



Port Antigua Property Owners' Association
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A Deed Restricted Community

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PORT ANTIGUA GENERAL REPAIRS POLICY

(Effective as of April 20, 2022)¹

This policy establishes the criteria for general types of work/repairs as set forth in Article VII, Section 1 of the Declaration of Covenants and Restrictions (the "Declaration").

1. This policy applies **ONLY** to the types of work/repairs outlined in paragraph 4 below ("General Repairs").
2. In order to perform any General Repair, the property owner does not need to notify nor request approval from the Architectural Control Committee ("ACC"). If, however, any portion of the work being performed is addressed by a separate PAPOA policy, the property owner shall comply with the applicable policy with respect to the relevant work.
3. Prior to performing any General Repair, the property owner shall obtain any necessary permit from the Village of Islamorada and any other applicable agency, if required by applicable code or ordinance.
4. The following work/repairs shall be considered General Repairs for purposes of this Policy:
 - Painting an existing structure
 - Repair of spalling concrete
 - Repair or replacement of existing roof
 - Repair or replacement of windows and doors
 - Renovations of the interior of existing structure
 - Repair or remodeling to the exterior of existing structure that does not increase the footprint of the existing structure (i.e. enclosing the ground floor/carport under an existing structure) (Additions to existing residences or structures are **NOT** considered General Repairs)
 - Installation, repairs or replacement of pavers or other flooring
 - Repair or replacement of existing railings
 - Repairs to existing dock and/or sea wall
 - Enclosing any portion of an existing structure that does not extend beyond the existing footprint of the existing structure
 - Installation, repair or replacement of a Tiki Hut
 - Installation, construction or repairs of an in-ground pool (excluding any fence installed along with or included in the plans for the in-ground pool)
 - Installation, repair or replacement of davits or an elevator boat lift
 - Repair of an existing cradle boat lift

¹ This policy was adopted by the Board of Directors of the Port Antigua Property Owner's Association ("PAPOA") on March 21, 2022 and again on April 20, 2022.