

**ADOPTED POLICIES, RULES AND REGULATIONS  
OF ELIZABETH'S LANDING COMMUNITY ASSOCIATION, INC.  
PASADENA, MD. 21122**

**May 2008**

The purpose of this document is to inform the unit owners of Elizabeth's Landing about the policies, and the rules and regulations of the Association. This document is a compilation of the current policies, and rules and regulations adopted by the Boards of Directors. It is document is recorded in the Anne Arundel County Circuit Court and placed into the County Land Records Depository Box for ELCA Documents. In accordance with the Maryland Homeowner's Association Act, this document is part of the package of ELCA documents which is provided to each new homeowner.

This document is organized as follows: I. General policies of ELCA. II. Policies that relate to the individual units and lots. III. Rules and regulations that are specific to the structures on the common property and facilities. IV. Rules and regulations specific to waterfront landscaping. V. Rules and regulations specific to non-water related areas on common property including the tot lot and the farm house. VI. Water-related rules and regulations.

To compile this document the ECLA Board of Directors reviewed all documented policies, rules and regulations from the beginning of the Association that could be located. All documented policies, rules and regulations, or their updates, were incorporated into this document, and new policies were included. The Board also reviewed the current Maryland Homeowners' Act which is the law under which our incorporated Association operates; as were relevant parts of the Anne Arundel County Code. Please note: This document is consistent with current requirements of the Maryland Homeowner's Act and of AACounty Code, however it does not contain all aspects of the County Code that pertain to our property. It is the responsibility of each owner to follow County Code as appropriate.

This document supersedes all previously adopted policies, whether recorded or not; and, rules and regulations for Elizabeth's Landing Community Association, Inc. However, any relevant Federal, State or County Code and regulation takes precedence over this document in the event of a conflict. Also, the ELCA Declaration of Covenants, Conditions and Regulations; the ELCA Articles of Incorporation; and, the Bylaws take precedence over this document in the event of a conflict.

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Note: Any exterior changes to the appearance of a unit or lot must be approved by ELCA Office/Board in advance and may need a county permit. ELCA Office 410-437-7309; [www.elizabethslanding.com](http://www.elizabethslanding.com). AA County Inspection and Permit office (Permit Application Center) 410-222-7730; [www.aacounty.org/IP/PAC](http://www.aacounty.org/IP/PAC). Work Smart - Prevent a redo or removal!

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## I. General Policies

### 1. Animals.

A. Animals. An animal must be on a leash at all times when on common property; and in unfenced yards. Under Anne Arundel County animal control laws, a pet owner will keep pets under direct control at all times. For enforcement and help with a stray animal or wild animals, contact the Anne Arundel County Animal Control Office 410-222-8900.  
<http://www.aacounty.org/animalcontrol/>.

B. Animals must be properly cared for at all times. An animal may not be left alone chained/tied to the front steps of a unit. An animal is not to be left barking for extended periods of time causing neighbors to be disturbed. If an animal is left outside in extreme weather for long periods of time without appropriate food and/or drink, the Animal Control Office may be contacted.

C. Animal waste. Animal waste causes serious problems if it is not cleaned up. It breeds flies, causes odors, attracts rodents and detracts from appearance and safety of the community. Residents must immediately clean (that day) up after their pet in their own yard and/or in the common area. A violation of this policy may result in an Anne Arundel County Health department inspection of your property and/or the common property.

D. Animals at Brady Recreation Area. An animal at the Brady Recreation Area must be on a leash at all times for the safety of others. Animal waste must be immediately cleaned up.

E. Pet declared a nuisance and removed. A resident of Elizabeth's Landing who is not following these animal-related policies may have a pet declared a nuisance and be removed from the property (by the Board of Directors following the ELCA Covenants). Animal Control may be contacted for the protection of the animal, residents in the community, and our property.

**2. Concern/complaint.** Concern/complaint must be in writing and addressed to the Association Office/Board. An owner/resident may use the ELCA Concern/Complaint Form (from the Association Office or Website) or may just submit an issue in writing. Be prepared to have a possible solution and if necessary be willing to help with the solution. The Association Office/Board will not act on anonymous complaints. Your name will not be disclosed to the party about whom you are expressing a concern/complaint.

**3. Disability – access.** Parking places are for use by any properly marked vehicle. Plans for exterior modifications to any unit or to a common area to provide access for the disabled must be approved in writing by the Board of Directors. Contact the Association Office for additional issues.

**4. Driving on common or private property.** In general, driving of vehicles or vessels is not allowed on common property. When it is necessary to drive a vehicle to the exterior of a unit, a

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driver who goes across common property is subject to paying the Association for any property damage done by the vehicle including causing ground ruts from the tires. When it is necessary to drive across private property, property owners should be asked for their approval. Any damage caused as a result of that drive is the responsibility of the driver or homeowner and shall be settled by the parties involved. The Association recognizes that driving across property may be the best or only means of transporting items to and from the rear of unit and owners/residents are strongly encouraged to work cooperatively when this is needed.

## **5. Inspections.**

### **A. Routine inspections.**

i. In order to comply with Article VI Section 2 of the Declaration of Covenants, Conditions and Regulations of Elizabeth's Landing Community Association (Liber 3326 Pages 562 through 585 registered with the Clerk of the Circuit Court of Anne Arundel County), the Board of Directors, or its designated agent(s) must make periodic exterior inspections of the units and the private property in the community. This is required to maintain the architectural integrity and harmony of the entire community, and to assure that all properties are maintained. A notice of violation(s) will be mailed to an owner and corrections should be made within 60 days.

ii. If you dispute an inspection or if you have a reason for not being able to comply with the policy(ies) specified on an inspection sheet, you must immediately advise the Association Office in writing. The Board of Directors will review your request and reply in writing within 30 days.

### **B. Presale processes and inspections.**

i. As soon as an owner decides to sell a property, he/she must contact the Association Office for a written exterior inspection report on the unit and private property, and a review of the owner account to determine if the account is current and in good standing. The Association will conduct a pre-sale property inspection, check the accounting records, and notify the owner within five (5) business days after receiving notice from the seller. An inspection report will identify needed maintenance, repairs or replacements on the exterior of the unit, any violation of items on the property or the condition of a property that must be brought into compliance with the ELCA Declarations, Covenants, Common Area Rules and Regulations and its policies. The Association reserves the right to enforce the Covenants, adopted policies, and rules and regulations against the seller of a unit. If a seller has an account with the Association's attorney, that debt continues to be the responsibility of an owner and does not transfer to the purchaser. If a unit or property violation is not corrected or fully resolved prior to closing, a title company will be requested to hold funds in escrow in an amount sufficient to bring the property into compliance, and to fully reimburse the Association for all outstanding debts. If the Association is not aware of a title company as sometimes happens when private sales occur, the Association may seek recovery from a seller for the costs associated with bringing the property into an acceptable condition.

ii. A seller is responsible to purchase a copy of the ELCA governing documents and other ELCA materials for a fee established by the Board of Directors of the Association, and to provide these documents to the purchaser in accordance with the Maryland Homeowners' Association Act.

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iii. A seller is responsible for removing all belongings, items for donation or trash before vacating the property. County bulk trash may be contacted for a free pick up before an owner vacates the property. Other ways of trash removal are included in the ELCA newsletter or are available by calling the Association Office. If the Association has to remove items, a seller will be invoiced for the expense and held liable for payment.

**6. Homeowner's Association (HOA) dues - payment due dates.** The monthly dues described in Article IV of the Declaration of Covenants, Conditions, and Restrictions are due and payable on or before the first of each month. After the fifteenth of the month, the payment is late and late fees and other charges may be added as provided for in the ELCA Covenants.

**7. Parking. Assigned in harbours and permits; parking on common property; towing.**

**A. Parking spaces.** Each unit in Elizabeth's Landing has two parking spaces available for their regular use. The spaces are numbered and are painted between the tick marks. All unmarked legal parking spaces will be available on a first come basis. These spaces are for short-term parking only. On a long-term or regular basis, residents are not permitted to park in the unmarked spaces leaving their assigned spaces vacant to accommodate their guests. No vehicles/vessels may be parked on private unit property or nearby common property. Unmarked parking spaces are to be used on a first come, first park basis. Vehicles may park in an unmarked space for a short period of time and must be rotated out. If a vehicle needs to be parked for a length of time, the owner/resident should check with the Association Office to see if a space in the storage lot is available. Fees for use of space in the storage lot are pro-rated for short-term use.

**B. Parking permits.** ELCA issues parking permits which are individually numbered. The Association Office keeps records of permits issued by the number of the permit and the unit to which it is issued. Each unit is given three parking permits. Parking permits must be displayed on/in the vehicle at all times when parked on the harbours or the common property. There will be a charge for additional permits and for replacement permits and the amount will be set by the Boards of Directors.

**C. No parking allowed**

- **in marked areas.** There is no parking at any time by a fire hydrant, where a curb is red, or where a fire lane is marked because this part of the road needs to be available for emergency vehicle.
- **by postal boxes.** There is no parking allowed at the postal boxes because it would block the postal carrier's vehicle from delivering mail.
- **during snow season.** There is no parking at the end of each harbour during snow season because this is where the snow plows need to push the excess snow.
- **Motorcycles** may not be parked on the lawn or sidewalk.

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**D. Parking on Common Property.** No parking on common property to sell a vehicle or trailer of any kind. This includes no parking on the common property in front of the recreational storage lot for any length of time other than to transport items in or out of the lot.

**E. Towing.** The Association Manager will not ticket vehicles which are parked in a marked assigned parking space. If a resident wishes to have a vehicle towed because of being parked in a marked space, it will be his/her responsibility to contact a towing company to have the vehicle towed.

### **8. Sewer Line Blockages.**

The unit owner is responsible to keep the sewer line open from the unit to the outside of the unit, and through the line to the point where it connects to the common line. If the source of the blockage is determined to have come from a specific unit, then the owner of that unit will be responsible for the repair bill to clear the entire blockage including the blockage in the common line and into the main.

If the blockage in the common line is determined to be a problem caused by tree roots, a break, collapsed pipe or other issue, the Board of Directors with the help of the plumber, will decide who will be charged for the expense of the clearing of the line.

### **9. Sidewalks.**

The individual owner owns and has responsibility for the sidewalk that comes out from the unit steps and for the sidewalk that crosses through the property at the end of the front yard. The unit owner is responsible to maintain the sidewalk in a safe condition, particularly the sidewalk that goes across the front yard that all walk along. If parts of the sidewalk concrete are uneven or damaged it may be considered a trip hazard and create an unsafe condition. The annual unit inspections will include the sidewalks, steps and landing of each unit.

### **10. Signs.**

**A. Allowed or removed.** A sign that is not in compliance with the law or with ELCA policy may be immediately removed. Signs that are permitted on common property or individual unit property are as follows:

**B. Common property.** Real estate signs are permitted at the front of the community along Fort Smallwood Road after 4 p.m. on Friday through 9 a.m. on Monday. These signs are not permitted in the middle island; only on the sides of the entrance to the Community.

Other than real estate signs, only ELCA approved community signs are permitted in the island at the front of the Community.

Election signs that relate to candidates or issues may be placed on the common property as designated by the Board of Directors.

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C. Individual unit property. Real estate for sale or rental signs are permitted.

ELCA follows the Maryland Homeowner's Association Act and any other relevant laws regarding the posting of public election signs on candidates or issues on private property. You may access this Act at <http://www.dsd.state.md.us/comar/Annot Code Idx/RealPropIndex.htm>. Then click Homeowners Association Act Title 11B-111.2 which describes the posting of candidate and position signs.

**11. Towing of vehicles/trailers and water vessels parked in harbours.**

This policy applies to parking violations on ELCA property or on unit property, but it does not apply to violations in the recreational storage lot. For the recreational storage lot violations, see the ELCA water-related rules and regulations. Towing will be consistent with the ELCA Declaration of Covenants, Conditions and Regulations, and policies and rules and regulations established by the Board of Directors. In addition, Anne Arundel County regulates what types of vehicles may be parked in residential areas on county roads. These regulations prohibit 18-wheel trucks from being parked on county residential roads. Elizabeth Landing Way, Marblehead Way, and Wheelhouse Way are county residential roads. Violations of this restriction may result in a police issued ticket, a fine, and/or towing.

A. Expired Tags or Disabled vehicle(s). It is not necessary for ELCA to give a warning notice in advance of towing of vehicles or other motorized items that have expired tags and/or are disabled or in need of repair. In Anne Arundel County, a car with a flat tire(s) is considered a disabled car and may be towed as such. The Association may immediately tow them at the owner's expense. If you need a place to keep such a vehicle for a short time, you may check with the Association Office and you may license a space in the storage lot for a pro-rated fee, if a space is available.

B. Parking violation notices and towing.

i. The first parking violation: The Association Manager will notify vehicle/trailer or water vessel owners by placing notification on the item(s) that it (these) will be towed after 48 hours of said notice.

ii. The second parking violation notice shall state that the vehicle/trailer or water vessel will be towed after 24 hours of this notice.

iii. The third parking violation notice means the vehicle, trailer or vessel is/are subject to immediate towing.

C. Repeat violations. After three violations during the year, one becomes a repeat offender. For repeat offenders, there will be no notices and a vehicle/trailer or water vessel will be immediately towed.

D. Towing Charges. The owner of vehicle/trailer or water vessel will be responsible for towing charges.

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**12. Trash.**

A. Trash is to be placed at curbside after 4:00 p.m. on the days designated by Anne Arundel County. Violation of this policy could result in a \$25.00 fee being assessed to the owner. For bulk trash - - contact A.A. County by calling (410)-222-6100 x (3010) to arrange for free pick up and let the Association Office know of this arrangement.

B. Trash must be disposed of in closed trash bags or containers with lids kept tight on them. Trash that is on the unit property must be set out for pick up on the next trash pick up day. It must not be on the private property for more than two (2) scheduled trash pick up days.

C. Loose, unbagged, or open bagged trash is never allowed in the unit back yard, side or front yard at any time whether the yard is fenced or not. If this policy is violated, the health department may be called to inspect. There are a number of wild animals in the area including but not limited to, raccoons, possums, rats, mice and fox that like to get into trash; we must try to prevent that.

D. No loose trash is allowed on common property. Trash containers are located at the Brady Recreational area for trash disposal when using that area.

**13. Waterline breaks.** ELCA and the County will determine who is responsible for paying for all waterline breaks that do not fit into the following policies:

A. The expense of any repairs for any waterline break between the external water cut-off and the water main of any unit in Elizabeth's Landing will be paid by Elizabeth's Landing Community Association.

B. The expense of any repairs for any waterline break on common ground will be paid by Elizabeth's Landing Community Association. The expense of any repairs for any waterline break on county property will be paid by the County.

C. The expense of any repairs for any waterline break between the external water cut-off and the foundation of the unit will be paid by the owner of the unit. This policy applies no matter whether the unit owner or the Association contracts for the repair.

**14. Yards**

**A. Bushes and trees.** Keep trimmed with a neat appearance.

i. If dead, it must be removed in a timely manner by the owner or a designated agent for the owner. If living, then check with the Association Office before removing. The DNR may need to approve removal.

ii. On the waterfront hillside, any types of plantings must be in compliance with the critical area. The Association Office has information on what is allowed, or DNR will be contacted.

**B. Flowers.** Flowers of any kind are allowed on your property whether waterfront or inland.

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C. Grass Cutting. Grass needs to be cut on a regular basis seven to ten days (7 – 10 days) depending on the weather. A five-day (5-day) written notice to cut the grass will be given to those who do not abide by this policy. After fifteen (15) days, the Association will send a notice that someone will be in to cut the grass and the charge will be billed to the owner's account.

D. Items in front/side yards. Items such as lawn furniture, children's toys, tools, trash containers, recycle bins, etc. may not remain in a unit's front or side yard overnight.

i. A unit's front entry porch may not be used for storing any items.

ii. Any item(s) that could prove dangerous to other residents or their children shall not be left outside after use.

iii. No tarps, or other items may be hung over the fences or railings for more than an eight hour (8-hour) period.

E. Maintenance of some of the common property by residents. If an owner wishes to maintain any of the common area around one's unit, the Board and possibly DNR must approve first approve this request in writing. This is important because ELCA is designated as an Anne Arundel County Critical Area community. The MD DNR determines what we can and cannot do with our land. We will work directly with DNR or we will help you in working with our DNR contact person. Any violation of the DNR requirements could bring a fine or other penalties to ELCA and we are committed to remain compliant to county code.

F. Window or rail flower boxes. Window or rail flower boxes are allowed as long as they can be removed when the plants die or become unsightly.

G. Vines. Some vines are allowed and some are not according to the DNR. The listings are in the Association Office. The growth of vines on individual units is highly discouraged because they may draw moisture that can lead to mildew around and even into a unit. No vines are allowed to grow above the gutter line.

#### **15. Yard Sales – community sponsored and individual**

A. Community sponsored yard sales will be scheduled for the spring and fall. For these sales, the Association will advertise in a local newspaper (Maryland Gazette). Owners and residents are invited to set out their items for sale along Elizabeth's Landing Way, Marblehead Way, and Wheelhouse Way and any other harbour during the hours advertised.

B. Individual owners and residents may have their own yard sale and advertise on their own so long as their items for sale are kept on their individual unit property – it may not be on common property. A unit may have up to four [4] yard sales per year. Contact the Association Office to advise of the date that you plan your own yard sale.

C. No yard sale is allowed on the property in front of the recreational storage lot.

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## II. Individual Unit and Property ARCHITECTURAL AND MAINTENANCE POLICIES

### **Introduction: ELCA approval and AA County permits.**

It is the responsibility of the unit owner to obtain any and all required Anne Arundel County permits for work on the units or private property. The County requirements are on the AA County website and at the Permits office. See footnote for contact information.

The ELCA Covenants, Article V provides that no exterior change, addition or alteration can be made to any lot (unit and grounds) unless the unit owner obtains prior written approval from the Board of Directors. A unit owner must submit any proposed change, addition, or alteration in writing, even though it may be covered in the policies.

The ELCA policies are intended to supplement Federal, State and Anne Arundel County Laws and Regulations. If there is a conflict between the policies and Federal, State and Anne Arundel County Laws; Federal, State and Anne Arundel County Law and regulations will take precedence over this document.

An ELCA request will be reviewed by the Association Manager and/or Architectural Committee or Board designee. If a request is fully within established policies then the Association Manager will approve the request. If a request is different from established policies, the Board will review and act on the request within thirty (30) days after receipt of the request. When a request is approved, the work must be completed within 60 days; if not, then a request must be submitted to the Association Office to extend the time period. After the period to complete the work, the Association may inspect it for compliance.

### **1. Address numbers on exterior of unit.**

#### **A. End unit locations.** End unit numbers may be placed:

- i. at the center of the window trim above the front window closest to the end of the unit
- ii. over the entrance door.
- iii. on the exterior wall of the unit close to the door.

#### **B. Interior unit locations.** Interior unit numbers may be placed:

- i. over the entrance door.
- ii. on the exterior wall of the unit close to the door.

#### **C. Visibility.** Every unit must have unit numbers clearly visible for fire or police response.

**2. Balance beams.** Beams are permitted only in fenced yards. The top of the beam must not be more than fifteen inches (15") above the ground. Beam length must not exceed ten feet (10').

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**3. Chimneys.**

A. Paint and color. Units that have a chimney must keep it painted dark brown. A high-heat resistant rustoleum paint is suggested because the chimney is metal.

B. A second chimney. The addition of a second chimney is allowed provided that the style matches the color and style of other chimneys in the community. The chimney must be installed on the rear part of the roof and not be visible from the front of the unit.

C. External chimneys for wood stoves or fire places. External chimneys below the roof line are not allowed.

**4. Colors for the exterior of the unit.** What is allowed; what is not allowed.

**Approved Paint Color Table – Color Match**

McCormick Paint Color or Equivalent
Harness Shop Tan #104
Tavern Beige #111
Black #200
Foxhall Green #202
Copperleaf #207
Hearthstone #216
Farm House Red #217
Carmel #221
Fairfax Brown #222
Old Colonial Red #225

A. Attic Fan Ventilator. The ventilator must be painted to match the color of the roof. Allowable shingles and colors are: 1. Certainteed cedar brown = Fairfax Brown paint; or, 2. Certainteed slate gray = Hearthstone paint. The paint in both colors is available at the Association Office.

B. Bay window raised-seam roof. Must be painted in one of the following approved McCormick colors or equivalents. See Bay Window Raised Seam Roof Approved Colors table.

**Bay Window Raised Seam Roof Approved Colors**

Farm House Red	Fairfax Brown	Old Colonial Red	Copperleaf
Hearthstone	Foxhall Green	Carmel	Black

C. Brick. No painting allowed and it must be maintained.

D. Concrete foundation – rear wall of unit. Painting allowed in color to match the current color of the cement.

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E. Chimney flue stack. The stack must be painted dark brown. Because this stack is metal, a rustoleum dark brown paint is recommended.

F. Doors. White is not an acceptable color for a front/side entry door. Repainting allowed in one of the approved colors. See Approved Paint Color Table. Only one color per door permitted.

G. Fences. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

H. Gutters and down-spouts. No color changes permitted. Harness Shop Tan or equivalent is the only approved color.

I. Heat pump enclosures. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

J. Lattices. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

K. Railings at the front/side entrance. All railings must be painted black. Rust-oleum is recommended if the railing is wrought iron.

L. Siding. No color changes permitted.

M. Shutters. Repainting allowed in one of the approved colors. See Approved Paint Color Table. All shutters on the home must be the same approved color.

N. Soffits/fascia. Soffits/fascia must be Harness Shop Tan (McCormick) or equivalent.

O. Trim. No color changes permitted. Harness Shop Tan or equivalent is the only approved color.

**5. Deck - deck railings- deck stairs and landings.** Important: Check to see if an Anne Arundel County permit is needed prior to construction.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color/stain. If a deck and its railings and stairs are constructed of pressure treated lumber, and not of Trex® or other ELCA approved composite material, then it may have a finish put on it. The color/stain that is put on the lumber must be the same for all parts of the deck, its railing, stairs and landing(s). A list of approved colors and stains is available either through the

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Association Office or on the ELCA website which are a colorless, transparent natural cedar, redwood, or a driftwood grey.

If Trex® or other ELCA approved composite material is used, then all parts of the construction must be of the same color and material. The Association Office has a few samples of various composite material blocks to view.

### C. Deck dimensions.

i. A main level deck must be:

- Rectangular in shape;
- Not more than twelve foot (12') projection from the rear of the unit; and,
- a minimum width of fourteen foot (14'), with maximum width not to exceed the width of the unit.

ii. A cantilevered deck is allowed only on the main level.

iii. Bedroom level deck must:

- be rectangular in shape
- be a maximum of six foot (6') projection from the rear of the unit provided it meets AA County Code and the main level deck projects twelve feet (12'). If the main level deck projects 10 feet, then the bedroom level deck may only project five feet (5').
- be a minimum width of fourteen foot (14'), with maximum width not to exceed the width of the main deck
- be with posts and other supports from a second story deck
- be designed and constructed to be integral part of any other existing deck or structure below
- not be a cantilevered deck; and,
- not have descending stairs.

### D. Materials.

i. Structural support posts and other structural components for a deck: All support posts and other structural components must comply with Anne Arundel County Code. Support posts must be 0.40 ground contact pressure treated lumber, be the size specified by the County, and extend to a concrete footing thirty-six inches (36") below grade level from the existing ground level. This applies to all decks whether they are made of lumber or a composite material.

ii. Pressure treated lumber deck: The deck and its railings, stairs and landing(s), if applicable, must be made of 0.40 ground contact pressure treated lumber.

iii. An ELCA approved composite material deck. Trex® or other ELCA approved composite material may be used to construct a deck, railings, stairs and landing(s). For this type of deck, pressure treated lumber is used for the structural support posts and any other structural components. When finished, the structural support posts and other visible, structural components should be covered with the same material that is used on the deck. Usually a sleeve is placed over the posts, a cap on the top of each post, and there may or may not be a post skirt at the bottom.

iv. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

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E. Deck railings. The decks with the sunburst design railing that were installed by the developer are exempt (grandfathered acceptance).

i. Vertical pickets. All rails must be the vertical picket style, not horizontal or sunburst designs. The pickets may vary in design (rectangular or circular) and should not exceed 1" – 1 ½" in width if rectangular, or 1" – 1 ½" in diameter if it is circular.

ii. Location. Picket railings must be used on a bedroom level and a main level deck, and must match the design of the railings.

F. Deck stairs and landing(s).

i. Color. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

ii. Design. Stairs may be constructed parallel or perpendicular to the deck, or they could run away from the unit on the main level with an intermediate landing and the stairs lower than the landing could run parallel to the unit. If the deck is greater than fourteen foot (14') across the back of a unit, the stairs may run away from a landing - out into the backyard with or without a landing - this would be perpendicular to the deck. Special approval must be requested for any staircase to be placed parallel to 12 foot (12') decks. The top of the stairs may not be further than twelve foot (12') out from the back of the unit. A twelve foot (12') deck that has the stairs descending parallel to the deck must have a cut-out in the deck to allow the stairs to descend and be of sufficient space to allow descending safely ( without hitting one's head on the deck). A ten foot (10') deck may have a landing that extends up to two foot (2') from the deck edge with the stairs then descending. The stairs may descend either parallel or perpendicular to the deck.

iii. Location. Stairs may only be constructed on units with a deck and they must be an integral part of the deck.

iv. Landing(s) size. Landing(s) size shall be included in the proposed specifications that must be provided to the ELCA Board so that it can be approved before purchase of materials or construction. Usually landings are not to exceed 48" x 48".

**6. Dog houses.** All dog houses are prohibited in Elizabeth's Landing. Dog runs on private property are prohibited with the exception of police dogs or personal assistance dogs. These exceptions must be granted in writing by the Board of Directors. Such permission is granted only for the time the owner has one of the above types of dogs. If the owner sells the property, the dog run must be removed and the ground left clean and in good condition before vacating the premises. If not, the Association may find this a violation and may have funds held in escrow to return that part of the property to a clean and good condition. Sheds may not be used as a dog house.

**7. Entry doors – front or side door for end unit and rear door.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

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B. Color. The door must be painted only one color that is ELCA approved color.

C. Design. The door is of colonial style. The door is an approved model from the following table. The manufacturer of the door is the choice of the owner.

D. Materials. Front entry doors may be replaced with doors made of solid wood, metal, or fiberglass.

**Table of Approved Entry Door Types**

Description	
Two Lights at Top	No Lights at Top
9 Light – 2 Panels-Bottom	Oval with 2 panels-Bottom
9 Light - Crossbuck	Oval with no panels
Fan light or semi circle with clear, textured, or beveled glass with brass spokes and/or brass design	One rectangular light (centered vertically)
Two rectangular lights (centered vertically)	4 light with arched tops on each light
Note: You must submit a request with a picture of the door that you wish to install prior to purchase. This is for your protection and ease of approval by the Association.	

**8. Storm Door.**

Existing storms doors in the community with prison-like or similar bars were grandfathered in many years ago. New or replacement storm doors are not allowed to have prison-like or similar bars.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Acceptable colors are almond, white, brown, black or color to match identically with shutters or front door.

C. Design. Crossbuck, two panel, full-view, 9 light grill, or 12 light grill design are acceptable. No other designs are acceptable without written approval of the Board of Directors.

**9. Atrium door, french door, or sliding glass door.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color of trim. An atrium or french door may replace existing sliding glass doors provided the trim is white.

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C. Locations. An atrium door, a french door, or a sliding glass door may be installed on the rear of a unit on the lower level or the main level. An atrium or French door may be installed on the upper bedroom level only if there is a bedroom level deck. The glass in these doors may be with or without grids.

D. Two atrium doors, French doors or sliding glass doors – on the same level. Two atrium doors, French doors, or sliding glass doors are allowed on the rear lower level and/or the main level of a unit provided there is a partition between them for structural support.

E. Wrought iron railing. On the main level and/or the upper level where there are no decks, a black wrought iron railing must be firmly attached to cover the sliding glass door.

**10. Fence.** It is hereby acknowledged through research that the builder/developer installed fences that ranged in height from sixty inches (60”) to sixty six inches (66”).

Important: Check to see if you need an Anne Arundel County permit.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

C. Design. Must be alternate board design.

D. Height. Must not exceed sixty-six inches (66”) in height.

E. Location. The fence must be constructed entirely to the rear of the unit unless it is an end unit. It must be constructed within the unit owner’s property lines and close to it unless there is an easement. A fence may not be placed closer than ten foot (10’) from a utility easement. Check with Association Office for easement locations.

F. Materials.

i. Pressure treated lumber must be used.

ii. The structural part of the fence must be 0.40 ground contact pressure treated lumber.

iii. It may be painted or stained an ELCA approved color.

iv. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

v. Support posts must be 0.40 ground contact pressure treated lumber and must meet all applicable requirements of the Anne Arundel County Code even if a permit is not required.

G. Posts. All posts shall extend a minimum of 2’ below grade level and be in compliance with Anne Arundel County Code. All posts shall be set in concrete or shall be fixed by other suitable means to resist wind load.

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**H. End units.** For end units, the fence shall extend no more than five (5) feet from the side of the unit where the front door is located. The five-foot "side" distance is measured from the rear most corner of the unit. However, by exception and only with written approval from the Board of Directors, the following may be allowed: Where a backyard has an easement that makes it impossible for a backyard fence to be erected to the perimeter of the property, then the fence may extend no more than six (6) feet from the side of the unit where the front door is located.

**I. Water front unit fences.**

**i.** Further construction of fences by waterfront unit owners (DeFranceaux, New London, Beyda, Cutler, and Bulman [1033 through 1047] Harbours) is prohibited. See Table of Grandfathered Structures included these policies under III Common Properties Structures Policy.

**ii.** Important considerations include:

- aesthetics. For example, not all units will be fenced alike due to slope of property.
- infringement on one's view.
- impacts on the value of units are important considerations.
- integrity of the original design and harmony in the community design (Covenants).
- A fence may be impractical for some units
- environmental - disturbance of soil could cause erosion.
- access to the back of other units must be available. A fence to the property line might block a level path to many units and this should not be allowed.

**11. Fiberglass sheeting under the main level deck.** (formerly referred to as plastic)

**A. ELCA approval time period.** Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

**B. Color.** It must be white, frosted white, beige, neutral, or clear in color. Fiberglass sheeting may not be used for any other purpose.

**C. Location.** Fiberglass sheeting may be placed on the underside of a main level deck of a walk out unit.

**12. Firewood.**

**A. Delivery.** Firewood must be stacked in the rear of the property within one week of delivery.

**B. Stacks.**

**i.** Must be located at least five foot (5') away from the unit foundation.

**ii.** Must be stacked in standard cord dimensions, or fractions thereof. It is not to exceed 4 foot in height x 4 foot in width x 18 foot in length (4'H x 4'W x 18'L).

**iii.** Must be stacked within one week (1) of delivery.

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### 13. Flag etiquette.

#### A. Etiquette.

- i. Flags may be of any size up to three foot by five foot (3'x 5').
- ii. No flag is to drag on the ground.
- iii. Any flag flown at night should be lighted.
- iv. If more than one flag is flown, the American flag must be flown at the highest position.

#### B. Flagpole.

- i. Flagpoles must be mounted in a bracket attached to a unit, deck, or fence.
- ii. Flagpoles may be of any length but not to exceed seven feet (7').
- iii. No freestanding flagpole is allowed.

### 14. Heat pump enclosure.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

#### C. Design.

- i. The enclosure shall be constructed of vertical, picket-style rails to match the rails on the unit deck. If the unit does not have a deck, then the rails must comply with the ELCA policies for deck rails.
- ii. No top is permitted on the enclosure.
- iii. The enclosure must be as high as the heat pump, but no higher than one foot (1') above the heat pump. The vertical picket-style rail side(s) may be no more than fourteen inches (14") from the heat pump.
- iv. The enclosure must be attached at its base to resist wind load.
- v. The area in and around the enclosure should be kept clear so that the airflow is not restricted.

#### D. Four-sided or two-sided.

- i. The enclosure must be four-sided if the heat pump has no structure adjacent to it which functions as a side (e.g., On non-walkout units, some residents moved the heat pump into the yard when a deck was built).
- ii. The enclosure may be two-sided if the enclosure's other two sides consist of existing structures (e.g., Original placement of heat pump was next to unit and adjacent to privacy fence. Two sides of the enclosure could be the privacy fence and the rear outside wall of the unit).

#### E. Materials.

If Trex® or other ELCA approved composite material is used, a 0.40 pressure treated material must be used for the support posts of the structure.

All nails, bolts, fasteners and joint supports must be of a material that will not rust.

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**15. Lattice Panel(s) used as a privacy fence or as a trellis.**

**A. ELCA approval time period.** Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

**B. Color.** A stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

**C. Location.**

**i.** On an end walkout unit, lattice may be placed at the exterior wall along a lower deck to act as a privacy fence. This lattice could also serve as a trellis.

**ii.** On any unit, lattice may be erected as a trellis (see trellis in E. below).

**iii.** May not be used to enclose heat pumps.

**D. Materials.**

**i.** Made from pressure treated lumber, Trex® or other ELCA approved composite material.

**ii.** All nails, bolts, fasteners and joint supports must be of a material that will not rust.

**E. Lattice panel(s) erected on a lower level deck post as a trellis.**

**i.** Maximum width of a trellis is 12 inches.

**ii.** Maximum height not to exceed that from ground level to fascia board on deck.

**iii.** Must be attached securely to centerline of deck posts to prevent wind damage.

**16. Lights on the exterior of unit.****A. Light on the front of an interior unit or the side of an end unit.**

**i.** Main entry light must be colonial in style.

**ii.** The light on the front or side of the unit may not be a floodlight.

**iii.** Lights must have a globe and not be a bare bulb.

**B. Light in the front yard of an interior unit or the side yard of an end unit.**

**i.** Walkway lights or small flood lights are permitted.

**ii.** If a small floodlight is used on a unit it must be focused on the unit of the owner only, and should not project to a neighbor's unit.

**iii.** These types of lights are encouraged to help deter crime, promote safety of walking on the property, and enhance aesthetics.

**C. Post light in the front yard.**

**i.** A light is permissible in the front yard close to the sidewalk and it may be close to where the sidewalk and the walkway meet.

**ii.** This post light may be up to five foot (5') in height.

**iii.** The post light must be of colonial style.

**iv.** The post shall have only one light head.

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- v. The post must be black.
- vi. The light head shall be black or gold.

#### D. Floodlights.

- i. Flood lights are permissible in back yards mounted to the rear soffit.
- ii. For end units, a flood light is permissible for the side of home facing the open end and may be mounted at the peak or at a lower level.

E. Low level lighting. Low level lighting may be used along walkways and as an accent within the landscape of the unit.

F. Rear lower level lighting. Lights on lower level may be a colonial style or a flood light.

#### G. Skylights.

- i. Color. Acceptable colors are clear, green, or gray polarized glass.
- ii. Dimensions. Dimensions are not to exceed two foot (2') by four foot (4'), or closest standard size.
- iii. Location. Skylights shall be mounted on rear roof of unit. Placement shall not encroach upon neighboring homes and shall be placed vertical lengthwise.
- iv. Number. Maximum of three skylights per unit.

### **17. Millwork – trim on exterior of the unit.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Millwork is to match the approved trim color of Harness Shop Tan.

C. Design. The design must be consistent with the original architectural design.

D. Materials. Materials allowed include wood, composite materials or wrapping of wood provided it is a match to harness shop tan. Replacement of millwork with vinyl /aluminum wrap or approved ELCA material may be used.

### **18. Patio, lower level deck, and railing.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color/stain of patio or lower level deck and railing. If the deck and railing are constructed of pressure treated lumber, and not of Trex® or other ELCA approved composite material, it may have a finish put on it. A stain is permitted as long as it is consistent with the color of the unit

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and is colorless, transparent natural cedar, redwood, or a driftwood grey. The color/stain that is put on the lumber must be the same for all parts of the deck and its railing.

For a patio the color is the usual color of the brick, concrete, pavers, slate or stone.

A list of approved stains and colors are available either through the Association Office or on its website. The Association Office has a few samples of various composite material blocks to view.

C. Dimensions of patio or lower level deck.

- i. Rectangular in shape.
- ii. Maximum projection of twelve foot (12') from the rear of the unit.
- iii. Maximum width is not to exceed the width of the unit.
- iv. Must be constructed at grade level.
- v. Must be constructed at the rear of the unit.

D. Materials for lower level deck and railing.

- i. Structural support posts and other structural components for a deck. All support posts and other structural components must comply with Anne Arundel County Code. Support posts must be 0.40 ground contact pressure treated lumber, be the size specified by county code, and extend to a concrete footing 36" below grade level (existing ground level). This applies to all decks whether they are made of lumber or a composite material.
- ii. If pressure treated lumber: A deck and its railing must be made of 0.40 ground contact pressure treated lumber. Decking material must be 0.40 ground contact pressure treated lumber.
- iii. If Trex® or an ELCA approved composite material deck: Pressure treated lumber must be used for the base structure. When finished, the structural support posts must be covered with the same material that is used on the deck. Usually a sleeve is placed over the posts, a cap on the top of each post, and there may or may not be a post skirt at the bottom of each post.
- iv. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

E. Materials for patio. Patio may be of brick, concrete, pavers, slate or stone.

F. Railing for lower level deck or patio. Railing is permitted around a lower level deck or patio of a walkout unit. The height of this railing may be four foot (4').

**19. Patio or lower level deck screened enclosure on a walk out unit.** Important: Check to see if you need an Anne Arundel County permit.

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period. An owner must submit to the Board of Directors a request with a copy of the proposed drawing and materials.

B. Color. Any wood parts must be of an ELCA approved color/stain and match the existing deck. Approved is a stain that is colorless, transparent natural cedar, redwood, or a driftwood grey.

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C. Location.

- i. Can only be constructed between mid level deck and patio.
- ii. Maximum projection from the rear of the unit – 12 foot (12'), or ten foot (10') if deck is ten feet (10').
- iii. Maximum width not to exceed the width of the mid level deck.
- iv. Must be constructed at ground level.
- v. Must be constructed at rear of unit.

D. Materials.

- i. All structural lumber must be #2-grade 0.40 CCA pressure treated or better.
- ii. Decking may be #2 grade 0.40 CCA pressure treated lumber or better, Trex® decking, or other ELCA approved composite material or equivalent. If composite decking is used it must be supported according to manufacturers specifications.
- iii. Posts must be #2 grade 0.40 CCA pressure treated lumber and installed in accordance with Anne Arundel County Code.
- iv. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

E. Screening Material.

- i. Fiberglass charcoal or black equivalent screening.
- ii. Pet screen vinyl coated black screen that resists tears and punctures caused by pets may be used. This provides good outward visibility.
- iii. No glass, fiberglass or plastic sheeting may be used to enclose the structure at anytime.
- iv. Aluminum or other metal screening is **NOT** allowed.

F. Roof for screened patio or lower level deck enclosure.

- i. Must be supported by corner posts.
- ii. Must cover the entire screened patio or lower level deck.
- iii. Must be completely water tight with standard drain channels and downspouts to eliminate any standing water.
- iv. Must drain on an owner's property and not interfere with any natural drains or neighboring property.

**20. Privacy screen for the main level deck.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. The screen must be an ELCA approved color or stain that is the same as the deck of the unit.

C. Design. The only allowed design is diagonal lattice.

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D. End units. A main level privacy screen is not allowed on the side of the deck nearest the front door.

E. Height. The screen must not exceed five foot (5') in height measured from top surface on the main level decking.

F. Location. The screen must be a maximum of five foot (5') projection from the rear of the unit.

G. Materials.

i. All structural material must be 0.40 ground contact pressure treated lumber.

ii. Support Posts will be 4" x 4" or 2" x 4" and must be attached to the deck joists in a manner that provides enough support for the screen to be kept in a vertical (plumb) position and resists wind load.

iii. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

iv. If stained or painted, must be an ELCA approved stain or paint color and must match all other structures on the property such as the deck or patio.

H. Waterfront units. Before approving a privacy screen, consideration will be given to the potential for an infringement on a neighbor's view because this could have an impact on the value of a neighbors' unit. ELCA Board approval will be given on a case by case basis.

**21. Propane tank.** Propane tanks for gas fire places and gas stoves are not allowed on the exterior of any unit except for a propane tank connected to a portable gas grill. The tank may contain approximately 20 pounds when full.

**22. Railing at front entrance.** (inside unit) or side (end unit)

A. ELCA approval time period. Construction or replacement of railing(s) should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Railing(s) must be painted black.

C. Location. Each unit must have a railing from the entrance landing down the steps. Any unit that has another set of more than three steps on the sidewalk must have another railing at that location.

D. Materials. The railing(s) may be either wrought iron or aluminum.

**23. Shed.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

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B. Colors. A shed may be green, tan, beige, grey or an ELCA approved color. If made of treated wood, a stain is permitted as long as it is consistent with the color of the unit and is colorless, transparent natural cedar, redwood, or a driftwood grey.

C. Dimensions.

i. A unit may have up to 336 total cubic feet of shed in the rear of the property. The total footage is based on measurements like the following:

ii. Height: may be up to seven foot (7') from the ground including the foundation (if it is on one).

iii. Length and Depth may be up to six foot to eight foot (6'x 8').

Example: If length is six foot (6'), then depth may be up to eight foot (8').

Example: If length is eight foot (8'), then depth may be up to six foot (6').

iv. A shed may not be nine foot (9') in length and five foot (5') in depth, or five foot (5') in length and nine foot (9') in depth.

D. Location and orientation requirements.

i. The high side of a shed must always be placed toward the adjoining structure (i.e., fence or unit); exceptions would be on a case by ELCA Board review and approval. Be considerate of your neighbors so that you do not block their view.

ii. A shed may not be placed in the middle of the back yard.

iii. A shed may be constructed under a set of stairs provided the plans are submitted and approved by the Board of Directors prior to construction. This would be on a case by case review.

iv. Walkout unit without fenced yard. Place it against rear foundation of the unit or against the ten foot (10') privacy fence. A shed may not extend beyond the privacy fence. Waterfront units may not place a shed where it interferes with neighbor's view.

v. Walkout unit with fenced yard. Place it against rear foundation or against fence. Waterfront units may not place a shed where it interferes with neighbor's view.

vi. Non-walkout unit without fenced yard. You may place it against rear foundation, the ten foot (10') privacy fence, or even with outer edge of deck if unit has a deck. For placement against the privacy fence, a shed may not extend beyond the privacy fence.

vii. Non-walkout unit with fenced yard. Place it against rear foundation, the fence, the ten foot (10') privacy fence, or even with outer edge of deck if unit has a deck. For placement against the privacy fence, a shed may not extend beyond the privacy fence.

viii. A shed may be built under the stairs of a main level deck, if it does not interfere with the neighbor's view. This shed must be of the same material as the deck.

E. Materials. The shed material must be approved by the ELCA Board. No metal sheds are allowed.

F. Custom made shed materials.

i. All nails, bolts, fasteners and joint supports must be of a material that will not rust.

ii. If lumber is used, it must be 0.40 ground contact pressure treated lumber.

iii. If painted, must be an ELCA approved color. If stained, it must be natural, transparent finish.

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iv. The roof may be shingled with shingles that are of the same color as the unit roof shingles.

G. Suggestions on custom shed construction.

- i. Use 2" x 4" frame construction.
- ii. Place studs 16" on center, including roof, to provide structural strength and to prevent bowing.
- iii. Seal edges of plywood, if used, with clear, exterior caulk.
- iv. Seal entire structure with clear waterproofing sealer.
- v. Anchor shed to ground, deck, etc.
- vi. Provide adequate ventilation.

**24. Shingles for the roof.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. There are two colors of shingles in Elizabeth's Landing which the developer installed: a three color brown shingle and a three-color gray shingle. The only permitted color shingles are as follows:

- i. Brown - Certainteed 20 or Certainteed XT 25 Cedar Brown.
- ii. Gray - Certainteed 20 or Certainteed XT25 Slate Gray.
- iii. No change of existing color is allowed.

Example: If your unit has brown shingles, it must be replaced with Certainteed Cedar Brown.

Example: If your unit has gray shingles, it must be replaced with Certainteed Slate Gray.

**25. Shutters.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Must be only one of the ELCA approved colors. All shutters must be the same color.

C. Design. Only louver style shutters are permitted. All shutters must be the same style.

D. Dimensions. The dimensions shall measure fifteen inches by fifty-five inches (15" by 55") for small shutters on the bedroom level. The dimensions shall measure fifteen inches by seventy-nine inches (15" by 79") or sixteen inches by eighty inches (16" x 80") for large shutters on the main level.

E. Materials. The shutters may be plastic or vinyl.

**26. Siding Replacement.** When the units were originally built, the developer installed aluminum siding is 3 ¾" double panel siding.

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A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. The siding color may not be changed on any unit. Before installing replacement siding, a unit owner shall provide a color sample and material specifications to the Association Office and obtain written approval of the replacement.

C. Replacement. When replacing siding, the unit owner may:

- replace all of the siding on all sides at the same time, or
- replace an entire side, back or end of a unit.
- No partial or piece replacement permitted.

D. Materials. Aluminum or Vinyl Siding must be replaced using the following guidelines:

i. Aluminum Siding: Four inch (4”) double panel straight edge siding may be installed as replacement siding. Color must match the original color of the unit’s siding.

ii. Vinyl Siding: Four inch (4”) double panel vinyl straight edge siding. Color must match the original color of the unit’s siding.

**Reference Siding Table**

Original (Developer ) Installed Siding
Dove Gray
Antique Bronze
Cameo Cream
Clay Beige
Satin Beige
Concord Blue

**27. Soffits and fascia.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Covering or ELCA approved composite material must match the ELCA approved color of Harness Shop Tan.

C. Materials. Aluminum, vinyl or ELCA approved composite material may be used.

**28. Swimming pools – children’s wading pools.**

ELCA follows the Anne Arundel County code (11-14-101(9) definition): A wading pool means a pool with a water depth of 24 inches or less that is intended for use by children.

A. Built-in or above ground pools. Built-in pools and/or above ground swimming pools for individual units are **PROHIBITED**. When the community was built, consideration was not

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made for water, sewer, and/or electrical services passing through the rear of the property. Additions such as this on private property would not be available to the majority of the community. Also the size of the yards does not meet AA County code requirements for most of these types of pools.

**B. Children's wading pools.** Children's small wading pools that hold less than 24 inches of water are allowed only on private property and may only be in the rear yard. An owner/resident, and not the Association, is responsible/liable for any injury or damage that may result from such a pool. Absolutely no wading pools are to be on common property at any time. The Association is not insured for such a liability.

**i. Adult supervision is required at all times when there is water in the pool.**

**ii.** The water must be emptied at least once a day to provide safety of young children; and, to prevent unhealthy conditions and mosquitoes. If this policy is not followed, the Health Department may be called to investigate, particularly if you have standing water that invites mosquitoes, or other rodents or animals.

**iii.** A pool must be empty whenever it is not in use.

**iv.** A wading pool should not exceed sixty-six inches (66") in diameter or five and one-half feet (5 ½') in length/width if not circular.

**29. Swings for children.** Swing sets for children are allowed only on private property. A swing set may not be made of metal and it must be freestanding and self-supporting. An owner/resident, and not the Association, is responsible/liable for any injuries or damages that result from a swing set. The Association is not insured for such a liability.

**30. Swings on a deck or patio or in a back yard.** Freestanding swings are allowed but they may not be made of metal.

**31. Television receiving devices.**

**A. Satellite dish.** Direct broadcast satellite dishes (DBS) may be installed.

**B. Location.**

**i.** Owners wishing to install a dish should initially attempt to install the dish in the attic of the unit.

**ii.** If not in the attic, then all efforts should be made to locate the dish on the rear of the unit so as to limit the visual impact on the adjoining properties. For safety reasons including decreasing exposure to lightening or other weather damage, wiring should not be run over the roof top and down the front of the unit unless no other option is available. It should be securely attached to the structure/building so that it is not readily visible from the parking lot and it is not left to wave in the wind which may damage the wiring and become a danger.

**C. Size.** A satellite dish should be less than one meter in diameter which still allows full reception.

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**32. Trampolines.** Must be within a fenced back yard. The fence must be in good repair and all boards secured to prevent any possible entrance by minors. An owner/resident, and not the Association, is responsible/liable for any injuries or damages that result from a swing set. The Association is not insured for such a liability.

**33. Ventilator for the attic – roof mounted.**

A. Color. All exposed components of ventilator shall be painted to match color of roof.

B. Dimensions. Maximum projection above the roof level shall not exceed 9". Maximum dome diameter shall not exceed 26". Ventilator shall be of low-profile dome design, circular in shape.

C. Location. Ventilators shall be mounted on rear roof of unit and shall not be visible from the front.

**34. Vents - pellet stoves-exhaust vents.**

A. Compliance with county regulations. An exhaust vent for a pellet stove installed in the basement is allowed as long as the installation of the pellet stove is in compliance with county regulations and building codes.

B. Location. The exhaust vent exits the unit from the rear basement level of the home and does not extend more than five foot (5') above grade.

**35. Weather shades – Retractable Awnings.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Color. Awning color selection shall compliment the unit siding color.

C. Damaged or needing repair. If a weather shade or awning becomes damaged or needs repair, the Board of Directors may require the removal or replacement of it as part of the inspection and repair process.

D. Location and seasonal use. A weather shade or retractable awning may be installed only over the main level deck of waterfront and non-waterfront units. The shade or retractable awning may be used from May 1<sup>st</sup> through the month of October (weather permitting). It should not be retracted longer than 8 hours day, and not overnight.

E. Options including screening on shade or awning. The owner must specifically request any options including but not limited to, screening (which may not be of metal). Approval must be given in writing before purchase and certainly before installation.

F. Size. May extend across the width of the unit and the depth of the deck.

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**36. Window air conditioners.** Must not extend more than 4" to the outside of the unit from May 1st through October 31st. Window air conditioners must be removed from the unit window between November 1<sup>st</sup> and April 30<sup>th</sup>.

**37. Windows.**

A. ELCA approval time period. Construction or replacement should be completed within 60 days of approval; if not, a request must be submitted to the Association Office for extension of the time period.

B. Bay or box window replacement. A bay or a box window may have a movable up and down window in the center as well as one on the two side windows. The windows may be double-paned with argon gas, uv-ray protected or with other characteristics.

C. Window replacement. There are a number of manufacturers who make ELCA approved style windows. Vinyl replacement windows are allowed. No change of type of window is allowed on the front of an interior unit, and the front and side of an end unit. This policy is to prevent the interference with the harmony of design within the community. When replacing windows, all windows on the same side of the home must be replaced at the same time. For an end unit, the dining room and living room windows that are on the same side of the unit must be replaced at the same time. The windows may be double-paned with argon gas, uv-ray protected or with other characteristics.

D. Greenhouse window replacement. A unit having a developer installed greenhouse window in the kitchen may replace it with an approved double-hung window or an approved rear entry door. A unit having a developer installed double-hung window or a rear entry door in the kitchen may replace it with a greenhouse window of an approved style.

E. Grids. All windows of the same design shall either have all grids or no grids. If a unit has grids in the windows, then the replacement windows shall have grids.

F. Screens. All windows shall have half screens; no full screens are approved. Either all of the windows have screens, or none of the windows have screens.

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### III. Common Property Structures Policy (Formerly Common Property Policy)

**1. Common property structures.** The Elizabeth's Landing Community Association requires that any and all structures to be built on the common ground must comply with Common Ground Structures Policy in existence or face immediate removal at an owner's expense.

**2. Grandfathered common ground structures.** All existing structures, as documented by the Elizabeth's Landing Community Association, Common Property Structures Policy Table of Grandfathered items, are conditionally accepted subject to yearly inspections by the Association, or its agent, for safety and/or disrepair.

Any structure found unsafe or in disrepair must be corrected or will be removed at the discretion of the Board of Directors of Elizabeth's Landing.

**3. Definitions.** "Unsafe or in disrepair" is defined as - 51% of a structure that is found to have:

- Exposed nails;
- Rotted or infested wood;
- Missing or broken portions of material used for construction (i.e., bricks, pieces of wood) causing a harmful environmental impact; or,
- Overgrowth or any condition which places a user of the structure in danger of harm.

Note: This policy was adopted primarily because prior to takeover of the Association by the residents in 1984, the developer had apparently permitted structures to be built on common property. The Board effected this policy (Common Property Structures Policy Table of Grandfathered items) to permit those structures to be grandfathered.

Any modifications to Community Property must be approved in writing by the Board of Directors.

See Table on next page.

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**Table of Common Property Structures Policy Grandfathered Items**

1019 Cutler Harbour	Wood steps going to waterfront
1011 Cutler Harbour	Brick patio on waterfront side of unit
1007 Cutler Harbour	Retaining wall on waterfront side of unit
1005 Cutler Harbour	Steps and retaining wall on waterfront side of Unit
1003 Cutler Harbour	Steps and retaining wall on waterfront side.
919 Beyda Harbour	Brick steps behind 917 Beyda going to the waterfront.
915 Beyda Harbour	Stone steps going to the waterfront.
911 Beyda Harbour	Retaining wall on waterfront side of unit
907-909 Beyda Harbour	Retaining wall on waterfront side of units
901 New London Harbour	Stone steps on waterfront side of unit
895 New London Harbour	Stone steps on water front side of unit
887 New London Harbour	2 wood steps on waterfront side of unit
861 DeFranceaux Harbour	Retaining wall on waterfront side of unit
839 DeFranceaux Harbour	Steps on waterfront side of unit
829 DeFranceaux Harbour	Retaining wall on side of unit
825 DeFranceaux Harbour	Steps going all the way to the waterfront
823 DeFranceaux Harbour	Steps going all the way to the waterfront
817 DeFranceaux Harbour	Steps to the waterfront
813 DeFranceaux Harbour	Steps to the waterfront
805 DeFranceaux Harbour	Retaining wall on waterfront side of unit
803 DeFranceaux Harbour	Steps to the waterfront
801 DeFranceaux Harbour	Steps to the waterfront

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## IV. Waterfront Landscaping

**1. Approvals for waterfront landscaping.** These guidelines are established for an owner who borders the waterfront common property areas. The minimum critical area is defined by law as the 100 foot buffer zone inland from the main high water mark. If owners/residents wish to do any landscape work on the waterfront common property, they must submit a written request to the Board of Directors before work commences. The request needs to describe the proposed work. In addition to the ELCA Board approval, the County and Maryland Department of Natural Resources (DNR) must approve the request in accordance with the Critical Area Law. Approvals from both the county and the ELCA Board are required before the work can begin. The requests may be submitted to the Board and to the County at the same time. The owner/resident may find out who to contact at the MD DNR by calling the Association Office or by checking the DNR website.

**2. MD DNR information.** A DNR resource listing of Native Plant Species that can be planted in the critical area is available at the Association Office.

A detailed plan must be submitted to DNR through the Association Office before work can be performed.

One month's notice is required before any DNR approved work may be performed.

**3. Guidelines for activity on the waterfront.** The following list includes activities that are commonly requested. However, any work on the waterfront property must be approved by both the ELCA Board and the MD DNR. The Guidelines include:

- No living trees may be cut down.
- No living limbs may be removed.
- No grass clippings are to be piled in the area.
- Anything placed in or on community property becomes the property of the Association and may be removed if the Board of Directors deems it necessary.
- Brush and weeds may be removed, but not left piled in the area.
- Dead limbs and logs may be removed from the area.
- Ground cover may be planted and is encouraged.
- Creosoted railroad ties are not environmentally and horticulturally acceptable for landscape or retainer wall use in this area.

**4. Violations of critical area landscaping requirements.** Any violations of MD DNR landscaping requirements for the critical area make the entire Association liable to DNR which could include penalties with fines from the State, County, or both to ELCA.

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## V. Rules for Specific Recreational Areas

**1. Tot Lot.** Tot Lot(s) may be used between 9 am and dusk by children up to 10 years of age. There must be an adult present when children are using the Tot Lot(s).

**2. Farm House.** The farm house may be rented for an event only by an adult owner/resident who is in good standing with the Association. The individual who signs the rental agreement must be holding the event and the signer or other owner or adult resident of that unit must be in attendance at all times during it. The farmhouse may never be rented by a non-owner or outside party (other than a resident).

An ELCA rental agreement must be completed and signed at the Association Office and the deposit made in order to reserve the date requested. The deposit will be held and will not be deposited. Once the property has been inspected and found to be in acceptable condition, the deposit money will be returned. In addition to the deposit, there is a rental fee which must be paid prior to receiving the key to the Farm House.

Specific requirements for use of the farmhouse, what may or may be used to decorate the farmhouse, and other expectations during use are detailed in the rental agreement which must be read and signed before a rental is approved.

A barbeque is allowed to be placed on the concrete pad at the rear of the farmhouse between the Office and the farmhouse back door. No barbeques and no vehicles are allowed on the common property in the front of the farmhouse.

If the property is in need of further clean up, the Association Office will ask the renter to complete the clean up within a specified time frame or the deposit in full or in part may be withheld. If there is property damage, the deposit funds will be allocated to the repairs and expenses over and above the amount of the deposit will be billed to the renter. If the renter is a resident tenant and not an owner, the bill will be sent to the unit owner who will be responsible for payment to the Association.

Cancellations must be made at least five (5) days in advance or the deposit money will be forfeited.

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## VI. Water-related Rules and Regulations

Please Note: This part of the document is presented in the same format as it is distributed to owners/residents who use the storage lot and/or the boat ramp.

### ELIZABETH'S LANDING COMMUNITY ASSOCIATION

#### A Summary of the Rules and Regulations about Water Vessels, Piers, Brady Recreation Park Area and Waterfront, and the Recreational Vehicle/Vessel Storage Lot

**Introduction:** This summary brings together the ELCA Rules and Regulations about Common Areas that pertain to Water Vessels, Piers, Brady Recreation Park Area and Waterfront, and the Recreational Vehicle/Vessel Storage Lot. This does not replace the Association's full set of Rules and Regulations or the Covenants. We hope that this summary will be easy to read. If you do not understand something, please contact the ELCA Office for clarification, 410-437-7309.

**Any violation of this license/agreement may require a hearing before the Board of Directors of Elizabeth's Landing Community Association prior to issuing a new license for the following year.**

**1. Responsibilities of the Association in relation to Common Areas – Water-related:** The Association through the Board of Directors promotes the common use and enjoyment of these Common Area properties and facilities which are only for the members of the Association. It manages their care, maintenance and preservation so that they promote the health, safety, and welfare of the owners, residents, tenants and their escorted guests when recreating. It sets the Rules for use and conduct, the usage fee, the agreements, and the assignment of storage lot spaces. The records are kept by management in the ELCA office.

(Source documents; ELCA Articles of Incorporation, Third Article (1); the Declaration of Covenants, Conditions and Restrictions, Article VI, Maintenance, sec. 1, and Article VII, Use Restrictions (I); (By-Laws Article II, Definitions, Sec. 3); and, Rules and Regulations (commonly referred to as Policies). The Association policies allow a unit owner or resident who owns or co-owns a vehicle/vessel or other property, or an ELCA resident who is pre-approved by the Board of Directors to be held liable for the property.

**2. Assumption of Risk:** All persons using the waterfront, Boat Ramp, the piers and the Recreational Storage Lot, do so entirely at their own risk and sole responsibility. Neither the Community Association, its Board, agents, or any employees thereof, shall be held liable individually, corporately or severally for any accident, injury or death sustained related to the use of the waterfront, Boat Ramp, piers and/or the recreational storage lot. The unit owner or resident of ELCA and his/her guest (s), in consideration of the right to use the waterfront, Boat Ramp, piers and storage lot, expressly covenants and agrees with the Community Association, its Board, its agents and employees to make no claim against and further to protect and save them harmless from an account of any loss of life or personal injury or damages to or loss of personal property. The owner, resident, and his/her guest(s) shall use extreme care and caution in all acts concerning their activities in and around the waterfront so as to avoid accidents, mishaps and damages of any kind whatsoever.

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**3. Guests:** The Brady Recreation Park, piers and storage lot are for the use of any owner, resident or tenant of a unit. Guests must be escorted at all times. The unit owners, residents or tenants are fully accountable for all actions of their guests and their children's guests.

Guests, agents, outside laborers or anyone who claims the right to board a water vessel are not permitted on the waterfront premises unless accompanied by the vessel owner or a member of his/her immediate family. Due to extreme liability conditions that exist, these Rules and Regulations must be strictly adhered to by guests. It is the vessel owner's responsibility to make certain that the above persons adhere to the Rules and Regulations.

**4. Children:** No child below the age of twelve years shall be permitted in the waterfront areas unless accompanied and closely supervised by an adult. The unit owners, residents or tenants are fully accountable for all actions of their children, and their children's guests. No child of any age shall enter the water unaccompanied by an adult unless such child's parent shall have filed their acknowledgment in writing that the child is a qualified swimmer and that they assume all risks involved in such child's use of the water and that they fully exonerate the Community Association and its Board from any loss or damage should any death or personal injury occur to the said child.

**5. Conduct at the Recreational Park Area, Piers, on Boats, and in the Storage Lot:** Activities must comply with common sense. All boats/vessels shall be operated in a safe and sane manner.

All water vessel owners, members or guests shall refrain from any acts or words which may cause undue embarrassment or annoyance, or interfere with the pleasure and family comfort of neighboring water vessel owners, of others using these areas, and of ELCA unit owners and residents. Examples of unacceptable conduct include, but are not limited to, excessive noise, profanity, improper or disorderly conduct, noxious or other offensive behavior in the presence of, or where they may be heard by other owners, members or guests. Users of recreational areas must respect the rights of residents with regard to noise and individual property rights.

Everyone is responsible for maintaining the cleanliness of the park, waterfront areas and the storage lot. The following activities are strictly prohibited:

- Activities that might damage community or private property
- Activities that could cause injury to bystanders
- Activities that would tend to over flow onto private property
- Throwing any object in the waterfront area
- Running, pushing, wrestling and roughhousing in the waterfront area
- Bringing glass containers of any type whatsoever to the waterfront area.
- Littering of cigarettes, cigars, papers or other items. Disposal receptacles are in the recreational area.
- Rollerblading, bicycling, or skateboarding. A bike rack is available for usage just inside the cable barrier.
- Burning fires or any other materials in the storage lot.
- Burning charcoal, wood sticks or any other materials in any part of the recreational park or pier area except in the ELCA provided barbeque pits. Violations may result in police action on-the-spot.
- Violating any State or County regulations or an official, publicly-announced ban on burning in the charcoal grills provided by the Association in the recreational park area. Violations may result in police action on-the-spot.
- Overhauling/repairing/servicing of vehicles/vessels of any kind in the recreational park area, the Boat Ramp or the piers.

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**6. Pets:** Pets are allowed in the Recreational Park area as long as they are on a leash. Any waste deposit must be immediately picked up.

**7. Licenses:** The ELCA Board of Directors grants non-transferable Licenses (which may be referred to as agreements or permits) to use or occupy the Boat Ramp with a key, or the Storage Lot with a key according to the terms of the Agreements. (Articles of Incorporation, Third Article (2)(g)). These Licenses (permits) confer no right, title, interest or estate in Licensor's land or the riparian rights attached thereto and shall not be construed to be a lease or to give rise to any landlord-tenant relationship.

**8. To License the Boat Ramp:** To obtain a Boat Ramp key, the owner of the boat must own a unit, reside in it as one's legal residence, or be a tenant. This individual must have a current-year ELCA registration sticker displayed on the vessel in a visible location. If the State requires registration, it must also have a current MD DNR registration sticker displayed in a visible location on their water vessel; and, must have insurance on the vehicle. An ELCA Agreement must be signed, the insurance binder attached, and the annual fee paid. These registrations and the insurance must be kept current with updates given to ELCA within ten (10) days. This applies to any boat, canoe, dinghy, or jet-ski. Without a current MD DNR (if required by MD) or an ELCA sticker, the property may be removed by ELCA at the owner's expense.

Driving on the asphalt Boat Ramp is at the owner's sole and absolute risk. Only individuals with a Boat Ramp Key Agreement may use the Ramp. At no time will any vehicle exceed 10 miles per hour.

No parking beyond the cable barrier.

**In the case of emergency where a vessel needs to be removed from the water immediately and it is not an ELCA registered vessel, call 911 and ask for the Riviera Beach Fire Department which has a key to the ELCA Boat Ramp for emergency use.**

**9. Boat Racks:** Only owners, residents or tenants may receive an ELCA registration sticker for placing a boat on a rack. The sticker must be in a visible location of the boat. Only seaworthy boats are allowed on the racks. The racks are not a place to repair a boat. It will be up to the owners to safely secure the boats to the racks.

**10. To License a space in the Recreational Storage Lot; Keys to Boat Ramp or Storage Lot:** Only an owner, resident or tenant may license a key to the ELCA Boat Ramp or a space in the Storage Lot. Any one who holds a key to the Boat Ramp or Storage Lot shall never give, lend, sell, or authorize others to use the key.

**11. Boats in the water:** No boat is to be left unattended. Water vessels are to be cleared of the Boat Ramp and taken to the other side of the pier for loading as soon as they are launched.

The Community Association, its Board, agents and employees are not responsible for damages that a boat or its operator may cause to other boats, other property and/or persons. If a boat sinks or interferes with traffic, the owner must see that it is promptly removed.

**12. Towing of Boats:** The Licensee agrees that the Licensor has the right to tow a water vessel and/or trailer. In non-emergency situations, the Licensor agrees that at the first offense during a year, the ELCA owner, co-owner, or the party responsible for liability of the vehicle/vessel will be notified with a warning, and if the vehicle/vessel is on land it will be tagged in a visible place.

At the second offense during a year, the ELCA owner, co-owner, or the party responsible for liability of the vehicle/vessel will be notified with a warning which also indicates that a third notice may cause the vehicle/vessel to

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be towed and all expenses will be the responsibility of the licensee and boating privileges may be revoked. If the vehicle/vessel is on land it will be tagged in a visible place.

At a third offense the ELCA owner, co-owner, or the party responsible for liability of the vehicle/vessel will be notified that this is the third offense and it may cause the vehicle/vessel to be towed and all expenses will be the responsibility of the licensee and boating privileges may be revoked. If the vehicle/vessel is on land it will be tagged in a visible place.

**13. Floating Pier - Fishing Pier:** Our ELCA Permit from MD DNR specifically states that no water vessels are to be left at the pier other than for loading and unloading. This pier is for fishing or crabbing. Swimming is allowed at this pier area. Vessels may be tied at the end of the pier only to load or unload. Any vessel left unattended when tied to the pier is subject to removal at the owner's expense.

**14. Boat Ramp Pier:** Our ELCA License (permit) from MD DNR specifically states that no water vessels are to be left at the pier other than for loading and unloading. Vessels may be tied to this pier for the sole purpose of loading or unloading. Any vessel left unattended tied to the pier is subject to removal at the owner's expense. No swimming, fishing or crabbing, as this could interfere with the launching of boats.

**15. Piers and Recreational Park Area:** Water vessel owners shall not store supplies, materials, accessories or debris upon the piers or recreation areas and shall not construct any loaders, chests, cabinets, steps, ramps or other structures. Mats and carpeting shall not be laid on or affixed to the pier structure. Water vessel users shall use the piers for loading and unloading of persons and accessories. Water vessels should not be left unattended while at the piers. Crabbing and fishing is permitted on the waterfront where it does not interfere with water vessel traffic.

**16. Lifeguard - Swimming:** There is no lifeguard on duty at the recreation area or anywhere on the ELCA property. Swim at your own risk. No diving, jumping, or swimming from the Boat Ramp pier. No diving from the fishing pier. Underwater hazards may cause injury. The Community Association hereby informs all those who have the right to use the waterfront area that there will be no lifeguard employed. It is, therefore, essential that all who use the waterfront area, and particularly all swimmers understand that they are doing so solely at their own risk. All children under the age of 12 must be accompanied by an adult at all times anywhere along the beach front, on a pier, or a boat.

**17. Underwater Dives or Scuba Diving:** If a vessel owner or anyone engaged by the owner, dives or scuba dives for care of a vessel or for any reason, the ELCA accepts no liability for this action or its risks. This is an action that is taken totally at the risk of the individuals involved. During this high risk activity, it is always recommended that there be another person who has the diver under constant vigilance and could seek immediate help.

**18. Brady Recreation Boat Trailer Parking Area:** The MD DNR environmental restrictions require that the ELCA water vessel staging area at the Boat Ramp is only for use while waiting to unload or reload a vessel. As soon as the ramp is clear the next boat must be launched, so that the staging area is available for the next boater. As soon as the vessel is launched, the trailer is to be moved off of the ramp and to the Brady Rec parking lot., if space is available or to Elizabeth's Landing Way. It may be parked on Elizabeth's Landing Way on the week-ends and evenings after 5 p.m. Our permit from MD DNR for the pier specifically states that no boats are to be left at the pier other than for loading and unloading. Boats are to be cleared of the ramp and taken to the other side of the pier for loading as soon as possible.

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**19. Recreation Vehicle/Vessel Storage Lot:** To obtain a space in the Recreational Vehicle Storage Lot, the recreational vehicle/vessel or other property must have the required (if appropriate) registrations, and stickers displayed on it in a visible location. They must also have the current-year sticker from ELCA. Also, registration and stickers may be required by the Maryland Department of Natural Resources (DNR), and/or the Maryland Motor Vehicle Administration (MVA). Copies of all of these documents must be provided to the ELCA office and must be kept current with updates given to ELCA within ten (10) days. The vessel owner and one's tenants if this applies, must be current with the HOA dues and fees, and have no violations of the Association Covenants, and Rules and Regulations. This applies to any boat, canoe, dinghy, or jet-ski. Without a current MD DNR sticker, the property may be removed by ELCA at the owner's expense.

**20. Parking, Towing or Repairing of Recreational Vehicles or Water Vessels:** No water vessels or trailers may be parked on the Common Area grass. The ELCA policies state that vehicles and vessels may not be parked on the unit's private property. No water vessel or vessel trailer is to be parked in any harbour from Monday 8 am through Friday 6 pm. The owner of a water vessel will be responsible for paying any towing charge. Towing or removal of any of the above will be consistent with the ELCA Covenants, Rules and Regulations and Policies and Procedures (which may be changed from time to time) established by the Board of Directors. The ELCA policies state:

**1<sup>st</sup> Warning** - gives you 48 hours notice to move your vehicle, vessel, or trailer.

**2<sup>nd</sup> Warning** - gives you 24 hours notice to move your vehicle, vessel, or trailer. This notice is given 24 hours after 1<sup>st</sup> warning or the second time the vehicle, vessel, or trailer is seen.

**3<sup>rd</sup> and Final Warning** - warns you that your vehicle, vessel, or trailer will be towed as soon as the towing service can be notified. This notice is given 24 hours after the 2<sup>nd</sup> warning or the third time the vehicle, vessel, or trailer is seen.

ELCA does not allow the repair or ordinary maintenance of automobiles or other vehicles to be carried out on the Property. No inoperable vehicle, water vessel, or other recreational vehicle such as a trailer, truck, camper, camp truck, house trailer, van without current registrations and stickers displayed in a visible location are allowed on the Property.

**21. Following the Law:** All laws, zoning and other ordinances and regulations of governmental and other municipal bodies and the like shall be observed at all times. All federal, state, local and marine laws shall be followed at all times. All MD DNR Regulations for the critical area at the waterfront are to be followed at all times.

**22. Violations or Unlawful Activity – Reporting:** Please promptly report any unlawful conduct to the police. Please report violations of ELCA Rules and Regulations to the ELCA office.

Summary written & approved by the ELCA Board: March 2008

The End

Completed: May 27, 2008

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