

Screen Porch - Application

Revised Version

August 31, 2022

To: All Brighton Bay Co-Owners

Sent via: USPS and email, individually to each owner

Re: Brighton Bay Porch Screening Resolution

Dear Brighton Bay Co-Owners:

On September 19, 2018, the Brighton Bay Board voted unanimously to pass a resolution that gives all owners the option to screen in the exterior porches of their units. Any owner who elects to exercise this option must sign the agreement below and meet all of the following conditions:

- 1) The owner is solely responsible for installation cost of the screening. The preferred contractor is Palmetto Porches, Inc.:

Palmetto Porches Inc.
(843) 212-4081
palmettoporches@aol.com

If an owner uses a different contractor, the screening must meet the standard requirements set forth by Palmetto Porches. If it does not, the Association (Brighton Bay) has the right to remove at the Owners' sole expense.

- 2) The owner is solely responsible for all future maintenance and necessary repairs. The Association may request in writing that an owner must make necessary repairs to the screening. If the owner fails to make repairs for thirty days after receipt of the written notice, then the Association may implement the repairs at the owner's expense.
- 3) The obligation to maintain and repair screening must transfer with title upon the sale of units to downstream owners. The owner must sign this agreement between the owner, Brighton Bay Horizontal Property Regime, and any future owner.
- 4) Before any work begins, the owner must sign this agreement below and send for approval to Management:

AJ Bucko, IMC Resort Services
(843) 301-3857
ajb@imchhi.com

The Capell Law Firm, LLC

August 31, 2022

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Please also direct any questions to Mr. Bucko. Thank you for your attention to this matter.

Sincerely yours,

The Capell Law Firm, LLC

Charles W. Thomson

I agree to the terms of the porch screening resolution as outlined above.

BRINGTON BAY HORIZONTAL PROPERTY REGIME

Print Owner name(s)

Unit #

Owner Signature (If more than one owner, all must sign)

Date: _____

Brighton Bay – Approval

Agent

Date