



***Waterfront Greens Property Owners
Association, Inc.***

Property Owners' Manual

Updated January 28, 2018



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BOD Approval Date: July 27, 2017

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TABLE OF CONTENTS

	<i>Page</i>
<i>Introduction</i>	
1. INFORMATION REQUIRED FROM OWNERS	
WFG Owner Information Registration (OIR) form	1
WFG Watercraft and Off-Road Vehicle Registration (WVR) form	1
2. POINT OF CONTACT FOR GENERAL INFORMATION	1
3. ASSESSMENT FEES AND MAILING ADDRESS	2
4. CHANGES/ADDITIONS TO YOUR HOUSE OR PROPERTY	2
5. PROPERTY MAINTENANCE	2
General Property Maintenance	2
Trash Containment	3
Containment Policy	3
Approved Trash Containers	3
Condition and Location of Trash Containers	3
Mowing of Vacant (Undeveloped) Lots	4
Snow Removal	4
Property Maintenance Violations (PMV's)	4
6. SIGNS	4
General	4
House signs	4
7. RENTAL HOMES	4
General	4
County Ordinances Governing Vacation Rental Property (TVRU)	5
Wedding/Large Events in Rental Properties	5
Owners Who Rent--Obligations to the Association	5
Renters' Trash Management	6
8. LARGE EVENTS IN PRIVATE (NON-RENTAL) HOMES	6
9. VEHICLES	6
Prohibited Vehicles	6
Parking	6
Restricted Areas of Vehicle Use	6
Speed Limits	7
Driver Age Limits	7
Registering Off- Road Vehicles; Motorized and Paddle Watercraft	7



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017

Updated: January 28, 2018

TABLE OF CONTENTS

	<i>Page</i>
10. USE OF THE COVE, SHORELINE AND DOCKS AND THE NUMBERS OF MOTORIZED WATERCRAFT PERMITTED	7
Overview	7
About the Docks and Shoreline....	7
Use of the Shoreline and the Waters in the Cove	7
Protection of the Cove and Water Safety	8
Lake Access	8
WFG Docks; Dock Slips; Limitations on Watercraft	8
General Information	8
Dock Locations in the Cove	8
Houses With Dock Slips (i.e., Class 1 Lots)	9
Houses Without Dock Slips (i.e., Class 2 Lots)	9
Renting a WFG Dock Slip	9
11. MOORING RESTRICTIONS FOR WATERCRAFT AND RECREATIONAL FLOTATION DEVICES	9
12. USE OF AMENITIES	10
General	10
Golf Course	10
Tennis Courts	10
Fishing Pond	10
Mini-Golf	10
Sledding Hill	10
Kayak Racks	10
Clubhouse	11
13. PETS	11
14. PROHIBITED ACTIVITIES	11
Noise/Inappropriate Behavior/Conduct	11
Firearms	11
Fireworks	11
Defacing/Vandalizing/ Damage to Association Property	11



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

This manual has been created to address owners frequently asked questions; serve as a guide to the use of amenities, address owners' responsibilities and incorporates the body of rules that have been developed over time compiled into one document for easy reference

A note about the rules and regulations...

The rules and regulations contained herein were developed over time to maintain, preserve, and protect the property values and assets of our community, and to promote harmonious community living, as well as the safety, enjoyment, and tranquility of all who reside or vacation here. The well-being of our community and its attraction as permanent residence as well as a vacation destination depends on owners and renters complying with these rules. The Association's Declaration of Covenants Conditions & Restrictions Article 8, Section 8.10, gives the Board of Directors the responsibility and authority to adopt and publish rules and regulations governing the use of a lot, the Common Area and facilities, and the personal conduct of the members and their guests, and to establish penalties for the infraction thereof. In discharging its responsibility, the Board has updated rules and regulations that have been published over time and compiled them into this document. The Board shall exercise discretion in fining and/or suspending or revoking Association membership privileges, as necessary, for violations of Association rules, regulations and covenants by members, or their family, guests, or renters. (Ref: WFG Enforcement Policy) These Rules & Regulations shall be subject to revision as required. Owners are also bound by requirements contained in the DCCR that are not referenced in this document. **This document supersedes all WFG Rules & Regulations previously published. If there is a conflict with the Declaration of Covenants, Conditions and Restrictions (DCCR), the DCCR takes precedence.**

1. INFORMATION REQUIRED FROM OWNERS

- 1.1. The Association needs information from owners to (1) conduct the business of the Association and (2) ensure owners receive required documents and timely updates on major issues. This information is captured on two forms that must be submitted by all owners and updated as information changes.
- 1.2. **WFG Owner Information Registration (OIR) form.** Captures the following:
 - Owner's contact information.
 - If you rent, information about your local rental management agency.
 - If you rent your house without a local rental management agency, the name and phone number of a local contact we can call in the event there is a problem with your rental.
 - Local phone number (or cell phone) for non-renting owners.
 - Authorization for WFG to use electronic transmission (email, fax, etc.) to communicate with an owner.
- 1.3. **WFG Watercraft and Off-Road Vehicle Registration form.** Identifies:
 - Motorized watercraft to be moored in a dock slip. (Limit 1)
 - Paddle watercraft to be stored on the kayak racks. (Limit 2)
 - Authorized off-road vehicles, such as golf carts.
 - Dock slip lease arrangements. Registration Number of lessee's watercraft.
- 1.4 **Notice of intent to sell your property.** Owners are to provide the POA Manager the name of the real estate company, the listing agent, and contact number.

2. POINT OF CONTACT FOR GENERAL INFORMATION

- 2.1 Our POA Manager, Debbie Feaster, is the Association's liaison with owners and should be able to answer questions you might have about the Association.

Deborah Feaster (WFG POA Manager)
TRIPCO PROPERTY MANAGEMENT, LLC
P.O. BOX 621 · MCHENRY, MD 21541
Phone Numbers Debbie's Cell 301/501-2425 Office: 301/387-7633
Email: debbie@tripcodcl.com
Physical Address: 2856 Glendale Rd, Swanton, MD 21561



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

3. ASSESSMENT FEES AND MAILING ADDRESS

(Reference: *Declaration of Covenants, Conditions and Restrictions, Bylaws, and Collection Policy*)

- 3.1 Assessment fees are set annually by the Board of Directors. Fees may be paid annually or quarterly. *Courtesy* invoices are sent quarterly by email only.
- 3.2 Quarterly payments are due **January 1; April 1; July 1; and Oct 1**.
- 3.3 If payment is not received by these dates, your account is considered delinquent. However, there is a 30-day grace period to pay your fee and not be subject to interest, late fees, or other penalties (including the suspension of the use of WFG amenities).
- 3.4 The Board of Directors' strictly enforced Collection Policy has resulted in a negligible delinquency rate for over the past three years.
- 3.5 Make checks payable to: "WFG POA Inc." and send to:
BOAL AND ASSOCIATES, PC
Attn: Mindy Gangler
317 East Oak Street
Oakland, MD 21550
Phone: 301-334-4007
Email: mgangler@boalcpos.com
- 3.6 Direct questions regarding your account to Mindy Gangler (above).

4. CHANGES/ADDITIONS TO YOUR HOUSE OR PROPERTY

(Reference: Article 7.1, *Declaration of Covenants, Conditions and Restrictions; WFG Architectural Control Guidelines*)

- 4.1 Owners should read and understand the Architectural Control Guidelines established by the Declaration of Covenants, Conditions and Restrictions prior to beginning a project that may affect the exterior appearance of their property.
- 4.2 If you plan to make changes/additions to the exterior of your house or your property, you will need Architectural Control Committee approval. You will need to complete an application. Your contact is:
Doug Storck, POA Consultant
DCL Design Studio
30 Sky View Drive, P.O. Box 756
McHenry, MD 21541
Office Phone: 301-387-7788
Email: DMS@dcls.com

5. PROPERTY MAINTENANCE

(Reference: *Declaration of Covenants, Conditions and Restrictions*)

5.1 General Property Maintenance

- 5.1.1. Property owners are responsible for maintenance of all structures and grounds on their property. This includes, but is not limited to, mowing grass, weeding garden beds, removal of trash, structural maintenance, and overall appearance.
- 5.1.2. Gravel driveways and parking areas are to be maintained so that they are generally free of vegetation, with the perimeters defined.
- 5.1.3. In general, *maintenance* of property does not require an approved application from the Architectural Control Committee as long as the maintenance restores the item to its original condition, i.e., materials, quality of workmanship, color, and dimensions.
- 5.1.4. However, landscaping greater than general maintenance of existing landscaping must be submitted for Architectural Control Committee approval.
- 5.1.5. Owners are not permitted to:
 - 5.1.5.1. Store in view any miscellaneous unsightly items.
 - 5.1.5.2. Have any items in yard which are not meant to be permanently placed in yard such as household furniture, yard tools,
 - 5.1.5.3. Party event equipment such as inflatables (including but not limited to bounce houses, slides, etc.); dunker tanks, laser tag courses, tents and the like, are prohibited on the street side of the house.



Waterfront Greens Property Owners Association, Inc.
Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

5.1.5.4. Dump construction or other debris such as lawn clippings on common areas or open space.

5.1.6. Violations of these maintenance requirements are violations of the DCCR and are subject to fines and/or other penalties.

5.2 Valley Properties, LLC

Joe Mousch, WFG Grounds Superintendent, has his own company that provides certain lawn care services. His contact information is listed below. The arrangement is between the owner and Valley Properties, LLC. The company bills the owner for services rendered. Our POA Manager can provide the names of additional landscape maintenance contractors.

Company	Address	Phone Number
Valley Properties, LLC, Joe Mousch, Owner	1718 Lynndale Rd., Oakland MD 21550	(301) 616-6549 (cell) (301) 387-8567 (office)

5.3 Trash Containment

Below are pictures from some of the many incidents that have necessitated a firm approach to dealing with the problem. Sometimes, the trash was left like this for days, attracting crows, bears, and other animals that scattered the trash, creating an eye sore as well as a health hazard (broken glass, etc.). Furthermore, the area's strong winds scattered trash making clean-up difficult.



5.3.1 Containment Policy (strictly enforced)

- 5.3.1.1. All trash is to be contained within bear-proof containers with the lid closed. (COUNTY TVRU ORDINANCE)
- 5.3.1.2. No trash or trash bags are to be left outside the container.
- 5.3.1.3. In the event garbage is left outside of its receptacle, the Association may order garbage to be picked up, and the cost for the trash pick-up shall be billed to the owner.
- 5.3.1.4. Violations the owner will incur a \$150 fine for each occurrence.
- 5.3.1.5. If a violation is not promptly remediated, an additional \$25 will be assessed for every 24-hour period the problem persists.
- 5.3.1.6. These fines shall be added to the owner's account and shall be due and payable upon receipt of invoice.

5.3.2 Approved Trash Containers.

There are two types of approved trash containers that are provided by the trash removal contractors:

Company	Address	Phone Number	Type of container
Perry's Solid Waste Disposal	105 Arnold Ln Mountain Lake Park, MD 21550	(301) 334-2450	Secure wood exterior bin with removable plastic bin with hinged lid
Deep Creek Refuse	11327 Friendsville Rd Friendsville, MD 21531	(301) 746-5620	Metal container with hinged lid

5.3.3 Condition and Location of Trash Containers

Owners are responsible for maintaining the condition of their trash bin(s). Rusted, dented, or broken trash containers are considered Property Maintenance Violations and need to be repaired or replaced in order to avoid fines and/or other penalties. Trash containers must be placed on your property--not on the road.



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

5.4 Mowing of Vacant (Undeveloped) Lots

- 5.4.1 Owners of Lots that are not wooded (former farm areas) are required, at their expense, to have the grass mowed 2-3 times per year, depending on rainfall.
- 5.4.2 However, over a decade ago, the Developers of WFG arranged for a farmer to mow certain lots in exchange for the hay. The lots the farmer mows may change from year to year, at his discretion.
- 5.4.3. Owners whose lots are mowed by the farmer are not charged.
- 5.4.4. The remaining open-ground lots will be mowed by the Association and the owner billed for the service.
- 5.4.5. Owners wishing to make other arrangements for mowing must notify the POA Manager.

5.5 Snow Removal

- WFG roads are the Association's responsibility.
- Owners are responsible for plowing their own driveways.
- Joe Mousch, WFG Grounds Superintendent, has his own company, Valley Properties, LLC, which provides plowing services.
- Any arrangement is between the owner and Valley Properties, which bills the owner directly.
- For names of additional contractors, contact the POA Manager.

5.6 Property Maintenance Violations (PMVs)

Routine inspections of the Development are done by the POA Manager. If property maintenance violations are observed, the owner will be notified to correct the problem. If the matter is not resolved within the specified timeframe, the owner will be subject to a daily fine until the violation is cured.

6. SIGNS

(See Architectural Control Guidelines for details.)

6.1 General

- 6.1.1. No sign shall be placed or erected on any Lot except with prior written approval of the Architectural Control Committee.
- 6.1.2. Signs must be properly maintained to avoid crooked or broken signs, peeling paint or stain, etc.

6.2 House Signs

- 6.2.1. House signs are optional for both rental houses and privately-owned houses. However, there are guidelines for the type and size. (See Architectural Control Guidelines.)
- 6.2.2. *Deer Park Signs* makes most of the signs in the development.

Company	Address	Phone Number
Deer Park Signs	4162 MD-135, Oakland, MD 21550	(301) 334-1344

7. RENTAL HOMES

7.1 General

If you rent your house, we suggest you to point out that Waterfront Greens is not only a recreation destination for renters, but many owners have made Waterfront Greens their *home*.

The vast majority of those who choose WFG as a vacation destination are respectful and peaceful. Unfortunately, in the past there has been a significant increase in the incidents of inappropriate behavior by renters and flagrant disregard of the rules governing the use of the docks, common areas, and trash disposal. This inappropriate behavior impedes other owners' use and enjoyment of their properties, our amenities and common areas, and takes away owners' and renters' rights to vacation or live in a reasonably peaceful and undisturbed environment. There have been violations ranging from trucks and cars being driven across other owners' properties, on the lake shoreline, and in the common areas; renters bringing in *multiple* watercraft and mooring them to the docks, whereas only one (or none) is allowed; threatening a neighbor with physical harm; multiple accounts of excessively loud music and noise; and numerous trash violations.



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

In response, the Board created a *Renters' Guide* (which we encourage you to read) that is to be located prominently in each rental house. It explains the rules governing the use of amenities, and--to give renters advance warning--establishes consequences for violations of certain rules, to include eviction for egregious misconduct. Owners are ultimately responsible for the conduct of their renters.

7.2 County Ordinances Governing Vacation Rental Property (TVRU)

Garrett County has created an ordinance--the Transient Vacation Rental Unit Ordinance (TVRU)--that has the force of law governing vacation rental homes. (Note: Waterfront Greens rules reflect many of the same requirements reflected in TVRU.)

<https://www.garrettcountry.org/planning-land-development/transient-vacation-rental-units>

7.2.1. Wedding/ Large Events in Rental Properties

- 7.2.1.1. Rental homes advertised as wedding destinations are subject to Garrett County ordinances governing Transient Vacation Rental Units.
- 7.2.1.2. The County Office of Licensing and Enforcement has specific requirements for vacation homes when used for a wedding event to ensure adequate planning and preparation have taken place and to ensure the event and is in harmony with the residential nature of the community.
- 7.2.1.3. **All rental management agencies or owners must provide to the Office of Licensing and Enforcement a copy of the wedding event application for approval at least 60 days prior to the event.**

<https://www.garrettcountry.org/resources/planning-land-development/pdf/TVRU/TVRUweddingrequirementspdf.pdf>

7.3 Owners Who Rent--Obligations to the Association

Owners are ultimately responsible for:

- 7.3.1. **The conduct of their family members, guests and renters.**
- 7.3.2. **Complying with Garrett County laws governing the rental of vacation homes called the Transient Vacation Rental Unit ordinance (TVRU).**
- 7.3.3. **Fines incurred by the association from governmental entities resulting from your actions or those of your renters shall be billed to owner and are a binding obligation to the Association.**
- 7.3.4. **If you rent your property you must:**
 - 7.3.4.1. Provide the POA Manager (via the ***Owner Information Registration*** form) with the name and phone number of your local rental management agent. Whether you rent your home with an out-of-area management company or act as your own rental agent, you must provide the POA Manager with the name and 24-hour number of a local contact.
 - 7.3.4.2. Notify POA Manager if you change rental companies or remove your property from the rental market.
 - 7.3.4.3. Ensure your rental company posts in your house the most current *WFG Renters Guide* and related documents (provided by the Association).
 - 7.3.4.4. Ensure that the electronic and written documents/materials used to advertise your property state the limitations on motorized watercraft. For details on these limitations, refer to *Sections 10.8 and 10.9* of this document.



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

7.4 Renter Trash Management

7.4.1. Note, owners are billed the \$150 fine for violations of the trash policy—whether it is they or their renters who commit the infraction. In order to avoid problems, here are some approaches other owners use and which you may wish to discuss with your rental company:

- Ensure the number and size of trash receptacles is sufficient to handle the volume of trash generated by renters.
- Consider extra pick-ups in high rental season.
- On check-out days, have the rental company do a drive-by and pick up excess trash.
- Place signs on the trash bin stating the policy.
- Emphasize to renters that they can call the rental company to arrange for pick-up of trash if they are nearing the capacity of the trash bin.

7.4.2. Trash management is, quite simply, the responsibility of each owner. And, if you rent, we strongly encourage you to work with your rental company. With their assistance, you should be able to find a solution that works for your property.

8. LARGE EVENTS IN PRIVATE (NON-RENTAL) HOMES

While the County TRVU ordinance does NOT apply to private homes, many of the same rules have been adopted by the Board, such as but limited to: Parking Restrictions (Ref. Section 9.2) and Noise/Inappropriate Behavior/Conduct (Ref. Section 14.1).

9. VEHICLES

9.1 Prohibited Vehicles

- 9.1.1. ATV's, dirt bikes, or snowmobiles may not be operated anywhere in WFG.
- 9.1.2. Only golf carts are allowed off of paved areas.
- 9.1.3. Campers, RV's are NOT permitted to be used as lodgings in WFG. (Ref. DCCR, Article 8. Section 8.1)
- 9.1.4. POA Manager must be notified if campers/RV's will be parked in WFG.

9.2 Parking

- 9.2.1. Parking is confined to the parking areas of each lot or the designated parking areas.
- 9.2.2. No parking shall be permitted on WFG roads, berms, common areas, vacant lots, or in yards.
- 9.2.3. Vehicles and watercraft parked in unauthorized *public* areas or vacant lots may be towed at the owner's expense.
- 9.2.4. All boats, trailers, recreational vehicles, campers, non-passenger vehicles and the like may be parked only in designated parking areas or in private driveways. (Ref. DCCR)
- 9.2.5. No unlicensed automobiles, junked vehicles, or trucks rated more than 3/4 ton, may be parked or stored within the subdivision unless in an enclosed garage. (Ref. DCCR)

9.3 Restricted Areas of Vehicle Use:

- Road-licensed vehicles
 - Lakefront
 - Department of Natural Resources (DNR) prohibits motorized vehicles on the shoreline.
 - Fines will be charged directly to the violator.
 - Footpaths (lake access paths)
 - Golf Course
 - Common Areas and other owners' Private Property
 - Pond Area
- Golf carts are prohibited on:
 - Golf Course (except mobility-impaired users)
 - Other owners' Private Property
 - Pond area/dam



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

9.4 Speed Limit

The speed limit is 15 mph throughout the development.

9.5 Driver Age Limit

Drivers of off-road vehicles (such as golf carts) must be at least 12 years old, unless accompanied by a person 16 years of age or older.

9.6 Registering Off- Road Vehicles; Motorized and Paddle Watercraft

Owners of off-road vehicles (such as golf carts) and watercraft that will be moored in the docks or stored on the kayak rack must register them by completing a *WFG Vehicle Registration* form. (Ref. Section 1.3)

10. USE OF THE COVE, SHORELINE AND DOCKS AND NUMBER OF MOTORIZED WATERCRAFT¹ PERMITTED

10.1 Overview

This section of the WFG Rules and Procedures seems to be the least-understood.

The rules contained herein reflect State Regulations and WFG Declaration of Covenants, Conditions, and Restrictions, which are difficult, if not impossible, to change. Here are some key facts:

- 10.1.1. The State owns the lake and, through its Department of Natural Resources (DNR), regulates the number of docks, boat slips, and the number of motorized watercraft on the lake.
- 10.1.2. DNR has permitted WFG 39 slips and has authorized only 39 motorized watercraft moored in these slips.
- 10.1.3. The Developers assigned these 39 slips to 39 specific WFG lots and designated them as Class 1 Lots,² defined in the Association's *Declaration of Covenants, Conditions & Restrictions*.
- 10.1.4. As per DNR regulations, only the owners of Class 1 lots (and by extension, their renters) are permitted to moor (only) ONE motorized watercraft in the cove--and only in the slip assigned to their lot.
- 10.1.5. No motorized watercraft is permitted to be moored unattended anywhere in the cove other than in dock slips.

10.2 About the Docks and Shoreline

- The current inventory of rental homes in WFG have the combined capability of housing over 500 persons, not including people staying in private homes. Clearly, this places a high demand for access to the docks and our cove's shoreline.
- To ensure all owners and renters have the opportunity to enjoy boating, swimming, fishing, and other recreational water activities from our docks and along the shoreline in our cove, the Board has established rules governing the orderly use of these areas.

10.3 Use of the Shoreline and the Waters in the Cove

- 10.3.1. **Maryland statute establishes the shoreline and designated land along the shoreline as a buffer strip, and it is owned by the State of Maryland--not the owners of lakefront lots.**
- 10.3.2. **Therefore, this land, even though contiguous with privately owned lots, is open to use by ALL WFG owners, guests, renters, as are the waters in the cove.**

¹ Motorized watercraft:- boats with engines, and personal watercraft (PWC), such as jet-skis.

² The following- 39 Lots are designated **Class 1** Lots and are assigned ONE slip in the dock:

1,2,3,4,5,6,7,8,9,21,23,24,27,28,29,30,31,32,33,34,35,36,38,39,40,41,42,43,44,45,46,49,54,55,60, V-2, PLUS Developer-Owned lots, currently designated Lots 47, 48, 50.



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

10.4 Protection of the Cove and Water Safety

- Reducing the speed of motorized watercraft in the cove is necessary to ensure the safety of the numerous swimmers, kayakers, and paddle boarders as well as waders and animals in the water. It's also a key factor in reducing shoreline erosion and water turbidity.
- Operating at high-speed in WFG's shallow cove churns up the lake bottom. This action stirs up sediment, re-suspending nutrients from the bottom. When these nutrients reach the surface they feed algae, causing algal blooms.
- Out of respect for your fellow vacationers and to reduce the negative impact on the cove's water quality, you are expected to:
 - Obey the speed limits and reduce your speed in the cove,
 - Always operate your craft in the cove so as to minimize its wake, and
 - Remember that swimmers, canoeists, kayakers, sailboats and other non-motorized users always have the right-of-way.

10.5 Lake Access

10.5.1. Do not trespass private property.

10.5.2. Use ONLY the following designated access points and paths to get to the lake:

- South Entrance. At the end of Moonrise Drive there is an area marked "Lake Access." Parking area is provided. Follow the wood chip path to lakefront.
- North Entrance. Parking area on Lakefront Links Drive. "Lake Access" entry points are:
 - Between Lots 38 & 39
 - Between Lots 50 & 51

NOTE: Stilwater Development lies to the west, contiguous with WFG property. It is a separate private development, and its shoreline, docks, and other amenities are NOT to be used by WFG owners, guests, or renters.

10.6 WFG Docks; Dock Slips; Limitations on Watercraft

General Information (<http://deepcreek.com/all-you-need-to-know-about-boating/>)

- 10.6.1. WFG's 8 dock units are assigned letters A-H, beginning on the Moonrise Drive side (southwest side) at the entrance of the cove and running counter-clockwise around the cove to the Lakefront Links side.
- 10.6.2. Each of the 39 slips is identified by the dock-letter, followed by the lot-number of the house.
- 10.6.3. It is prohibited to use a motorized vehicle to launch any vessel from the Waterfront Greens shorelines (state regulation). Violators will be fined
- 10.6.4. The shoreline may be used for fishing, swimming, and non-vehicular launching of non-motorized watercraft, such as canoes, paddle boards, etc.
- 10.6.5. Unauthorized vessels or vessels moored in unauthorized locations will be towed, and you or your renters will be required to pay the towing company to retrieve the vessel.
- 10.6.6. Personal items left on dock or shoreline will be removed.
- 10.6.7. Owners will be billed for fines levied against the Association for violations of DNR rules committed by them or their renters.
- 10.6.8. Owner's/renter's mooring of watercraft shall be at owner's/renter's sole risk. WFGPOA, Inc., its employees, agents and officers shall have no liability to owner/renter for theft, damage or vandalism of the watercraft or their contents.

10.7 Dock Locations in the Cove

- 10.7.1. The locations of the dock units along the shoreline are not to be construed as permanent.
- 10.7.2. Locations of the docks are subject to change at the sole discretion of the Board of Directors, depending on water conditions and other variables.



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

10.8 Houses With Dock Slips (Class 1 Lots)

- 10.8.1. Class 1 Lots are the only lots permitted to use the dock for mooring.
- 10.8.2. Allowed one motorized watercraft/boat or PWC. (DNR Regulations)
- 10.8.3. Moor watercraft only in the dock slip assigned to your house.
- 10.8.4. Unauthorized vessels, or vessels in unauthorized locations, will be towed at the owner's/renter's expense.

10.9 Houses Without Dock Slips (Class 2 Lots)

- 10.9.1. If you own a Class 2 lot, you (or your renters) are not permitted to use the docks, the cove, or the shoreline to moor a motorized watercraft.
- 10.9.2. You will have to locate your motorized watercraft elsewhere on the lake.
- 10.9.3. Unauthorized vessels, or vessels in unauthorized locations, will be towed at the owner's/renter's expense.

10.10 Renting a WFG Dock Slip

- 10.10.1. Contact POA Manager for availability. Any leasing arrangement is between owner who has a slip and owner who wishes to lease.
- 10.10.2. Class 1 Lot owners who intend to lease their assigned slip must notify the POA Manager and complete a Watercraft & Off-Road Vehicle Registration form.

11. MOORING RESTRICTIONS FOR WATERCRAFT AND RECREATIONAL FLOTATION DEVICES

11.1 Motorized Vessels³

- 11.1.1. Must be moored within your assigned slip.
- 11.1.2. May not be anchored in cove unoccupied.
- 11.1.3. May not be tied to the side of the docks or the shoreline, other than for short-term usage by non-WFG visitors.

11.2 Non-motorized Watercraft (canoes, paddle boards, etc.)

- 11.2.1. May be placed in your assigned slip, if they fit within the slip.
- 11.2.2. May be tied to or placed on the shoreline, as long as they don't block vessel ingress and egress from slips or use of shoreline.
- 11.2.3. Owner canoes, paddle boards with ID, may be stored long-term in kayak racks.
- 11.2.4. Short-term storage of canoes, kayaks and paddleboards permitted by renters and owners.
- 11.2.5. May not be tied to sides of dock or placed on a dock.
- 11.2.6. May not be anchored in cove unoccupied.

11.3 Recreational Flotation Devices

- 11.3.1. If placed in your assigned slip, must fit within the dock slip.
- 11.3.2. May be tied to or placed on the shoreline as long as it doesn't block vessel ingress and egress from slips or use of shoreline.
- 11.3.4. May not be tied to sides of dock or placed on a dock.
- 11.3.5. May not be anchored in cove unoccupied.
- 11.3.6. **Water trampolines of any size are prohibited.**

³ Currently, DNR Lake Management Office has authorized WFG to moor personal watercraft (PWC's) only IN dock slips



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

BOD Approval Date: July 27, 2017; Updated: January 28, 2018

12. USE OF AMENITIES

12.1 General

When using WFG amenities, owners (and their family, guests, and renters) shall:

- 12.1.1. Not use the amenities for any purpose other than for which they are intended;
- 12.1.2. Strive to leave the amenities in as good repair as were found.
- 12.1.3. Make no alterations to WFG amenities and common areas without the written consent of the WFG Board of Directors or POA Manager.

12.2 Golf Course

- 12.2.1. Vehicles, including golf carts are NOT permitted on the golf course unless the user has mobility impairment.
- 12.2.2. Golf equipment is not provided.
- 12.2.3. Replace your divots.

12.3 Tennis Courts

- 12.3.1. Observe the rules posted on the gate.
- 12.3.2. Players must wear tennis shoes.
- 12.3.4. Skateboards, bicycles, roller skates, etc. are prohibited.
- 12.3.5. Equipment is not provided.

12.4 Fishing Pond

- 12.4.1. Observe the rules posted on the sign at the pond.
- 12.4.2. Only "Catch and Release" is allowed.
- 12.4.3. Fishhooks must not have barbs.
- 12.4.4. Absolutely NO VEHICLES or watercraft allowed on or around the pond. Use the parking area located below the pond.
- 12.4.5. SWIMMING IN THE POND IS STRICTLY PROHIBITED.
- 12.4.6. ICE SKATING OR WALKING ON ICE-COVERED POND STRICTLY PROHIBITED.

12.5 Mini-Golf

- 12.5.1. Equipment is not provided by the Association.

12.6 Sledding Hill

- 12.6.1. Located off Waterfront Greens Drive. Parking area is below the pond.

12.7 Kayak Racks

- 12.7.1. To use the racks for long-term storage (more than two weeks), owners must register and label their paddle craft with the owner's name and lot number. (Ref. Section 1.3)
- 12.7.2. Label/tag shall be attached to the vessel so that it is visible when stored.
- 12.7.3. Limit of 2 SPACES/SLOTS (total) per lot on the racks. Owners who have multiple paddle craft may stack them on top of their *own* craft as long as it doesn't impede the use of the rack by others.
- 12.7.4. *Stacking on other peoples'* paddle craft, and vertical storage of paddle craft is prohibited. Improperly stacked or vertically-stored items may be removed, even it requires breaking locks.
- 12.7.5. Unidentified paddle craft left on racks for more than two weeks shall be removed, even it requires breaking locks
- 12.7.6. The three kayak racks are at the following locations:
 - North side of cove (access from Lakefront Links Dr.). Two racks by gazebo, near Dock "D". (For owners/renters on Lakefront Links Dr., Waterfront Greens Dr., Vistas, Pond Court, and other areas.)
 - South side of cove (access from Moonrise Dr.). In the woods to the west of Dock "C". (For owners/renters on Clubhouse Dr., Moonrise Dr., and Misty Meadows.)



Waterfront Greens Property Owners Association, Inc.

Property Owners' Manual

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- 12.7.7. Owner's/renter's storage of paddle craft shall be at owners'/renters' sole risk. WFGPOA, its employees, agents and officers shall have no liability for theft, damage, or vandalism of watercraft or their contents.

12.8 Clubhouse

As one of the cost-containment measures implemented by the Board, the Clubhouse was closed. However, once a sufficient number of the developer-owned lots are sold, bringing in additional assessment revenue, the Board of Directors will re-evaluate the status of the Clubhouse.

13. PETS

- 13.1** Must be kept under control at all times.
13.2 Incessant barking is a violation of the noise restriction.

14. PROHIBITED ACTIVITIES (not an exhaustive list)

14.1 Noise/Inappropriate Behavior/Conduct

- 14.1.1. Between the hours of 11:00 P.M. and 8:00 A.M. there shall be no loud or unusual noises.
14.1.2. At all times, sound systems, radios, televisions and tape players, boom boxes, etc. shall only be used so as not to disturb persons elsewhere in the Development.
14.1.3. Offensive or disruptive behavior will not be tolerated.
14.1.4. Aggressive behavior or foul language directed at WFG Personnel, guests, or neighbors may be grounds fines and/or other penalties or civil action and eviction of renters.
14.1.5. No outside speaker systems permitted to be used except for one-time special events.

14.2 Firearms

- 14.2.1. Discharging any firearm is strictly prohibited.
14.2.2. Renters will be subject to eviction.
14.2.3. Violations will be reported to law enforcement and offenders may be subject to civil fines as well as fines and/or other penalties from the Association.

14.3 Fireworks

Maryland law prohibits private displays of fireworks.

Fireworks are only allowed when a permit is issued by a Fire Marshall.

- 14.3.1. **Only sparklers without chlorates or perchlorates and non-aerial, non-explosive sparkling devices (e.g., "gold label" sparklers and "champagne party poppers") are permitted.**
14.3.2. **Violations of this law shall be reported to law enforcement and offenders may be subject to civil fines as well as fines and/or other penalties from the Association.**

14.4 Defacing/Vandalizing/ Damage to Association Property

- 14.4.1. Owners will be held responsible for the cost of repair or replacement of Association property damaged by them or their renters. Subject to fines and/or other penalties.