



OWNER'S ASSOCIATION, INC.
PO BOX 3613, GULF SHORES, AL. 36547

12/20/19

Scope: To provide uniform specifications and expectations for the installation of boat lifts at Sunset Bay properties Marina.

An addendum to the Development Guidelines of SSB

Any member of the Sunset Bay (SSB) Homeowner's Association (HOA) that is an owner of Record of a slip in the Marina of SSB may request permission to allow a boat lift to be installed in their slip by providing a copy of this Guideline signed by the Member and the Installer acknowledging that they have read and understood the contents of this guideline as well as drawings showing the design of the lift, attachment points and methods, and installation details. These drawings shall indicate how the proposed lift conforms to this Guideline. This will be submitted to the Property Manager, if no Property Manager exists it shall be submitted to the SSB Board of Directors (BOD). If the Property Manager receives the request it will be forwarded to the BOD within two 2 business days. The BOD shall review the request and either approve it or forward it to the SSB Architectural Review Committee (ARC) for review within five (5) working days. Any request for installations that do not conform to these guidelines may be forwarded to the ARC directly by the Property Manager or the BOD without BOD review. The ARC shall have eight (8) working days to respond to the BOD with a recommendation.

Decisions of the ARC may be appealed to the BOD.

All activities of contractors shall conform to then-current HOA requirements including, but not limited to, insurance, licensing, hours of operation, sight cleanliness, access, and parking.

Mechanical/Structural Guidelines

All lifts shall be installed in accordance with all manufacturer's instructions and recommendations.

No component of any lift, except electrical conduit, shall be attached to any HOA provided structure other than the pilings installed for each slip. The HOA does not warrant the pilings as suitable for any particular lift installation or use. It is the responsibility of the Member to determine if the pilings are suitable for the intended lift and use and failure of, or damage to, any HOA provided pilings shall be repaired by the BOD at its discretion and the cost paid by the Member. Additional pilings may be allowed, with approval, to provide adequate support, spacing, etc. Such pilings shall be at the Member's expense and to be maintained by the member or successor. Added pilings shall not be placed within the space created by the vertical planes created by the existing HOA provided pilings for each slip. Added pilings may not extend into the marina further than the existing HOA provided pilings except as permitted by the ARC.

No component of any lift shall encroach upon the space above the shared finger pier in any way that interferes with the normal use and access of the finger pier by any party using the finger pier.

Any lift components mounted on top of shared pilings shall not interfere with the installation of lift components on adjoining slips.

All electrical wiring shall be encased on the watertight conduit, solid or flexible. No conduit shall be placed below the elevation of the bottom of the stringers of the finger pier. Conduits for Slips 1-19 shall not be attached lower than the bottom of the Boardwalk Stringers. No conduit in slips 22-88 shall cross the slip

north to south at any point within the slip. All cross-slip conduit shall be attached to the Boardwalk stringer at an elevation not less than the bottom of that stringer

All wiring shall conform to the current NEC and any local codes in effect at the time of installation. Lift electrical requirements and components shall not exceed the capacity of the circuit and overload protection provided to the slip by the HOA. No modification of circuit protection or HOA provided wiring is allowed. Power to Slips 1-19 shall be provided by the member by means of a circuit from the power service of the home associated with that slip.

All "Elevator" style lifts installed in Slips 1-19 shall not be mounted or attached to the Boardwalk. Two pilings per slip are provided as a convenience by the HOA. These may be used for mounting lifts with the understanding that the HOA makes no warranty as to the suitability of these pilings for that use. No additional connection of the lift or those pilings to the bulkhead wall or pilings shall be made. Separate pilings may be added by the member for supporting the lift. Such pilings shall be at the Member's expense and to be maintained by the member or successor.

Means to support the lower end of the lift component shall be determined by the Installer. Such support should take into account the occasional dredging of the marina bottom and shall not interfere with the access of dredging or maintenance equipment and not extend west of the lower end of the design slope wall along the east side of the marina.

Small boardwalk platforms may be added at the lift to allow access to boarding and de-boarding the member boat. These platforms shall be mounted to pilings independent of the HOA provided pilings.

No component or portion of the lift shall extend over the Boardwalk.

Any and all modification, repair, or upgrade to existing installations shall conform to these guidelines. Further, any modification, repair, or upgrade to existing installations shall conform to these guidelines. Any modification, repair, or upgrade to any wiring or conduit components shall require bringing all wiring and conduit components into accordance with these guidelines.

We acknowledge reading, understanding, and accepting the conditions set forth in this Guideline:

Slip Number _____ Date _____

Member _____

Installation Contractor _____

Address _____

Company Name _____

Address _____

Phone _____

Phone _____

E-mail _____

E-mail _____

Signature _____

Signature _____