



*Memorandum for Record*

The following are changes to the Montego Bay Board of Directors Manual's Architectural Section. **These changes were presented and accepted by the Board of Directors at the MBCA Board Meeting of January 14, 2017 and are now in effect.** Any questions please contact the MBCA office.

There will be no 2<sup>nd</sup> story decks on the front of any home.

There will be no 2<sup>nd</sup> story decks on the rear of any standard interior lot which is not on the water.

Approval of permits will be changed from 10 to 15 days.

Vehicles, trailers, or marine craft are not permitted anywhere on the lot except the parking pad. This is in the 17 foot x 20 foot area only. Vehicles must be properly registered and operational.

Lot owners who rent their properties must notify the MBCA that their property is a rental and furnish the MBCA with a copy of their annual Ocean City rental permit. This permit must also be displayed as required by Ocean City.

Outside antennas must be board approved as to size and placement. The antenna must be mounted on the rear of the home.

**All** lots that remain vacant must remain neat and clean at all times. Grass, bushes, and trees must be maintained at all times.

Expansion of Lots. Any homeowner who purchases an adjoining lot, whether it be one the 1523 lots or a City owned lot (common area) must realize that it will not in any way increase the setbacks of their current property in any way. You cannot buy 2 lots combine and build.

As required by the Declaration of Restrictions and the Resolution of 2013, each lot owner on the water shall be responsible for maintaining the lot's bulkhead and docks in good repair. Each lot owner on the water must meet all Town of Ocean City codes and standards for the waterside portion of their lot; which may be a deviation from the rear standards for a standard lot in Montego Bay.

A question of maintenance responsibility for the community lamp posts came to the floor at a later meeting. **Who really has the responsibility for the upkeep?**

It was determined that the homeowner shall be responsible for the painting and numbering of the posts. The Association will continue will continue to furnish bulbs and replaced damaged posts.

**This change was presented and accepted by the Board of Directors at the MBCA Board Meeting of June 10 th, 2017 and is now in effect.** Any questions please contact the MBCA office.

Mike Donnelly

President, MBCA

