

BOARD-APPROVED UPDATES TO THCA RULES & REGULATIONS – 2024

Updates or Revisions in RED

Part I: ALL CO-OWNERS

Section 4: Annual Meeting

CURRENT	The THCA Annual Meeting will be held in the month of June, at the discretion of the Board of Directors
PROPOSED	The THCA Annual Meeting will be held in the month of June or July , at the discretion of the Board of Directors.

Section 6: Exterior

CURRENT	6.1 No co-owner may make permanent alterations in exterior appearance or structural modification without written approval of the Board of Directors
PROPOSED	6.1 No co-owner may make permanent alterations in exterior appearance or structural modification without written approval of the Board of Directors, including, but not exclusively: mini-split air conditioning units, external generators, adding doors or windows, or any change that involves cutting through walls or modifying exterior siding.

NEW - Recommended Additions to ALL CO-OWNERS – Part 1

PROPOSED: SECTION 6 EXTERIOR	6.1a Should co-owners receive Board approval for any exterior installations, the co-owner is required to paint said installations in a color matching the exterior siding where the addition is made. For example, this means external mini-split units must be painted to match exterior of unit or a screen must be put in place to hide the external parts.
PROPOSED: SECTION 14 MISCELLANEOUS	Section 14: Miscellaneous 14.4 Mariner's Cove Garages: The electrical line running to Mariner's Cove garages is a Common Element - paid for by the Association – specifically for lights and garage door openers. Any 'continuously-running' electrical usage is not allowed, e.g., electric vehicle chargers, air conditioners, freezers, mini-split HVAC units, space heaters, and other similar devices. This list is not all inclusive; contact the THCA Board of Directors for any other usage.

PART 2: Rules and Regulations Regarding Leasing: Short Term Rentals

PROPOSED SECTION 1 NOTICE TO ASSOCIATION	1.1h. Per the Bylaw Amendment passed by Co-Owners in September 2023, THCA has a 3-day minimum rental in the summer 'season' defined as the time between Memorial Day and Labor Day. (Specifically, from 12:01AM on the Friday before Memorial Day through 11:59PM on Labor Day.) All other times of the year, there is a 2-day minimum rental. All rental advertising and listings must include this length-of-stay notification.
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