

**OCEAN CITY HIGH-RISE BUILDING
FIRE SPRINKLER SYSTEM ADDENDUM**



LOCAL
ACCURATE
TRUSTED

ADDENDUM NUMBER _____ DATED _____ to Contract of Sale DATED _____

BUYER _____

SELLER _____

PROPERTY _____

NOTICE TO BUYER

The City Council of the Town of Ocean City, Maryland has adopted certain sections of the National Fire Protection Association ("the NFPA"); Fire Prevention Code 1 (2000 Edition); Life Safety Code (2000 Edition) (collectively, "the Codes"); and the Ocean City Fire Prevention Code ("the OCFPC").

The NFPA; the Codes and the OCFPC as adopted require all existing high-rise buildings located within the Town of Ocean City, Maryland to be protected throughout by an approved, automatic fire sprinkler system within twelve (12) years from the adoption of the NFPA; the Codes and the OCFPC as cited, unless otherwise exempted by the OCFPC and the Fire Marshal of the Town of Ocean City.

A high-rise building is defined as a building greater than 75 feet in height measured from the lowest level of fire department access to the floor of the highest occupiable story of the building.

The Office of the Fire Marshal of the Town of Ocean City is responsible for the implementation of the NFPA; the Codes and the OCFPC as cited. The Office of the Fire Marshal has identified high-rise buildings located within the Town of Ocean City, Maryland which may be required to be retrofitted by an approved automatic fire sprinkler system.

The Office of the Fire Marshal has conducted a walk-through and review of each of the high-rise buildings affected by the NFPA and the Codes as cited to evaluate the time frames and implementation requirements as they pertain to the capabilities of each high-rise building. Additionally, the office of the Fire Marshal has developed recommended specific compliance requirements to the NFPA and the Codes as cited as a result of such walk-through and evaluation of the high-rise buildings affected by the NFPA.

The high-rise buildings located within the Town of Ocean City, Maryland affected by the NFPA and the Codes as cited and which MAY require the installation of an automatic fire sprinkler system throughout the structure are as follows:

1. 9400 Condo at 9400 Coastal Highway – fully sprinklered/in compliance as of 2/18/19
2. Antigua at 8500 Coastal Highway – common areas only/in compliance as of 2/18/19
3. Atlantis at 10300 Coastal Highway – common areas only/in compliance as of 2/18/19
4. Braemar North at 13110 Coastal Highway – fully sprinklered/in compliance as of 2/18/19
5. Braemar South at 13100 Coastal Highway – fully sprinklered/in compliance as of 2/18/19
6. Calypso at 6201 Coastal Highway – common areas only/in compliance as of 2/18/19
7. English Towers at 10000 Coastal Highway – common areas and middle stack front bedrooms/in compliance as of 2/18/19
8. Fountain Head at 11600 Coastal Highway – common areas only/in compliance as of 2/18/19
9. Golden Sands at 10900 Coastal Highway – common areas only/in compliance as of 2/18/19



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10. Harrington Towers at 2900 Baltimore Avenue – none/in compliance as of 2/18/19
11. HighPoint North at 11400 Coastal Highway – common areas only/in compliance as of 2/18/19
12. HighPoint South at 11024 Coastal Highway – common areas only/in compliance as of 2/18/19
13. Irene Condo at 11100 Coastal Highway – common areas only/in compliance as of 2/18/19
14. Oceana North Condo at 8201 Coastal Highway – fully sprinklered/in compliance as of 2/18/19
15. Pyramid at 9500 Coastal Highway – common areas only/in compliance as of 2/18/19
16. Quay at 10700 Coastal Highway – fully sprinklered/in compliance as of 2/18/19
17. Sea Terrace at 8800 Coastal Highway – common areas only/in compliance as of 2/18/19
18. Sea Watch at 11500 Coastal Highway – common areas only/in compliance as of 2/18/19
19. Surfside 84 at 4 84th Street – common areas only/in compliance as of 2/18/19

Buyer acknowledges and understands that in the event the Property being purchased is located in a high-rise building as identified above, the installation of a fire-sprinkler system MAY be required under the NFPA and Codes of the Town of Ocean City, Maryland under the OCFPC and those that have partial sprinkler coverage MAY have to upgrade and extend the sprinklers to all areas.

Buyer further acknowledges and understands that the costs for the installation of such fire sprinkler system or other remedial fire preventive measures as determined by the Fire Marshal may result in a special assessment to the owner of each unit in a high-rise building affected by the NFPA and the Codes, including the Property being purchased by Buyer.

BUYER UNDERSTANDS THAT BUYER SHOULD INQUIRE AS TO THE ACTUAL COSTS AND EXPENSES TO BE INCURRED IN THE INSTALLATION OF SUCH FIRE OR OTHER SPRINKLER SYSTEMS OR THE ACTUAL SPECIAL ASSESSMENT WHICH MAY BE INCURRED BY BUYER FOLLOWING THE PURCHASE OF THE PROPERTY, IF SUCH INFORMATION IS CURRENTLY AVAILABLE. **BUYER SHOULD CAREFULLY REVIEW THE BUDGET RESERVE, IF ANY, OF THE ASSOCIATION OR COUNCIL OF UNIT OWNERS TO DETERMINE WHETHER FUNDS HAVE BEEN ALLOCATED OR RESERVED IN THE BUDGET TO COVER THE COSTS AND EXPENSES OF THE INSTALLATION OF A FIRE SPRINKLER SYSTEM OR OTHER REMEDIAL FIRE PREVENTION MEASURES AS DETERMINED BY THE FIRE MARSHAL IF THE PROPERTY IS LOCATED WITHIN A HIGH-RISE BUILDING AS DEFINED IN THE NFPA. BUYER SHOULD CAREFULLY REVIEW THE CONDOMINIUM DISCLOSURE DOCUMENTS AS TO WHETHER ANY SPECIAL ASSESSMENT FOR THE COSTS AND EXPENSES OF INSTALLATION OF A FIRE SPRINKLER SYSTEM OR OTHER REMEDIAL FIRE PREVENTION MEASURES AS REQUIRED BY THE FIRE MARSHAL HAVE BEEN MADE AND, IF SO, THE AMOUNT OF SUCH SPECIAL ASSESSMENT.**

For further information, Buyer should contact the Association or Council of Unit Owners and/or the Office of the Fire Marshal of the Town of Ocean City at (410) 289-8780. By signature(s) below, Buyer acknowledges that the Buyer has read and understands the notice provisions above.

BUYER	DATE	BUYER	DATE
SELLER	DATE	SELLER	DATE

