

# **ASSATEAGUE POINTE ENVIRONMENTAL CONTROL COMMITTEE GUIDELINES**

## **General Homeowner and ECC Responsibilities**

**A.** As per Section 3.7 of the Blue Book Declarations including 1<sup>st</sup> thru 4<sup>th</sup> Amendments (Sept 11, 1990) ...

Maintenance of Lots. This section discusses the Homeowner's responsibility to their individual Lot and to the Community as a whole, with regards to maintenance and improvements "thereon shall at all times be maintained by the Owner in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health and safety". In addition, it specifically discusses the "rights" of the BOD with regards to maintenance. As a Homeowner, you should read and understand Section 3.7 as it relates to your rights and responsibilities in addition to the rights and responsibilities of the HOA in governing actions on each Lot.

**B.** As per Section 7 of the Blue Book Declarations including 1<sup>st</sup> thru 4<sup>th</sup> Amendments (Sept 11, 1990) ...

The Environmental Control Committee. This section creates the ECC and commits them to specific tasks associated with the Homeowner compliance of maintenance and other issues as directed by the BOD

## **General Information – ECC Responsibilities**

**A.** The ECC has been tasked with the responsibility to regulate and report (to the BOD) any issues regarding the overall condition of the Community including individual Lots. In doing so, the ECC must:

- Be notified of ANY and ALL changes / modifications to the exterior areas of the property prior to any work being performed .. This notification is accomplished via an ECC Application form which is available at the front office or on the Assateague Pointe website
- Be notified of and approve (by signature of at least 3 members) any and all "improvements, repairs, modifications, color changes, etc." requested by the Homeowner and / or BOD
- Inspect each Lot within the Community at the beginning of each "season" (dates to be determined by agreement of the ECC and BOD) to determine that Lots are in compliance with the regulations / guidelines
- Notify and communicate with the Homeowners (and BOD) of any non-compliance issues which may have been determined through the inspection process
- Attempt to set up a reasonable schedule, with the Homeowners, to get any conditions corrected in a timely manner
- If conditions are not completed, the ECC then begins a "hearing" process where Homeowners will be notified via "certified mail with return receipt requested" of the non-compliance. After the 3<sup>rd</sup> Letter, a hearing date and time will be set, where the Homeowner can present explanations as to why the tasks have not been completed. If the Homeowner is still in disagreement with the findings of the ECC, they have the right to ask for an appeal hearing with the BOD

### **Following are the Guidelines set forth in the "Blue Book and as revised since 1990**

**THESE GUIDELINES HAVE BEEN ESTABLISHED TO HELP PLAN IMPROVEMENTS TO HOMES AND LOTS. COMPLIANCE WITH THESE GUIDELINES DOES NOT CONSTITUTE AN APPROVAL. A written "APPLICATION FOR APPROVAL" FORM MUST BE RECEIVED BY THE ECC PRIOR TO ANY WORK BEING PERFORMED.** The ECC shall consider exceptions to these Guidelines for unusual circumstances such as unusual shaped Lots, Lots adjoining Common Property, Handicapped Persons, etc.

## **HOME**

- ✓ Manufactured Homes and Park Homes ONLY, NO Travel Trailers or Motor Homes.
- ✓ Maximum size Home shall be 750 Sq. Ft. The 750 Sq. Ft. measurement shall include all decks and / or room additions
- ✓ All Homes must have vinyl siding
- ✓ The Homes originally came with asphalt shingled roofs, Although . asphalt shingles is still the preferred roofing material .. a specific style of metal roofing is allowed .. this is **"Stone Coated-Shingle Style"** metal roofing .. Any change in roofing materials MUST have a Engineer's report which is approved by the County
  1. Types of Metal Roofing which are NOT approved are:
    - Corrugated
    - Flat
    - Standing Seam .. [\*9]

- ✓ Shingles and / or Siding should be in good condition
- ✓ ALL exterior repairs / renovations / color changes / etc. must have approval by the ECC .. Detailed description of the requested changes should be part of the ECC approval form .. color changes should include paint “chips” for the Committee’s approval
- ✓ House Numbers– Worcester County Emergency Services Require 3” high house numbers on each Home. Black or White Letters / Numbers may be used but the color and location must receive ECC approval. A complete application for Approval need not be filled out for this.... A special form is available for this purpose.
- ✓ Recommended room additions to Homes shall be “sectional” type (Such as Silvertop) or be manufactured by the same Builder as the Home ... Using the same siding and trim as the Home. On Site, Stick Built rooms will be permitted but only after the following conditions are met.
  1. An ECC form for the addition must be filled out with the basic dimensions, setbacks, information, etc. Once the ECC reviews the information .. the Committee will either “Approve” (go to Step 2) .. “Reject”, no further action is necessary .. or ask for additional information which will start the process over.
  2. It will be the Homeowner’s responsibility to present the appropriate Engineering Plans, Engineering Calculations, etc to the County in order for them to Approve / Reject the Project so that a Building Permit may be issued. Inspection for the various phases must be arranged and scheduled through the County.

Once construction is started .. all existing Restrictions as to time of Completion, etc will go into effect

- ✓ Canvas window and door awnings may be permitted, Only by written approval. Maximum height shall be 30” and Maximum projection shall be 30”. Colors must be approved by the ECC Committee. All awnings must be of quality material, properly installed and maintained. The ECC may require removal and / or repair should canvas become unsightly.
- ✓ Certain improvements may require Permits ... the Homeowner is responsible for any permits or approvals required by outside agencies
- ✓ For Safety reasons, All House numbers should be un-obstructed and visible from the street
- ✓ Homeowner is responsible for all “electrical service” after the meter
- ✓ All foundation areas around Homes must be covered with Skirting
- ✓ All skirting / siding MUST be protected by landscape timbers or other approved materials
- ✓ Any non-skirted areas MUST be protected by landscape timbers or other approved materials no later than January 2015 [\*2]
- ✓ All new Heating & Cooling units must be installed @ floor level not on the ground (FEMA Guidelines)
- ✓ The support for Heating & Cooling units must be skirted
- ✓ No New Colored Skirting Allowed .. Only white skirting is allowed as replacement ...if a house currently has any form of colored skirt and replacement is required... the skirting around the entire home must be replaced
- ✓ No rusty roof vents allowed, approved colors are “Black / Brown / Silver / Gray / White and should not be in contrast to the general Home color
- ✓ Interior Window Blinds should not be unsightly, Exterior Blinds (Solar Shades) are not permitted
- ✓ Window screens should not be torn / ripped or highly worn .. hole sizes greater than a ¾” (size of a dime) are not allowed ... Patched screens are not allowed
- ✓ The Date for the start of the 1<sup>st</sup> round of Inspections will be announced no later than the end of March, each year. As is the norm, Violation notices will be mailed to Homeowners. The date for the Homes to be brought into compliance from the 1<sup>st</sup> Inspections will also be announced by the end of March.

- ✓ Sheds must be of the "Salt Box" design in an 8' x 8' or 8' x 10' size and they must be anchored. Shed siding and shingles must match the Home. Sheds must "generally" be placed in the left rear of the Lot with the doors facing the Street. If for any reason a shed must be replaced .. the doors must face the Home. All Sheds must be built and painted off-site and cannot be installed on the Lot until completed. Any Shed built by any Builder shall require that complete plans and photos be submitted prior to being considered for Approval.....  
Shed "setbacks are as follows:

Right Side Yard Setback = 3'

\* Left Side Yard Setback = 0'\*

Front Yard Setback = 10'

Rear Yard Setback = 5'

\*A Setback may be imposed by the ECC

- ✓ If the shed foundation is covered with skirting, All skirting MUST be protected by landscape timbers or other approved materials
- ✓ Any non-skirted areas MUST be protected by landscape timbers or other approved materials no later than January 2015 [\*2]

### **PARKING, STORAGE AREA, VEHICLES & BOATS**

- ✓ Each Lot must maintain an open space accessible for parking 2 cars (vehicles) (10' x 20' Each). Parking spaces may be graveled, paved, or concrete. They may also be left in a natural grass condition so long as no erosion or unsightly condition is caused by lack of stabilization. All Gravel (stone) parking spaces / drive-ways must have a lumber border, which is properly anchored to the ground. Also, a plastic or cloth liner must go under the gravel to prevent grass growth. Asphalt parking spaces / drive-ways are not required to be bordered, but may not become unsightly. The ECC may grant a permit for larger parking spaces on larger and / or corner lots.
- ✓ It is the Homeowner's responsibility to spray and / or weed the driveway area including around the hard borders. A fine of \$100.00 / occurrence (plus a \$50.00 admin fee) can be imposed for weeds
- ✓ No excess parking of any type of vehicle is allowed on the streets, parking on your own lawn is permitted as long as there is sufficient room and there is not any infringement on neighboring property ... Additional parking can be found at the Rec center, Clubhouse, and Pier areas
- ✓ Boat and trailer parking is allowed at a Lot for a maximum period of 48 consecutive hours after which time it must be removed. It cannot be returned for an additional period of 12 hours
- ✓ No motorized boats (personal use) may be used in the Ponds .. Canoes, Kayaks, Paddle Boards and the Paddle Boats are allowed ..
- ✓ **The Storage Yard Committee should be contacted with any questions, the guidelines set forth here, regarding the Area are for reference only and should not be considered as final**
- ✓ It is the Homeowner's responsibility to spray and / or weed their assigned slip in the Storage Area.
- ✓ The Storage Area is open to Boats, wave-runners, motor homes, storage trailers, vans, golf carts, pick-up trucks and autos ... no commercial vehicles allowed
- ✓ Only one Storage Area slip will be assigned to a Lot
- ✓ No Boats, Trailers, etc can be stored in a storage slip assigned to another Lot
- ✓ No subletting of a storage slip allowed to a 3<sup>rd</sup> party for a fee or not. [\*6]
- ✓ Slips may be loaned to a 3<sup>rd</sup> party on a temporary basis but not to exceed 7 days. [\*6]
- ✓ If an assigned slip occupant is found to have violated this guideline, their storage slip will be forfeited. [\*6]
- ✓ Renters, visitors and guests are NOT allowed to bring in Boats, Trailers, RV's, Golf Carts, etc
- ✓ No abandoned, inoperable vehicles, or items in a state of dis-repair are allowed [\*7]
- ✓ Boats may be docked for reasonable short periods of time at the Pier, a 2 hour limit should be considered.

## **Golf Carts / Bicycles / Etc**

- ✓ No mopeds, mini-bikes, ATVs are allowed to be operated within the Community. No unlicensed or inoperable vehicles are allowed in the Community (except Golf Carts and Bicycles) .. a good rule of thumb is if the “vehicle” in question can be registered and / or licensed on State highways
- ✓ No wheeled vehicles are allowed on the Pier with the exception of Wheelchairs and Strollers
- ✓ Per Maryland State Law ..ONLY Licensed drivers are allowed to operate golf carts and / or “other” registered vehicles [\*10]
- ✓ A driver with a “learner’s permit” is NOT allowed to operate a Golf Cart even in the company of a “licensed” adult
- ✓ An under-aged driver sitting on a licensed driver’s lap is illegal
- ✓ All Golf Carts must be registered at the front office
- ✓ All Golf Carts must display the AP registration sticker and the Lot Number in 3” high numbers on the left side (driver’s side) of the windshield. Lot numbers on the rear of the cart are encouraged but not required [\*5]
- ✓ Golf Carts operating at night must be equipped with Cart mounted and cart powered headlights and at least rear reflectors. (headlights must be of OEM or equivalent aftermarket manufacture) After Dusk, headlights must be “on” and operating
- ✓ Bicycles operating at night must be equipped with headlights and / or reflectors
- ✓ No Bicycles are permitted on the Basketball Court
- ✓ No riding or operating on Common ground or properties of others
- ✓ The HOA is not liable for any thief or damage to or caused by Golf Carts, it is highly recommended that the Homeowner obtain insurance coverage pertaining to the use and ownership of Golf Carts
- ✓ No vehicles, except Golf Carts are allowed to be driven on the grass area in front of the Dog Park Area. Due to the normal grass conditions, Golf Carts are banned in this area from 1 July to 31 Aug each year. No vehicles what so ever are allowed inside the Dog Park

## **COURTYARDS / Landscaping / Patio / DECKS / Plantings and Flower Boxes**

- ✓ Concrete pads for recreation may be placed in an approved location adjacent to the left side of the Home. The recreation pads may not exceed a width of 16 Feet or a length of 30 Feet on a 50’ x 60’ Lot (Totaling a Maximum of 480 Sq. Ft). The ECC may grant a permit for larger pads on larger and / or corner lots.
- ✓ Court-yard walls. A wall may be placed around the recreational concrete pad to create a Court-yard. The construction of the wall must be vinyl siding that matches the Home. Lattice may be used for a trim above the wall so long as all lattice edges are molded or trimmed out. (In lieu of lattice, Nautical rope may be used or the space can be left empty) Wall height may not exceed 52” of solid material and may not have a total height of more than 72”. Posts are to be white unless a variance has been granted. Courtyard walls must be of a stud construction covered in vinyl siding. 36” high Picket style fencing may only be used on the rear of the Courtyard or as a gate in the front. [\*1] Pre-Fab vinyl fencing style units may be used, but design must be approved by the ECC.
- ✓ Patio Block or Bricks, when used as a sidewalk must be bordered by lumber ties and properly secured to the ground. Any voids or cracks between blocks must be filled either with concrete or gravel (Including proper ground cover).
- ✓ Recreational concrete pads or Court-yards may not be covered with permanent awnings or roofs. Canvas “Beach” type umbrellas will be permitted in these areas but must be stored when not in use. Manufactured open-sided “Gazebo” rooms with fabric roofs are allowed with ECC approval. Bases must be permanently “fastened” to the concrete pad and Coverings must be removed no later than Thanksgiving (or when deemed necessary by the BOD due to pending weather conditions)

- ✓ Courtyard Concrete pads (inside courtyard walls) and concrete driveways may be stained to brighten the appearance .. actual color must be approved, but should be a light natural concrete tone .. the ECC Committee has several “approved” colors on file
  - ✓ No wood burning fire-pits are allowed .. No open burning of any kind is allowed except within the confines of a cooking device of a design approved by the BOD
  - ✓ Hot Tubs are allowed but must be covered with a lockable cover to prevent accidents
  - ✓ Landscape Regulations are considered to be “in effect” Year round
  - ✓ Lot shall be maintained by the Owner in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health and safety”
  - ✓ Trees up to 9” in diameter (28” in circumference measured 12” from the ground) are required to be bordered with appropriate materials. Trees larger than 9” do not require borders
  - ✓ Any homeowner has the right to trim or prune the growth of any tree, shrub or bush that encroaches on his property from a neighboring property. This would include limbs, roots, etc.
  - ✓ All skirting / siding MUST be protected by landscape timbers or other approved materials ..
  - ✓ Any non-skirted areas MUST be protected by landscape timbers or other approved materials no later than January 2015 [\*2]
  - ✓ It is the Homeowner’s responsibility to spray and / or weed all flower beds including the area between the hard borders and skirting
  - ✓ No plantings or obstacles shall be installed where it will interfere with the normal maintenance of the HOA grounds ... No weeds / Limbs / Debris of any kind is allowed to be stored / piled anywhere on a Property for more than 48 Hours
  - ✓ No dumping of grass (or anything for that matter) in the ponds / swales / drainage areas
  - ✓ Open decks (steps and platforms) must be built from new materials only. Rail height shall be a minimum of 36” and a maximum of 42” in height. Any deck greater than 30” from ground level will be required to have either lattice or pickets that have open spaces of no greater than 4”. Decks must be skirted with the same skirting as used on the Home.
  - ✓ Skirting is required on all Homes, Decks, and Additions. Current approved skirting is the “T-LOK” brand in white, beige, or gray. A black plastic “ground track liner” is required. This Guideline pertains to the Community as originally built .. as colored skirting is being phased out, by Manufacturers, only White skirting is allowed
  - ✓ No ground level wooden decking will be approved.
  - ✓ When adjoining the Home .. Planter boxes may be no wider than 48” front and rear with a Maximum height of 24”. When adjoining the side of the Home, it may be no wider than 42” with a Maximum height of 12”. When adjoining a court-yard privacy wall, Maximum width is 18” and Maximum height is 12”. Planter Boxes detached from the Home will have a Maximum size of 10 Sq. ft. each, with a total of all detached planter boxes not to exceed 40 Sq. Ft. Maximum height on detached planter boxes is 12”.
- NOTE** – All Planter boxes must be properly bordered with lumber ties or other “hard-surface” edging and the inside covered with “weed cloth” and gravel or mulch. See attached print.
- All trees, shrubs, and other plantings must be bordered by a planter box made with wood, lumber, block or other “hard-surface” material. As shown on detail “A” of landscape layout bed sheet. .
- ✓ Owners of Lots adjoining Common Properties must receive prior approval before placing any landscaping or improvements on Common property.
  - ✓ The ECC reserves the right to approve all types of plantings. Generally, shrubs will be required to be of a reasonable height and width that can easily be pruned / maintained by the Homeowner. Planting should not interfere with a neighboring property or the access for mowing by HOA personnel

### **Rentals / Guests and Visitors**

- ✓ All visitors and guests must register at the Office or with Courtesy Personnel to obtain a Visitors pass before entering the Community, regardless if they have a gate card or not
- ✓ Homeowners are responsible for the actions of and any damage caused by renters, visitors and guests
- ✓ Any Homeowner which rents their property MUST have a rental agreement on file at the Office
- ✓ Renters, visitors and guests are not allowed to bring in Boats, Trailers, RV's, Golf Carts, etc.

### **Animals / Wildlife**

- ✓ A resident Wild Bird population lives here at Assateague Pointe .... Please avoid feeding the Geese and Ducks as this only complicates the dirt and grime in the Community. Geese and Ducks are also Federally protected, anyone injuring or killing geese or ducks will be subject to prosecution by the appropriate State and Federal Authorities
- ✓ There is a resident group of Feral cats also in the Community, feeding is highly discouraged as like any "wild" animal, these cats can carry any number of diseases including rabies. The local Human shelters will not accept feral cats that are being feed by residents and therefore anyone feeding these cats also accepts the responsibilities and liabilities associated with them. Anyone caught feeding the cats are subject to fines as levied by the ECC .. appeals must be directed to BOD [\*3]
- ✓ The Ponds are stocked with fish HOWEVER these are **catch and release ONLY** .. Anyone keeping or killing the fish will be subject to prosecution by the appropriate authorities. No fishing license is required to fish in these ponds (\* 24 June 14)
- ✓ Effective 1 January 2011, the State Assembly of Maryland, instituted a recreational fishing license structure which developed license and registration requirements for the tidal waters of the State. This includes any fishing which may take place from the Assateague Pointe Pier. Any persons under the age of 16 years are excluded from this requirement. There are a few other exemptions for requiring licensing, but you (the Homeowner) are responsible for contacting the Maryland DNR Fisheries Service via e mail: [customerservice@dnr.state.md.us](mailto:customerservice@dnr.state.md.us) or by calling 410-260-8300. The Assateague Pointe Pier is considered a private recreational Pier which does not give the Community as a whole any type of exclusion, therefore licensing is your responsibility. (\* 24 June 14)
- ✓ A recreational crabber may crab without a license 24-hours-a-day, 7-days-a-week from docks, piers, bridges, boats and shorelines using only dip nets and any number of handlines for catching crabs. Automatically closing crab traps are illegal, only "manually" operated devices are allowed. A recreational license is not required in the Atlantic Ocean, coastal bays and their tributaries. However, you are required to have a license in order to use any of the following gear: crab traps, net rings, seines or trotlines. Recreational crabbing is allowed from April 1 through December 31, and it is the Homeowners responsibility to understand and follow the harvest and minimum limit restrictions imposed by the State of Maryland for this resource. (\* 24 June 14)
- ✓ All pets must be on leashes and under the control of their owners when outside of the patio area (unless in the enclosed dog park area)
- ✓ No pets may be left unattended on patios and courtyards
- ✓ An off-leash dog park area has been developed (2011)
- ✓ All pet droppings must be picked up by the owners (including in the Dog Park area)
- ✓ Both the Volleyball Court and Basketball Court ARE NOT dog walk areas and are off limits to animals
- ✓ When driving to the dog park area .. no vehicles are allowed in the grass, except for Golf Carts. Any damage to the grass / grade caused by Golf Carts is the responsibility of the Golf Cart Owner. Due to the normal grass conditions, Golf Carts are also banned in this area from 1 July to 31 Aug each year
- ✓ Pet Owners are liable for any and all damages caused by their pets

### **GENERAL COMMUNITY REGULATIONS / MISCELLANEOUS**

- ✓ Entry into the Gated Community is limited to one (1) vehicle at a time. Once the card system detects the use of a card it will block re-use of the card for 10 minutes... Do not attempt to "follow" a vehicle thru the gate while it is up

- ✓ The Entry Gate System has an intercom system which can be used during the normal Office hours, should you need assistance. The Exit gate will activate automatically when it detects metal. Entry via the Exit gate is prohibited
- ✓ The speed limit throughout the Community is 15 MPH
- ✓ The Community has a Clubhouse, Recreation Center, and Pier which are “all access” for Homeowners, Renters, and Guests. Both Buildings and the Pier area are under Camera surveillance, 24 hours per day. All HOA property should be left clean, neat and organized, with trash removed ... just as you found it when you entered. Any damage to any HOA property will be the responsibility of the offender. Please observe and obey all posted signs.
  - Clubhouse ... Is a large air conditioned open area equipped with, tables and chairs, restrooms, showers, kitchen facilities, large screen TV and a screened-in porch. Curfew at this Building is 11 PM on weeknights and 12 PM on weekends (Courtesy Personnel may close earlier at their discretion). Children under the age of 14 are not permitted without Adult supervision within the Clubhouse. Generally, the Pool will open at 10 AM and close at 6 PM on weekdays ... From July 1 until the Closing weekends in September the pool will close at 8 PM .. unless there is a “special” event or activity which may close the Pool at any time. A Life Guard will be on duty for all “open hours”. The Rules and Regulations for the Pool Deck are clearly defined with signage prior to entering, these include but are not limited to, No Glass outside of the Building and No Smoking or Vaping [\*8] on the Pool Deck. Children under the age of 15 are not permitted without Adult supervision in the Pool area. Smoking and Vaping is allowed in the designated area @ the BBQ Pit. [\*4] [\*8] No loitering will be permitted after hours, and please be considerate of others in regards to noise.
  - Recreation Center ... Is a large air-conditioned open area equipped with a pool table, ping pong table, video games, restrooms, showers, and Laundry Room with coin operated washers and dryers. There is a change machine located in this building which accepts \$1 and \$5 bills. Curfew at this Building is 11 PM on weeknights and 12 PM on weekends (Courtesy Personnel may close earlier at their discretion). Children under the age of 14 are not permitted within the Rec Center without Adult supervision. Generally, the Pool will open at 10 AM and close at 6 PM on weekdays ... weekends the pool will close at 8 PM, unless there is a “special” event or activity which may close the Pool at any time. A Life Guard will be on duty for all “open hours”. The Rules and Regulations for the Pool Deck are clearly defined with signage prior to entering, these include but are not limited to, No Glass outside of the Building and No Smoking or Vaping [\*8] on the Pool Deck. Children under the age of 15 are not permitted without Adult supervision in the Pool area. Smoking and Vaping is allowed in the designated area behind the Rec Center. [\*4] [\*8] No loitering will be permitted after hours, and please be considerate of others in regards to noise.
  - Pier ... The 8 foot wide x 1000+ foot long Pier is located at the Southeast end of the Community with access to Sinepuxent Bay. The Pier is open for crabbing and fishing (note.. as of 2011 a Coastal Bays Fishing License is required by the State of Maryland). Any crabs or fish obtained from the Bay may be kept for personal consumption as long as they meet the minimum size and creel limits for the State of Maryland and or Federal law. Crab lines, pots and baskets, nets, fishing rods/ lines must not be left unattended. “Anything” deemed “unattended” may be confiscated and disposed of, by the HOA. Access to the surrounding wetland areas is strictly prohibited. No bicycles, golf carts, or motorized vehicles of any nature are allowed on the Pier (wheelchairs and strollers are allowed). No swimming or diving is permitted from the Pier. Benches and trash receptacles are provided for everyone use. No littering on the Pier or in the wetlands will be tolerated. Adults should use extreme caution when allowing children on the Pier as no Lifeguards are available in this area.
  - Lake Areas ... The Community has many lakes / ponds which are part of the water runoff containment for the Community. The main Lake (located on your left as you enter the Community) is equipped with picnic tables, grills and paddle boats, all of which are free but on a “first come first served basis”. Life jackets are supplied and should be used and returned to the storage receptacles. These lakes / ponds are stocked with fish which are catch and release ONLY, it is recommended that barbless hooks be used while fishing in these areas. Children under the age of 12 are not permitted without Adult supervision
- ✓ No Glass what-so-ever is allowed on the “outdoor” pool deck areas ... Glass containers my not be brought into the outside areas in any manner IE: inside coolers, bags, boxes ... **NO GLASS means NO Glass** [\*5]
- ✓ All Homeowners are encouraged to help protect the Community including common property. If you witness any abuse or anything unusual, please notify the office or after office hours courtesy personnel

- ✓ Trash .. Dumpsters are located just beyond the Lake as you enter the Community. Do not throw or place garbage on the ground. This ground area should be kept clean to avoid encouraging pests. There is NO curbside trash collection.
- ✓ No business' (including yard sales) may be operated from any Lot .. Bulletin boards are provided at the Clubhouse and Rec. Center for resident use
- ✓ Smoking or Vaping [\*8] is not allowed inside of any Common HOA buildings or in the "outdoor" Pool areas within the Community. Designated Smoking and Vaping [\*8] areas have been set up at both Pools .. Please use the provided butt containers for disposal as it is not only unsightly but also unsanitary to dispose of butts on the ground in these areas [\*4]
- ✓ Children under the age of 15 must be accompanied by an adult when visiting the Pools
- ✓ Children under the age of 14 must be accompanied by an adult when inside either of the Buildings
- ✓ Fireworks are illegal and the storage of or use of fireworks are not permitted within the Community
- ✓ Tents may not be placed on Home sites.
- ✓ Outdoor grills shall not exceed 6 Sq. Ft. in cooking surface area.
- ✓ Window air conditioners are not permitted.
- ✓ No TV antennas are permitted since Cable TV service is available for the Community. (Satellite Dishes and [\*1] Digital Reception /HDTV Dishes will be considered when requested)
- ✓ Propane tanks must be white in color, anchored and generally located in the rear of the Home. Both Lids and tanks must be rust free, This is the responsibility of the Gas supplier but maintenance must be requested by the homeowner .. see the front office for a list of Suppliers
- ✓ Window and door awnings may be permitted, Only by written approval. Maximum height shall be 30" and Maximum projection shall be 30". Colors must be approved by the ECC Committee. All awnings must be of quality material, properly installed and maintained. The ECC may require removal and / or repair should canvas become unsightly Retractable Awnings (Sun Setter, Etc) are allowed, but must be approved by the ECC. No awnings are allowed to be in a state of disrepair
- ✓ Exterior Light and Pole: are allowed with approval from the ECC ... see the front office for a list of models / types which are allowed within the Community

The BOD and / or ECC shall from time to time adopt written rules and regulations of general application governing the operation of the Community. These changes, modifications, additions will be announced via the newsletter and posting on the public bulletin boards

Original EFFECTIVE date of 4/2/94

Re-written and approved by the BOD on or about 22 Sept 2012

[\*1] = Revised / Modified or Added 10 Apr 2013

[\*2] = Revised / Modified or Added October 2014

[\*3] = Revised / Modified or Added 28 Mar 2015

[\*4] = Revised / Modified or Added 11 July 2015

[\*5] = Revised / Modified or Added 19 Sept 2015

[\*6] = Revised / Modified or Added 4 Dec 2018

[\*7] = Revised / Modified or Added 4 April 2023

[\*8] = Revised / Modified or Added 20 May 2024

[\*9] = Revised / Modified or Added 16 Mar 2026

[\*10] = Revised / Modified or Added 16 Mar 2026