

Bluff Villas Remodeling Requirements

1. Any changes, enhancements, modifications, updating, or remodeling of a unit at Bluff Villas that would alter or move existing wall, door, or roof/ceiling structures or change the location of or alter the existing plumbing or electrical configuration must start with a written application to your Board of Directors. Also included in this covenant would be the replacement of air conditioning heat compressors on the roof or through the wall (of efficiency units), and the selection of an approved color and/or design for any exterior door or window. This application should:
 - a. Describe the work to be undertaken
 - b. Include sketched or plans of the work to be done, if applicable
 - c. Identify the contractor who will oversee or do the work
 - d. Provide a good faith estimate of the completion date of the work
 - e. Verify permit approval by Sea Pines and/or the Town of Hilton Head, if applicable
2. Approval by the Board, in the form of a "Tradesman Permit" does not waive Town, County or State requirements. Building permits must be prominently displayed on the exterior of the unit entry door.
3. Every effort will be made by the Board to provide swift response to your application. If no response is received after 30 days, the application is considered to have been approved.
4. Contractors shall not work before 8AM nor after 5PM , and shall not work on Saturday, Sunday or holidays.
5. No construction debris or material is to be placed in, on, or near the Bluff Villas dumpsters. If construction material is to be disposed of, the contractor will either remove such material at the end of the day, or, if a dumpster is required on site, supply the dumpster and work with the Association or Property Manager as regards its placement and maintenance during the term of the construction work.
6. All common areas are to be kept clear of work tools, construction materials, debris, cables, wires, and any items that would impede safe and easy passage by other occupants of the building.
7. All common areas are to be cleaned of dirt, dust, debris, and all other work related materials at the end of each day.
8. All Contractors and subcontractors involved in any work within Bluff Villas must be licensed and insured.
9. The unit owner will pay for damage to common areas resulting from the project.
10. A fine of \$500.00 will be charged to the unit owner for failure to comply with this requirement.