Mary Kelsey (Term expires in 2013.) a permanent resident

Ginny Crispell (Term expires in 2013.) here 4 or 5 months a year

Chuck Jesser (Term expires in 2012.)

Betty Spooner (Term expires in 2012.) a permanent resident

Tom Forrest (Term expires in 2011.) here several months each year

Jeff Eley (Term expires in 2011.) here 2 or 3 days each week

A motion was made, seconded, and unanimously passed approving that the number of board members be increased from 5 to 7 and to accept the proposed board motion”

Certified To be a true copy of excerpts of minutes of Annual Meeting of Salt Marsh Cottages Property Owners Annual Meeting, held Dec 1, 2010.

Thomas J. Forrest
SMC Board President
10/29/15