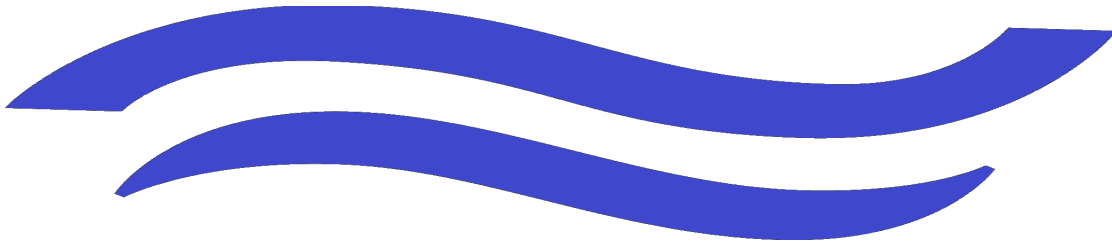


FAQs

Frequently Asked Questions



Revised: 2017

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DISCLAIMER: THE BY-LAWS, COVENANTS AND RESTRICTIONS, ARTICLES OF INCORPORATION, AND DIRECTIVES OF BEACH HARBOR CAMPERS COOPERATIVE, INCORPORATED SUPERSEDE ANY, AND ALL INFORMATION CONTAINED WITHIN THESE FAQs AS WELL AS ON OUR WEBSITE.

PLEASE NOTE: THESE FAQs ARE GENERAL IN NATURE FOR THE BENEFIT OF NON-MEMBERS. MORE DETAILED FAQs CAN BE FOUND IN THE MEMBERS' ONLY SECTION FOR THE EXCLUSIVE BENEFIT OF MEMBERS OF BEACH HARBOR.

General Questions:

- 1. What is Beach Harbor?**
Beach Harbor Campers Cooperative, Incorporated is a private, gated, membership-owned recreational community located in Grasonville, on the beautiful Eastern Shore of Maryland.
- 2. When was Beach Harbor established?**
Beach Harbor Campers Cooperative, Inc., accepted transfer of title to 42.343 acres of land, more or less, by deed dated May 14, 1986.
- 3. Is there a governing body at Beach Harbor?**
Yes, a nine-member Board of Directors elected by membership.
- 4. Who is responsible for the day-to-day operations of Beach Harbor?**
The Manager, under the direction of the President of the Board of Directors.
- 5. Is Beach Harbor open year round?**
No, Beach Harbor is a seasonal campground, open from March 15th until the first Monday following Thanksgiving. During Shut Down, Members ONLY are allowed in the park and may stay 15 days in the park but then must leave for 15 days.
- 6. Are lots available for sale?**
Technically No. All lots belong to the Cooperative. A 15-year, renewable, lease is issued to each Member for the exclusive use of the lot. Only personal items on the lot, belonging to the current Member, and one share of stock in Beach Harbor is listed For Sale by Members.
- 7. Do I pay ground rent if I become a member?**
No, the 15 yr. Recreational Lease entitles you to use and enjoyment of the lot and stipulates the terms of such. The Cooperative has annual dues set forth by the Board of Directors, to cover operational costs and investments.
- 8. How do I initiate a potential purchase?**
Contact the Member on the For Sale Listing to negotiate a sales agreement. If you reach an agreement with the Member, the Member will notify the Office and receive further instructions to complete a transfer of his or her stock in Beach Harbor, also known as Settlement.
- 9. What additional fees will I incur after becoming a member?**
Annual membership dues and, from time to time special assessments when required.

10. What am I entitled to as a member?

You are entitled to use and enjoyment of your lot, common properties, and amenities within Beach Harbor, as well as, one vote at two General Membership Meetings each year.

11. What are my responsibilities as a member?

Your responsibilities are to abide by all rules and regulations as outlined in the Beach Harbor By-Laws, Restrictions, and Covenants, and remain a Member in good standing.

We encourage Members to participate and volunteer for our community activities. Not only is it fun and a good way to meet our neighbors, but also the funds raised finance various projects and updates to our park which helps to stabilize our dues.

12. Can I conduct a business within Beach Harbor?

No, to do so is in direction violation of the established rules and regulations.

13. Can I place signs on my lot?

No, the only signs allowed in Beach Harbor are those designated and approved by Beach Harbor, i.e. stop signs, warning signs, locational signs, and for sale signs.

14. Can I volunteer my services to Beach Harbor?

Beach Harbor encourages volunteerism year round. Each member has talents and/or expertise that are invaluable to the betterment of the Cooperative and directly reduces operational costs.

15. Are the Rules and Regulations changed from time to time?

Yes, the Rules and Regulation are changed from time to time through a proposal by the Board of Directors to the Member vote, or through Directives approved by the Board. Beach Harbor is also subject to changes that may occur within all applicable Federal, State, or County laws.

Membership Dues:

1. What is the amount of dues I am required to pay?

The amount of annual membership dues is set by the Board of Directors, and may be raised to meet anticipated expenses for the following budget year.

2. How will I be notified that my dues must be paid?

Each December the President sends a letter to each member with the upcoming dues amount. It is the Member's responsibility to ensure their address, telephone number(s), and email are current in the Office.

3. What is the deadline for payment of dues?

Deadline for receipt of payment of dues is by close of business on March 1.

4. What will happen if I do not pay my dues on time?

- a. Your name and lot number will be added to a list. This list will be publicly displayed in the shadow box in front of the clubhouse, stating you have not paid your dues, and places you in a situation where you are a Member NOT in good standing.
- b. On April 1, you will be mailed a second notice, which will include interest at the rate of 18 percent per annum. You will be given a deadline to pay your late dues with interest.

- c. If unpaid on May 1, your balance, to include interest and legal fees, is turned over to our attorney for collection. A final deadline to pay your late dues is provided in a certified letter to the Member(s).
- d. If your delinquent balance remains unpaid, the Board of Directors will pursue the appropriate legal action for revocation of your recreational lease, and subsequent eviction from Beach Harbor.
- c. If you have a designated spot in the Boat Yard, you will lose that spot, and your boat must be removed from the boatyard. Once your dues and all outstanding fees are paid and current, you may request your name be placed at the bottom of the Boat Yard Waiting List.

5. Why is it important to pay my dues in timely fashion?

The Operational Budget set forth in the fall of each year for the upcoming year are based on the income received from Member Dues.

Manager:

1. What is the function of the Manager?

The Manager is responsible for the day-to-day operations of the park and is the first point of contact for Members, Visitors, Renters and Employees.

The Manager’s duties include, gate functions, staff, pool and spa operations, membership services, Covenants and Restrictions, Rules and Regulations, Emergencies, Office Administration, Accounts Receivable, repairs, park supplies, Maintenance, and general liaison between Board of Directors and Members, under the direction of the President of the Board of Directors,

2. What days and hours is the office open to the Membership?

The office is open 10 am to 3 p.m., Tuesday through Saturday.

3. What do I do if the office is closed and I require assistance?

Call the office telephone, 410-827-7173, the Manager may be in the park, or contact a Gate Staff Member.

If there is an emergency call 911. Your 911 address is 111 Beach Harbor Drive, Grasonville MD 21638.

Gate Monitor:

1. Is there security provided at Beach Harbor?

No, but we do employ Gate Staff members who observe and report to management and/or authorities as part of their daily function. Beach Harbor takes no responsibility for the theft or damage of personal property and does not guarantee that a staff member will be available. If you experience a life-threatening emergency, call 911 immediately.

2. What authority do these staff members have?

The Gate Staff Members are an extension of the eyes of the Manager and the Board of Directors. They host the gate entrance, monitor guests, contractors, boats, vehicles within the park. They monitor and enforce the rules of the park, can issue warning violations, register renters, assist membership if possible, and assist CPOs and Monitors at the pool & spa at their request. To contact a staff member after office hours, dial 410-310-2430.

Maintenance/Grounds:

1. What is the responsibility of Maintenance Staff?

The Maintenance Staff maintains the common areas, lawns, roads, buildings, and equipment at Beach Harbor. Additional functions include opening and closing of the park, water lines, laundry, pool and spa area, and act as Gate Staff in the off-season.

Utilities:

1. Who do I contact for my personal propane?

There are many propane companies that service Beach Harbor. The choice is yours to make.

2. Who do I contact for my personal electricity?

Delmarva Power Company – 1-800-375-7117

3. Do I pay for my water?

Beach Harbor is on a well water system. There currently is no charge for water usage, but the park is always reviewed by the State of Maryland for it's water usage so PLEASE conserve all you can.

4. Do I pay for sewage/wastewater?

Beach Harbor is on a public sewage system operated and maintained by the Queen Anne's Sanitation Department. The bill in its entirety is paid by Beach Harbor.

Lots:

1. What is the total acreage of Beach Harbor, and how many lots are there?

The total acreage of Beach Harbor is 42.343 acres of land, more or less. We have a total of 263 lots.

2. What is on each lot?

A lot could be empty, consisting only of split-rail fencing, an electric pedestal and water and sewer hookup. A lot could also contain the personal property of the current Member, i.e., trailer, deck, room, shed, and boot box.

3. Who is responsible for maintenance of each lot?

The Member is responsible for maintaining the lot, including the trees. Beach Harbor is responsible for power up to the pedestal and water and sewer as well. The Maintenance Staff will assist you in determining whether it is a Beach Harbor issue, or if you need to contact an independent contractor.

4. Can I attach items to the split rail fencing surrounding my lot?

Absolutely nothing can be attached to any split rail fencing on any lot at any time. Doing so is in direct violation of the Rules and Regulation established at Beach Harbor.

5. Can I upgrade, repair, or replace my existing shed?

Yes, but only after you submit and receive an approved site plan. You may not add a shed to the lot unless it is received from a Member who already has a shed on his/her lot. All sheds must comply with the Beach Harbor designated design, copies of which are kept in the Office.

6. What is a boot box?

A boot box is a rectangular box, with a lid, that sits outside on your lot to store your miscellaneous items in. The boot box must also comply with Beach Harbor’s designated design.

7. Can I build or replace my boot box?

Yes, after approval of a submitted site plan, and then only to Beach Harbor boot box specifications. Copies of the specifications are in the Office.

Trailers:

1. Are there restrictions as to what kind of trailer I can have on my lot?

Yes, you may bring in a travel trailer that is legally tagged, titled, road ready, the tongue remaining in place, width not exceeding 102”, and having no more than 400 square feet of living space. No 12-foot park models, pop-ups, hybrids, or doublewide trailers are allowed.

2. How do I bring a new trailer into Beach Harbor?

Submit a site plan for review and approval by the Director of Restrictions and Covenants.

3. Can I have a park model?

No. Park Models, twelve feet or greater in width, are not allowed by Queen Anne’s County Department of Planning and Zoning.

4. How do I initiate improvements to my lot, both on the ground and trailer?

A Site Plan and Contractor Permission must be submitted for review and approval by the Director of Restrictions and Covenants. There are guidelines Beach Harbor must comply with to meet Queen Anne’s County Planning and Zoning regulations. Even the size and color of stone, or amount of dirt are restricted because we are considered to be in a Critical Area and under strict supervision by the County. It is imperative that Members obtain approval for any proposed plan **BEFORE** they order supplies and secure a contractor.

5. Can I remove trees from my lot?

Beach Harbor exists within a federally designated Critical Area, and as such, falls under the laws and regulations issued through the Critical Area Commission. As a part of the Critical Area, **NO TREE(S) SHALL BE REMOVED WITHOUT PRIOR CRITICAL AREA COMMISSION APPROVAL.**

Submit a site plan to the Office, contact an arborist to perform the work. The tree company will often submit paperwork to the County to obtain a permit for you. Once you receive the permit, a copy must be sent to the Office and your Site Plan will be reviewed for approval. After the tree is removed the County inspector will come out to sign off on the permit, noting that you have replanted the correct number of trees, and that the type of tree(s) planted are indigenous to Maryland. Once the Inspector has “signed off” on the permit, the Office must receive a copy to retain in your Member File.

To violate any part of this process subjects you, the member and site holder, to the full extent of penalties of law and monetary fines issued by the federally-mandated Critical Area Commission.

Boats:

1. Can I bring a boat into Beach Harbor?

Yes, the recommended length of boats is 17'-18' with a maximum length allowed of 21'0". No boat shall pass through the security gates if not legally registered with the Department of Natural Resources (DNR), and registered in the office. The boat must be registered to a Member whose name is on the stock certificate. Once registered in the office, you will be given stickers that must be affixed to both the boat and the trailer. These stickers must be re-affixed annually. Your boat registration must remain current in the office, as well as with DNR. After these steps have been taken, then you will be allowed to bring your boat into Beach Harbor. NOTE: Be advised, the Department of Natural Resource Police have full access to Beach Harbor to inspect boats and jet skis, as well as patrol our waterways.

2. Where do I keep my boat?

Your boat is to remain on your lot. Once a boat has been properly registered and stickers have been affixed, you may request to be placed on the Boat Yard Waiting list. You will be notified by the Boatyard Chairman when, and if, a spot becomes available. Remember, you are not guaranteed a boat spot within Beach Harbor. If the boat is too large for your lot, your only recourse is to keep the boat at your personal home, or find storage through one of many local marinas, at your expense. You may not cut down trees on your lot to accommodate space you require for your boat or vehicles.

Boats are not permitted in the overflow parking lots or in front of the Clubhouse.

3. Can I have a jet ski?

Yes, but you need to register it with the Office following the same procedure as a boat.

4. Is there a boat launch?

Yes, operating only for "launch and leave" and "arrive and retrieve" situations for a maximum of 30 minutes, and only on common property. Boats are not allowed to park within 50 feet of the launch area.

5. What are the current, established rules and regulations for use of the boat yard, launch, and waterways?

Refer to the Member By-Laws, Covenants and Restrictions, and Boat Yard Directive, for detailed information, as well as your DNR regulations.

6. Is parking provided in the boat yard?

Parking is not permitted inside the Boatyard. Golf carts are permitted in the designated area along the roadside. Spaces are very limited.

Amenities:

1. What amenities are available at Beach Harbor?

Pool, Spa, laundry, shower rooms, clubhouse, kitchen, 1 small pavilion, 1 large pavilion, tennis courts, playground, tot lot, horse shoe pits, shuffle board, beach, fishing pier, boat yard, and boat launch.

2. Is there a fee to utilize these amenities?

The Amenities are inclusive with full payment of your Annual Member Dues.

3. Can I rent out the Clubhouse, Large and Small Pavilion for Family Functions?

Yes. Submit a Reservation form to the Office, for the Director of Activities approval. Gatherings of up to 25 people do not need approval by the nine Board of Directors, but you must still request use of the common areas for functions. The Member must ensure that all guests observe the rules and regulations of the park and are responsible for their actions. Reservations are honored in the order which they are received. You must remove trash to the dumpsters and clean the area completely immediately after use.

4. Are there any other tidbits I should know?

Yes, there is a soda machine and bagged ice for sale at the rear of the Clubhouse. . The kitchen is open for lunch when there are volunteers to staff it on Saturdays between Memorial Day and Labor Day weekend. Please consider volunteering your time and contact the Activities Director.

Periodically, Fund Raisers are held by volunteers, to include pit beef and ham lunches, karaoke, dances, raffles, Family Fun Day. All members, their families, and guests are welcome. Please consider volunteering your time, and your ideas, in organizing an event or fundraiser.

Beach Harbor logo items are for sale in the Clubhouse. Please see the Manager for details.

Golf Carts:

1. What rules apply to use of golf carts within Beach Harbor?

No one under the age of 16 may drive a golf cart within Beach Harbor. All golf carts must have the site number placed on the cart in two conspicuous places; in the front and back or on sides, in letters not less than three inches high, preferably reflective. All golf carts must be equipped with a light in front, permanently affixed for use after sunset. Two colored reflectors, or lights, must be installed on the back of all golf carts. A maximum of four adult-sized people will be permitted on a golf cart at one time. Passengers are limited to the number of people for which you have legitimate seating. Speed limit of 5 MPH will be observed at all times. All passengers will remain seated at all times. Safe and courteous driving must be exercised. Safe driving includes not dragging your feet on the ground and not seating infants or children in your lap and allowing them to drive the golf cart. All golf carts MUST OBSERVE ALL ONE-WAY ACCESS ROADS, STOP SIGNS, AND GIVE RIGHT OF WAY TO ALL PEOPLE.

2. Am I allowed to ride golf carts outside the boundaries of Beach Harbor, on County and State-owned roads?

No, to do so would be in direct violation of local and State laws.

Pool/ Hot Tub:

1. How large is the pool and spa?

The pool holds 45,000 gallons of water and the spa holds 5,000 gallons.

2. What are the days and hours of operation of the pool and hot tub?

Both open for Memorial Day Weekend, 10:00 a.m. – 11:00 p.m., with adult-only swim from 8:00 p.m.-11:00 p.m. Through June 15, the pool will be open only on Friday, Saturday, and Sunday, from 10:00 a.m.-11:00 p.m., observing the same adult-only swim time. From June 15 through the Labor Day weekend, the pool will

be open seven days a week, Monday –Thursday, 10:00 a.m.10:00 p.m., Friday – Sunday, 10:00 a.m.-11:00 p.m.

3. What is the maximum bather load within the entire enclosed area of both pool and spa at one time?

Maximum bather load is 105, of which 14 are allowed in the spa at one time.

4. Will I be asked to leave the pool if the maximum bather load is exceeded?

Yes, our state and county permit has a maximum bather load. Guests will be asked to leave first, then Members.

5. Are there lifeguards at the pool?

No, as a semi-private public pool, Maryland COMAR Code does not require Beach Harbor to have lifeguards. However, we do employ Certified Pool and Spa Operators (CPOs) and Monitors.

6. How old does one have to be to enter the pool without an adult?

Those 14 years of age or older are allowed to enter the pool without an adult. The CPOs or other members of management may require proof of age before they will allow these youth to enter the pool. These youth will be sent back to their parents to provide proof of age.

7. How old does one have to be to enter the Hot Tub?

Maryland COMAR, enforced by the Department of Health and Mental Hygiene, requires no one under 18 years of age, with open wounds/sores, and contagious conditions, is allowed in the pool or spa. Violations subject Beach Harbor to a permit revocation, which would shut pool and spa operations down.

8. Who is in charge of the pool and hot tub?

The Manager and Certified Pool Operators are licensed to ensure your safety at the pool and spa. They have all rights to enforce State and County regulations.

9. Are boogie boards and inflatables allowed in the pool?

No! Boogie boards and large inflatables impede the CPO/Monitors ability to view bathers. Small children might find themselves in trouble while being hidden from the view of the monitors and others. Also, no balls are allowed in the pool area.

10. Are pets allowed in the pool/spa?

No pets are allowed within the enclosed pool and spa area, with the exception of a certified special needs dog. The certified “working” seeing-eye dog will be allowed on the pool deck only, and shall remain on a leash at all times.

Guests:

1. Are there rules governing the admittance of guests within Beach Harbor?

All guests must be registered with the Office and Gate House. The member assumes all responsibility for their guests and ensures they follow the rules and regulations of the park. All guests must be met at the gate by the Member. Guest vehicles will remain in the overflow parking area, unless the Member has room for their car on their lot, and must display a Guest vehicle hang tag. The number of guests a member may have in the park is subject to Board approval.

2. Can guests utilize the park amenities?

Yes, again, subject to following the rules and regulations of each, and subjecting the Member to full responsibility for the actions of their guests.

3 What will happen if a guest becomes unruly while visiting Beach Harbor?

The guest will be asked to leave the park, and a violation notice issued to the Member. Incidents occurring with guests are reported to the Board of Directors and a report is placed in the Member's file.

Rentals:

1. Are there rental spaces available in Beach Harbor?

Although Beach Harbor is not in the rental business, we do maintain four transient sites that are available overnight, weekly, monthly, or seasonally, for a designated fee set by the Board of Directors annually. Travel trailers, RVs and 5th Wheels with a minimum length of 24', are allowed (no pop-ups or tents are allowed).

2. Are renters allowed to utilize the amenities?

Yes, with some limitations.

3. Are renters allowed to bring boats into Beach Harbor?

Yes, one boat per renter is allowed in the park, subject to the maximum length of 21'0". The boat MUST be pre-registered with Beach Harbor prior to gaining access to the park. Once registered, a temporary pass will be issued only for the length of stay in the park. All rules of the waterways, boat launch area, and park rules must be adhered to. Renters' boats must remain on the rental lot and not be placed in the overflow parking area. If there is not ample room on the rental lot, the boat will not be allowed to enter Beach Harbor.

4. Is parking provided for renters?

Limited parking is available on the rental site. Renters may be asked to leave their vehicles in the overflow parking area.

5. As a member, can I rent my lot to others?

Yes, but the Member cannot then be at that sight. Renting your lot conveys all rights and privileges of Membership and is subject to established rules and regulations. A Guest/Renter Permission Form is submitted to the Office for approval. It is your responsibility to provide their access, via your personal gate card. Renter boats MUST be pre-registered with the office, and be no longer than 21'0" in length, with a valid DNR registration submitted to the Office. The Member is responsible for informing the Renter of the Rules and Regulations of the park and assumes all responsibility for the Renter and the Renter's actions in the park.

Pets:

1. Are pets allowed in Beach Harbor?

Only domesticated dogs, cats, and birds are allowed in Beach Harbor.

2. What are the rules governing pets?

All pets must remain on a leash at all times. No excessive barking is allowed. All pet's excretions must be picked up by owners. No pets are allowed in playgrounds or on the beach. There is a walking area adjacent to the dumpsters. BE SURE YOUR PETS DO NOT RELIEVE THEMSELVES ON BEACH HARBOR'S LANDSCAPING OR AMENITIES AND PICK UP AFTER YOUR PETS AT ALL TIMES.

Parking:

1. Are there established vehicle parking areas in Beach Harbor?

Yes, members may park on their lots only. They shall not park on common property or other members' lots, unless they have written permission from Member and it is submitted to the Office. Violation notices will be issued. Limited overflow parking is available outside the gates. Spaces are not allowed to be "saved" with a golf cart. No trailers are allowed in the overflow parking area.

2. Are there areas where vehicle parking is not allowed?

Parked vehicles are not allowed at the beach, fishing pier, horseshoe pits, playgrounds, pavilions, tennis courts, in front of rental lots, or any common area. Thirty minute parking is allowed at the boat ramp for "launch and leave" and "arrive and retrieve" situations. Violations will be issued to those not respecting vehicle-parking requirements within Beach Harbor.

3. Are there established golf cart parking areas within Beach Harbor?

Yes, at the "F" Section playground, the established parking area on gravel at the fishing pier/beach/horseshoe pits, at either side of the clubhouse, and outside the fence line of the boat yard in the designated area only. Golf carts are not allowed in the overflow parking lot next to the gatehouse and dumpsters. Additionally, golf carts shall not remain at our around the Clubhouse for extended periods of time, they must be removed to your lot.

Dumpsters/Roll-Offs:

1. Are dumpsters provided on-site?

Yes, provided for members only and subject to established rules and regulations. We offer 8 yard dumpsters for white bag household trash ONLY, 30 yard roll offs for holiday white bag household trash overflow, and 30 yard lawn debris. These dumpsters all go to corresponding waste facilities. If other material is in a designated dumpster, it will be taken by the contractor to the most expensive landfill, in total. Beach Harbor costs for waste removal are directly related to Member use and compliance.

2. What are the rules governing use of the dumpsters?

HOUSEHOLD/WHITE KITCHEN BAG GARBAGE ONLY is allowed in the dumpsters. NO CONSTRUCTION DEBRIS – WINDOWS, DOORS, METAL STRIPS, BRICKS, FURNITURE, MICROWAVES, LUMBER, PROPANE TANKS, CHAIRS, BICYCLES, BEDS, MATTRESSES, APPLIANCES, ET CETERA, ARE ALLOWED IN THE DUMPSTER AREA. Anything other than regular household garbage must be removed from Beach Harbor by the member. DO NOT place items you think others might use in this area as a "freebie". This amenity increases the cost to all Members, by the contractor for each violation. Cameras are in place to monitor abuse of the rules. Violations will be issued for non-compliance.

3. What is a roll-off?

A roll-off is an extremely large, deep, rectangular dumpster that holds 30-yards of debris.

4. When and why are roll-offs brought into Beach Harbor?

Four times a year Beach Harbor offers a 30-yard roll-off during Memorial Day, Fourth of July, and Labor Day weekends. In spring and fall, a Yard Waste Dumpster is brought in for pinecones, small sticks and leaves.

5. Where do I dispose of large items, debris, and construction material?

The Q.A. County Transfer Station is located Gravel Run Road, off Route 18 Grasonville. Questions: call 410-827-8526. Additionally, construction debris is only accepted at R.B. Baker's, Rt. 18 Queenstown, 410-827-8831. Transfer Stations require dump tickets obtained at local retailers, and Baker's charges by load weight.

Crab Box:

1. What is a Crab Box?

There is a refrigeration unit at the Maintenance Shed for "temporary" storage of your "catch of the day". All fish and crabs placed in the Crab box must comply with all State and Federal laws, and must display your lot number and name. The Maryland Department of Natural Resources (DNR) police, have unencumbered access to Beach Harbor and will issue citations to violators. Know these laws. Beach Harbor has a no tolerance rule for violators. **This is a courtesy for Members, of which the Board of Directors assumes no responsibility for the use and contents of the unit.** Keys to the cooler may be obtained from the Office.

Beach Harbor Utility Trailer:

1. Does Beach Harbor have a trailer I can use to remove large quantities of debris to the landfills?

Yes, there is a utility trailer available for Members only. The Member must contact the office inquiring whether it is available on a certain date. If the utility trailer is available, they must request to have it reserved for their use, giving an anticipated time frame that they will have the trailer in their possession. The trailer requires a 2" ball for hook-up. Members must note, once the trailer is attached to their personal vehicle, all responsibility for damage to the trailer, theirs or others personal vehicles or personal property, and bodily damage to others is assumed by that Member.

2. Is there a fee to use this trailer?

There is no fee assessed to Members for use of the utility trailer.

3. What are the rules governing the use of this trailer?

The Member will assume all responsibility for damage to the utility trailer. The Member will return the utility trailer to the exact location of pick-up, completely cleared of all debris. Beach Harbor reserves first right for use of the utility trailer and from time-to-time, may have debris already within its confines when a Member may have reserved use. Beach Harbor will make a best effort to have the trailer emptied, but the Member may have to reschedule another day to use the trailer. There is a container on the trailer which holds the trailer registration should you need it while in transport.

Quiet Hour & Curfew:

1. Are there established hours of quiet time in Beach Harbor?

Quiet hours within Beach Harbor are between 11:00 p.m. through 8:00 a.m.

2. Are there curfews for children?

Yes. Children under the age of 16 MUST be back at their lot and not anywhere on common property after 11:00PM unless accompanied by their parent or supervising adult over 18.

3. How are these quiet hours enforced?

Staff members on patrol will monitor excessive noise within the park, and will issue, first, a verbal warning. If it is necessary to return to the source of excessive noise a second time, a written violation will be issued to those present that will subject all parties to a Board review.

Weapons: Guns, Firearms, Crossbows, Bow and Arrows

1. Are there rules and regulations pertaining to the use of the above listed fire arms, et cetera?

At no time are guns, firearms, crossbows, bow and arrows, or any other weapons allowed in Beach Harbor.

EXCEPTION: Effective March 20, 2017: The Office, Maintenance Staff, and Gate House Staff carry a keychain, 1/2 oz. container of pepper spray. The pepper spray will be used with compliance to Maryland State laws, in extreme circumstances only, where there exists a real threat to human life.

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