

SOUTHWINDS POLICY RE: SEASONAL WORK AND QUIET WORK

Seasonal Work:

In order to provide a restful, peaceful and enjoyable atmosphere for all owners during high season, Southwinds has defined a summer work period from May 15- October 15 for all renovations and major redecorating projects in units. Projects must be pre-approved by the Southwinds Architecture Review Committee (ARC). ARC request forms and further information are available on the SW web site.

During this *May 15 to Oct. 15* summer work period, vendors will be admitted on-site between 8AM – 5PM, Monday thru Friday. Work on/in units before 8AM and after 5PM is prohibited. Work on weekends and holidays is prohibited, regardless of the time of year.

Quiet Work:

During high season (Oct. 15 – May 15), in an effort to allow owners to perform reasonable maintenance tasks *occasionally*, for short durations, “Quiet work” is allowed Monday thru Friday between 8AM and 5PM according to the following definition:

“Quiet Work” is defined as interior work which does NOT cause an unreasonably loud noise or sustained disturbance to fellow residents, and is allowed year-round as noted above.

Examples of such are redecorating tasks such as interior painting, wallpapering, lighting fixtures, hanging curtains or pictures. Depending on individual circumstances, jobs such as shelving, cabinet or blinds installation, or closet interiors *may or may not* be quiet work, therefore they require an ARC request to be submitted with plans for review before beginning.

Power washing and trimming of trees and bushes in the cottages are permitted year-round if limited to one hour in duration using gas-powered equipment. Note: if possible, scheduling such outdoor work on Thursdays allows it to coincide with regularly scheduled mowing/landscape work for the Association, limiting noise and disruption from that type work to one day/week.

As a matter of courtesy and good neighborliness, an owner doing “quiet work” during the season is encouraged to inform immediate neighbors (above & below them) of their work plans to minimize surprises or disruptions.

NOT Quiet Work:

The following examples are NOT considered quiet work and therefore are NOT allowed at any time between Oct. 15 – May 15: removal or demolition of any kind (such as walls, cabinets, ceilings, flooring); installation of carpet, ceiling, flooring, countertop/kitchen and tile work; prolonged use of electric saws and/or nail guns, hammering, or drilling.

Updated & Approved by Southwinds Board of Directors on January 18, 2022