

HOLIDAY TOWERS CONDOMINIUM

601 MITCHELL STREET #1505

MYRTLE BEACH, SC 29577

Dear Holiday Towers Homeowner,

Now that the 2016 Budget has passed, we would like to move forward with the homeowners' balcony project. Our maintenance staff shall be removing the carpeting from the balconies that have carpet, as well as any tile that has either cracks or missing grout which has been causing water damage to the unit below them. Once items are removed, they will grind down any left over glue or grout, caulk around sliding glass door, power wash entire balcony, water seal balcony, paint ceiling white and paint walls to match rest of the building.

The units will be completed by stacks, beginning with stack 3 and 4. If possible, to assist the maintenance staff we are asking for homeowners to remove any furniture or items that they currently have on their balconies.

In reference to By Laws:

Section 8.07 Maintenance of Fixtures and Equipment – In part states, “an owner shall do nothing that will be impair the structural soundness or integrity of the building or impair any easement nor do any act nor allow any condition to exist which will adversely affect the buildings, any units or their owners.”

Section 6.01 – Approval Required for changes - In part states, “no construction of any nature shall be commenced or maintained upon any exterior portion of the property without approval by the Board of Directors.”

Section 6.02 – Maintenance and Repair

- A. Every property owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect the property in its entirety or in a part belonging to other property owners, being engender.
- B. A property owner shall reimburse the regime for any expenditures incurred in repairing or replacing any common elements through his fault.

Owners that refuse removal of their existing tile, will be required to sign a waiver stating that they if any damages are sustained to the unit below due to the installation of the tile, you will be solely responsible for any damages.

If you have any questions regarding this process, please do not hesitate to contact the HOA office.

May you and your family have healthy and happy Holiday season!

Respectfully,

Holiday Towers Board