

COVE CONDOMINIUMS, INFORMATION UPDATE 2016:

CAM FEES: condo fees are paid **quarterly** and vary according to the size of the Unit. Fees include: hot water, sewage/trash disposal and recycling; lake-shore, swimming pier, driveway & grounds maintenance; common area insurance; security cameras, and the salary of an on-site professional manager. Amenities included: indoor and outdoor parking; some gardening opportunities, boat docking and mooring privileges. (Heating is also billed quarterly and appears on the same statement as the CAM fees).

RENTALS:

The Board approves a limited number of short-term rentals.
(See *Rule 2 – leases*)

FLOORING & REMODELING

Clarification of the question of hard-surface flooring (section 2: Amendment, 1 in the *Articles of Incorporation*):

Any owner who installs hard-surfaced flooring (tile, wood, laminate, etc.) is responsible for ensuring that the new flooring (once installed) creates no unreasonable noise intrusion on another unit.

To avoid such noise intrusion owners who plan to install any hard-surface flooring are *required* to use the highest-grade sound-proofing material available under the flooring. Owners are also advised to place appropriate area rugs in high traffic areas and especially in bedrooms, where quiet is vital.

Complaints of noise associated with hard-surfaced flooring must be resolved as soon as feasible.

Owners who plan to remodel their unit should consult (see *Rule 11 – remodeling of units*) and follow the required procedure.

* This rule updates and expands *The Articles of Incorporation, Amendment, item 2*, filed in 1984 (before high-performance sound proofing was widely available), and prohibits hard-surfaced flooring that creates unreasonable noise intrusion.