

ICW Access/Common Area FAQ's

Important Warnings

Please read before use of the Boardwalk or entering the ICW Common Area

A) Board Walk is for Foot Traffic Only

B) Use of the Boardwalk and ICW Common Area is at your own risk

C) Association is not liable for injury

1) How does access to the ICW/Common area work?

The access to the ICW/Common area is via an easement which crosses over private property on Lot 7.

The wooden walkway is maintained by the Owners Association,

2) Where is the Common Area?

The common area starts at the end of the walkway where the waterfront lots end.

The common area includes all the marsh area beyond these lots.

This is shown as Tracts B and C on the "Exhibit A" plat found on the home page at ohenc.com.

<https://img1.wsimg.com/blobby/go/3f3106fb-c5cf-4ba7-9fd7-63016ed0b848/downloads/Exhibit%20A%20map.pdf?ver=1606401591619>

3) Who owns the docks on the waterway?

All the docks and piers are private property.

There is no community dock.

4) What are my rights in the common area?

Any owner (or their guest) can access the common area.

This includes walking along the shell berm, fishing from the shore and entering the waterway from the shore.

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5) Why is the walkway “foot traffic” only?

The Declaration clearly states that access to Common Areas is “pedestrian” only.

- It also states that parking in Common Areas is not allowed.

Based on the Declaration the Board is required to limit the use to foot traffic.

Other facts:

- The walkway is over 20 years old.
- The surface of the walkway was replaced at a significant cost in 2017.
- Support posts and beams have never been replaced.

5) What are the rules for usage?

Rules are stated on the signage.

Failure to comply can lead to a fine of up to \$1,000 and a ban on the use of the walkway for the owner and guests