

MEGHAN COVES

31990 South 624th Place, Grove, OK 74344 Phone/Fax : (918)786-9374

ATTENTION HOMEOWNERS: Please check the rules and regulations:

Due to several units being remodeled, altered and improvements being done, please keep in mind that the following rules are in the Meghan Coves Rules and Regulations on pages 12 –13 and need to be adhered to:

Before making any improvements on any unit, it states:

RESOLUTION NO 8-14-99-1, a resolution amending the rules and regulations of Meghan Coves Association, Inc., to add rules governing construction of units and/or additions, alteration, or improvements in or to the exterior of units.

Be it hereby resolved:

1. Any new construction in Meghan Coves Condominium Estates, and any additions, Alterations, or improvements in or to the exterior of existing units in Meghan Coves Condominium Estates, shall comply with the building codes adopted by the City of Grove, Oklahoma.
2. All construction in Meghan Coves Condominium Estates shall be inspected and approved by a licensed or authorized building Inspector prior to acceptance by the Association.
3. The cost of having construction inspected shall be borne by the owner of the construction or the individual or entity causing the construction to be made.
4. Activities which do not constitute ‘additions, alteration, or improvements in or to the exterior of a unit’, as that phrase is used in Article VII, Paragraph 2 of the By-laws of Meghan Coves Association, Inc., included the follows:
 - a. wallpaper hanging
 - b. interior painting; and
 - c. installation of floor coverings.
5. Activities which constitute “addition, alteration, or improvements in or to the exterior of a unit”, as that phrase is used in Article VII, Paragraph 2 of the By-laws of Meghan Coves Association, Inc., include, but are not limited to, the following:
 - a. moving walls;
 - b. remodeling kitchens;
 - c. adding, altering, or relocating electrical lines, switches, or outlets;
 - d. adding, altering, or relocating plumbing lines;
 - e. replacing exterior doors;
 - f. enclosing balconies, decks, or patios; and,
 - g. resurfacing patios with paint, bricks, tile or other materials.
6. **Approval of each addition, alteration or improvements is required, even if the same or a similar addition, alteration or improvement exists in another Unit in Meghan Coves Condominium Estates.**
7. Neither the Board of Directors of Meghan Coves Association, Inc., nor Meghan Coves Association Inc., shall be responsible for damage, injury, or harm to any person or property resulting from or related to any additions, alteration, or improvements approved by the Board of Directors.
8. **Unit owners are responsible for all costs associated with proposed additions, alterations or improvements requested by the Unit Owners and approved by the Board of Directors, including painting and repairs which are incidental to the work performed.**
9. All materials used in any additions, alteration, or improvements must be of the same quality as the original materials or better. The Board of Directors may require upgraded materials if the original materials are found to be sub-standard.
10. The Unit owner is responsible for the immediate repair of any damage to adjacent units or common areas caused by additions, alterations, or improvements in or the exterior of his unit.

Dated this 14th day of August, 1999.