

Modifications to Exterior of Condo

This is the procedure to make modifications to the exterior of any portion within the Whispering Bluff complex and why it is required. We need a formal written letter from the owner of record that is addressed to the Board of Directors for approval. Any changes that can alter the value of your property and that of the association's property are taken seriously and must follow procedure.

The document which you submit must describe any and all changes to the property and contain the exact architectural changes you are proposing. This document must include such things as materials used, alterations to the common areas (such as landscape change), and dimensions (a drawing can be most helpful). The finished project must be completed to current building codes and the finish must conform to that of the condo association architectural and color scheme (we can provide you with vendors that have our paint color on file etc).

A word of warning, as the owner of record, you are held responsible for the cost of the finished project and it will be your responsibility to correct any incomplete work. Please note we have had owners run into situations when a utility is in the way and alterations must be made to the work plan. This addition cost, which the owner must bear, can significantly increase the estimate of a project. We mention this because we had such a situation arise several times. Once started, the project must be finished in a timely timeframe.

The contractor must be:

1. Licensed, bonded and will obtain and properly display the proper permits
2. Follow village procedures for inspections
3. Insure that completed work is to the association's standards and village current building codes
4. Leave no construction materials on the property
5. The contractor and equipment must not interfere with the coming and going of any other owners

There are several important reasons for this:

1. The covenants state that the decks are part of the common area. That means they must conform to the architecture and color scheme of the complex.
2. The need for the exact details is that when completed, the deck and its maintenance then becomes the responsibility of the association.
3. The bylaws state that any activity must not interfere with other association members.

Your request will be reviewed before being presented to the board and any incomplete details will require additional correspondence with the owner.