

AC COMMON AREAS DOCUMENTATION AND GUIDELINES

The Common Areas of Annapolis Cove are amenities within the community that are designed for: Community resident's recreational use, Right of way access or General community adornment. The Common Areas are defined as anything not owned by an individual homeowner, or the county or the state.

These include:

- The three brick community entranceways and surrounding landscaping
- The Chrisland drainage pond, and observation dock as well as the surrounding woods and landscaped area
- The Marina Picnic area, including basketball court, tables & benches, the dinghy dock / fishing pier, all its stairs and the dinghy rack
- The entrance road to the Marina including a small strip of land adjacent to it and the Marina parking lot
- The side strips of land adjacent to Bay Ridge Road

Homeowners in good standing may use these amenities as appropriate and by consent when required.

Chrisland Pond, observation dock and sanctuary

Residents are encouraged to enjoy the peaceful scenery of the sanctuary, wooded areas and the nature-scaped gardens that surround the pond. (Access within the fencing or onto the pond is prohibited.)

Marina Picnic Area

Residents may use the picnic area at any time for informal gatherings. Residents who would like to host their formal group functions at the picnic area may also have access to it, but may be required to receive prior authorization for groups of 15 or more persons.

Dinghy dock / fishing pier

A homeowner may tie their (i.e. personal property) small craft boat to the dinghy dock / fishing pier. Any boat on the dinghy dock / fishing pier must display an Annapolis Cove sticker and be registered with the Common Grounds Chair. There are no assigned slips and availability is on a first come first serve basis. This area is loosely regulated and it is highly desirable that it not be over constrained by community management. Therefore any differences should initially be resolved directly between the parties involved. If a resolution cannot be achieved the Common Ground Chair will make the final determination.

Dinghy rack

A homeowner may place their small craft boat on the dinghy rack. (i.e. personal property) Any boat on the dinghy rack must display an Annapolis Cove sticker and be registered with the Common Grounds Chair. There are no assigned slots and availability is on a first come first serve basis. This area is loosely regulated and it is highly desirable that it not be over constrained by community management. Therefore any differences should initially be resolved directly between the parties involved. If a resolution cannot be achieved the Common Ground Chair will make the final determination.

Picnic Area and Recreation Area use Policy

The Picnic and Recreation areas adjacent to the Marina are intended for the use and enjoyment of all community members in good standing and is generally available at all times to our residents. On special occasions a resident may host a function at the recreation area based on approval of their reservation. This practice continues with this Recreation Area Use Policy effective as of May 1, 2006 and updated November 30, 2012. Only resident members in good standing of the ACPOA may make reservations. Reservations are required for parties of 15 or more persons. Purpose of the reservation will be disclosed. No single party may reserve the entire area. Two picnic tables and one barbecuing pit must remain open throughout the party assembly.

Reservations will not be "for profit" commercial ventures.

No automobile parking by any non-resident participants of the event will be permitted in the recreation area parking lot. Where practical, party participants should be asked to park automobiles near the party sponsor's residence. Total clean-up and disposal of all rubbish, trash, etc., created by the event will be completed immediately after the event by the party host (or agent).

Reserving party is responsible for all damage, breakage that may result from the "party" activity. Reserving party is responsible for the conduct of participants in the party and should keep in mind that serving of alcohol to minors is an infraction of existing law. Also, after 7:00 p.m., please exercise noise discipline by turning down any loud music or other loud devices which may disturb the tranquility of the Annapolis Cove community. Any violation of existing laws by a party participant is the responsibility of the resident reserving the recreation area. Public advertising for an event via local newspapers, bulletin boards, etc., should be held to a minimum, and shall be worded so as not to mislead the public that our community area is a rental site for non-residents. Advertisements should specifically list the sponsoring resident when the resident is sponsoring an event for an outside organization.

Reservation Contact

Reservations may be made by emailing the volunteer listed on the website under Amenities. No phone reservation requests will be accepted. All requests should contain at a minimum the following: Name, telephone number, address of the resident host, e-

mail address, date/time required, number of guests, purpose of function, and proposed end time of the event. (If a request is not acknowledged or responded to within 10 days please query, as spam protections and other cyberspace unknowns may capture the original request.)

Parking Lot Guidelines

The waterfront recreation area parking is for vehicles of Annapolis Cove property owners only. All vehicles using this area should display the community decal which is available from AC board members.

Guests joining you at the waterfront recreation area or at the marina should park at your residence leaving the limited parking available for other property owners. This is particularly appropriate on weekends and holidays when parking is especially difficult.

Driving on and or parking vehicles in the waterfront picnic area is prohibited because of possible damage to the water sprinkling system and the lawn.

The road beyond the parking lot is expressly for emergency and maintenance vehicles.

In consideration of your neighbors on weekends, limit vehicles to one per family. This is particularly important during the summer season.

This set of guidelines pertaining to the use and maintenance of common areas within Annapolis Cove has been prepared by the Common Areas Committee of Annapolis Cove. These rules have been reviewed and approved by the Annapolis Cove Property Owners Board of Directors and are hereby provided to property owners for their guidance. Any questions or comments regarding these rules should be directed to the Common Areas Committee.

The Common Areas Committee is responsible for the maintenance and management of all common areas within Annapolis Cove for the general use and enjoyment of all community property owners in good standing. The use of and access to the marina piers are not part of Common Areas and are under the control of the Marina Committee.