

CHASES OCEAN GROVE
APPLICATION FOR MODIFICATION OF COTTAGE

Applications for Installations, Alterations, Additions or Removal shall be made and processed in accordance with Section 5.3 of the lease between the Cottage Owner and either Old Wharf Dennis LLC or Chases Ocean Grove, Inc., as applicable.

Tenant shall not make any installations, alterations, or additions to the Premises, including, but not limited to, increasing the number of bedrooms, as defined by 310 CMR 15.002.

Tenant shall not make any external alterations to any Improvements thereon, including, without limitation, the installation of satellite dishes or other exterior protrusions from the Improvements.

Tenant shall not remove any Improvements thereon, without, in each instance, obtaining the prior written consent of Landlord.

Any permitted work shall be subject to the provisions of the Town of Dennis zoning bylaw, including the Seasonal Resort Community District bylaw, as is then in effect, and the Landlord's Rules and Regulations.

NO CONSTRUCTION SHALL BE PERMITTED DURING THE PERIOD COMMENCING ON THE WEEKEND PRIOR TO JULY 4TH THROUGH AND INCLUDING LABOR DAY OF EACH YEAR.

Tenant shall be entitled to remove any improvements (including the cottage), subject to reasonable terms and conditions established from time to time by Landlord, including, without limitation:

- (i) that such removal be limited to dates and times outside of the Permitted Use Season (second Saturday in May through Sunday after Columbus Day in October);
- (ii) proof of receipt of necessary local permits and compliance with local regulations;
- (iii) insurance requirements;
- (iv) prior review of plans for removal; and
- (v) indemnification of Landlord for any damage to persons or property resulting from the removal of the Improvements.

Tenant acknowledges that notwithstanding Landlord's required consent, any such changes to Tenant's cottage are done at Tenant's sole cost. In no event shall Landlord be responsible to Tenant for the cost or value of the cottage or alterations thereto upon the expiration or termination of this Lease.

Please complete the application in full and email the application with all supporting materials (for example, plans) to JNoel@FarosProperties.com and info@chasesoceangrove.com. Tenant shall not be allowed to proceed with any such work until Landlord provides written consent to such work. If Landlord objects to such work, Landlord shall provide a reasonably detailed explanation of its objections to Tenant.

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Date: _____ New Request: Yes _____ No _____

Tenant Name: _____ Cottage Number: _____

Mailing Address: _____
_____ Phone Number: _____

Email Address: _____

In accordance with my Lease, I request consent to make the following changes, alterations, renovations, additions, and/or removals to my cottage:

Please state the materials, dimensions, location, and any other pertinent information regarding this request. Additional pages may be attached if necessary to provide a comprehensive description. If changes are proposed that would alter the current cottage envelope, diagrams must be included. Please provide any diagrams or plans depicting the proposed work.

Are permits required for the work? Yes _____ No _____

If yes, Landlord requires that a complete set of all applications be provided for review before being submitted to the Town.

Planned Start Date: _____

Estimated Completion Date: _____

Contractor Name: _____

Contractor License #: _____

Contractor Phone Number: _____

Contractor Email Address: _____

The cottage owner is responsible for complying with all building codes and zoning requirements.

After Landlord approval is granted, the cottage owner shall obtain any necessary permit(s) required by the Town.

Additionally, Landlord will publish a brief description of the proposed work on the community website (www.chasesoceangrove.com).

If the proposed work is an expansion or alteration to the "Building Envelope" (the existing footprint or external cottage surfaces), a separate notice will be provided to all other tenants of cottage sites that are within 100 yards of Tenant's cottage.

Once obtained, a copy of all permit(s) as well as the contractors' certificate of insurance must be sent to JNoel@FarosProperties.com and info@chasesoceangrove.com.

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I will notify Faros Property Management when the project is complete and final inspection is performed by the Building Department, if applicable.

I acknowledge that, notwithstanding Landlord's required consent hereunder, any changes to my cottage are done at my sole cost and that in no event shall Landlord be responsible to me for the cost or value of the cottage or alterations thereto upon the expiration or termination of this Lease.

I hereby certify that all the information set forth above and attached is correct and that I will not modify these plans without requesting further approval from Landlord. I understand that non-approved modifications may result in revocation and termination of my Lease.

Signature: _____
Printed Name: _____
Date: _____

Landlord approval is:	GRANTED	DENIED
		Due to the following concerns:
DATED: _____		_____

By: _____		_____
Name: _____		_____
Email: _____		_____

