

## **The Landings at Piney Point Homeowner's Association (HOA)**

### **Marina Regulations (Rev 9/8/2014)**

1. Marina is for use of Members, Tenants, and their guests only.
2. Assigned SLIPS may not be rented to non-members, other than tenants.
  - a. No trading of assigned slips without written notification to Harbor Master. (Some slip # assignments are recorded on Homeowner deeds and can't be permanently changed by HOA without a deed change).
3. Boats in the harbor must be:
  - a. Member owned, except tenant owed boats, or visiting boats owned by guests of members for a short period of time – notification of the Harbor Master is required (no extended period of time);
  - b. Boat registration must be current with stickers clearly visible on the boat;
  - c. Boats must be properly secured and maintained in safe and sea worthy condition per USCG regulations. Docking lines must be tied in a way to keep boat within the slip and not permit contact with the dock or other boats;
  - d. Docking of commercial boats, other than those working in the marina, is not permitted;
  - e. Boat owners contact information on the Landings Website Directory shall be kept current, allowing contact in the event of an emergency;
  - f. Skiffs or dinghies must be docked within a slip;
  - g. Operated in a safe and prudent manner.
4. The bridges, dock and/or finger piers in the Marina:
  - a. May not be modified or boat lift installed without submitting written plans and obtaining approval from the Harbor Master / HOA Board of Directors;
  - b. Members are responsible for safety and maintaining of the structural integrity of their boat lifts and any modifications to their finger piers (Includes floats and platforms for jet skies);
  - c. The HOA will not maintain finger piers that have been modified, including modifications to accommodate access to boat lifts;
  - d. The dock walkway may not be blocked by personal property or equipment for more than one day or for more than 1/3 of the width of the walkway;
  - e. The docks may not be used to permanently mount or store equipment, except for:
    - Water hoses which must be on an appropriate hanger on side
    - Installation of Electrical Power Posts
    - Electrical cords and dock lines must not impede foot traffic or cause a trip hazard on the dock walkway.
5. Electrical power furnished by the HOA shall not be abused for heating, air conditioning, refrigeration, or any other excessive power drains.
6. The Board of Directors of the Landings at Piney Point HOA may order the removal of any boat or other property from the Marina for violation of these rules. If any owner, member, or guest fails to comply with such direction, the HOA may remove the boat or personal property from the Marina at the member's expense, including any storage cost.

7. The Landings at Piney Point HOA has no responsibility for the security or care of any boat or other property, which does not belong to the HOA. By placing a boat or personal property within the Marina, or on the property owned by the HOA, the property owner agrees to release the HOA, absent gross negligence, from any and all liability, including theft and liability for removing any such boat or personal property per paragraph 6 above.
8. The Harbor and Harbor entrance channel is a NO WAKE ZONE.
9. Not allowed in Marina:
  - a. Disposal of fish or crab waste or carcasses in the Marina (except when fish carcasses are used as bait in crab pots);
  - b. Running, bicycles, skates or skateboards on docks;
  - c. Children playing in Marina under 10 years of age without adult supervision (16+).
10. Allowed in Marina:
  - a. Crab pots may be used within confines of a members slip or within unassigned areas, but must be removed at the end of the season. Any mud or debris from crabbing must be washed from docks;
  - b. Fishing (children under 10 must have an adult with them (16+).
11. SAFETY concerns with boats, bridges, docks and finger piers should be reported to the Harbor Master (or any BOD member if Harbor Master is not available – phone numbers are listed in The Landings Directory on the community's web site).
12. Members will be notified of any safety issues identified that are associated with their boats, lifts, modified finger piers or member owned bridges. If prompt action is not taken by the member, the HOA may take corrective action at the members expense.

*Definitions:*

- **Dock** refers to the marina walkway, including bridges that connect to the shore.
- **Finger Piers** refers to the narrow walkways associated with individual boat slips.
- For the purpose of these rules only, **"member"** includes: any owner of a lot in the Landings at Piney Point, the immediate family of an owner, and any resident, including renters who have delegated rights of use of a home on a lot located in the Landings at Piney Point community.

Dennis DePriest  
Harbor Master  
Contact #301 481 2901

# Recreation Vehicle (RV) Lot Storage Area Regulations

*The purpose of the RV Lot is to provide Landings Home Owners (or their tenants) with convenient storage space for their recreational campers, boats, jet skis, and/or their yard/storage trailers. This permits no cost to the member compliance with the Landings Community Covenants, Restrictions and Conditions (CR&C), which prohibit the parking of such items on the street, in driveways or within view of the street. The RV Lot contains 51 space, so not all lot homeowners can be assigned a space within the lot.*

## **The following regulations apply to the RV Lot:**

1. Spaces are available on a first come/first served basis. When available, members may be permitted to occupy more than one RV Lot space, but will be required to yield the additional space(s) within 72 hours, if a member without an assigned space requests RV Lot space. Every effort will be made to accommodate the request.
2. If needed, the RV Lot manager will maintain a waiting list for RV Lot space.
3. The RV Lot is restricted to RV's, boats, boat trailers, and yard trailers. (No autos/trucks, crab pots, sheds, garden tools, etc. are permitted).
4. Large spaces are limited. While large trailers are a priority, they are assigned on a case-by-case basis. Sometimes it may be necessary to move space assignments in order to accommodate the larger RVs/Boats/trailers.
5. Temporary storage in the RV Lot without an assigned space is not permitted. Items stored in the RV Lot without an assigned a space are subject to removal at the owner's expense.
6. When a requested RV Lot space is not available, it is the owners responsibility to find storage elsewhere. Lack of available RV Lot space does not result in authorization to violate HOA CR&Cs.
7. Assigned spaces are to be kept neat and clear of weeds, brush and trash.
8. Storage of items shall be confined to the designated area within the RV Lot berm/fence.
9. All stored RVs, trailers, boats, jet ski trailers, and yard trailers must be maintained in good condition, movable (e.g. wheels installed and tires inflated).
10. Registration of all trailers/boats/ and RVs shall be kept current, with current plates attached.
11. While the HOA will take reasonable actions to maintain RV Lot security, the Landings HOA is not responsible for damaged or stolen items. Installation of individual security locks on all trailers, boats and RVs is strongly recommended. Members should maintain appropriate insurance.
12. Space assignment will be reviewed annually in June. Spaces not being used will be reassigned if a demand arises.
13. Failure to comply with the RV Lot Rules may result in forfeiture of assigned space and removal of the any items at the owners expense.
14. When a homeowner no longer requires the use of RV Lot space, it is requested that he/she contact the RV lot manager with that information, and that all materials used in conjunction with the stored item be removed, e.g. wheel chocks, blocks to level, tarps, etc., and that the space be vacated neat and free of weeds.

*If you have any questions regarding these RV Lot Rules, please contact Leon Smith (240-925-0682) RV Lot Committee Chairman or any of the Board of Directors. (updated Oct 14, 2014)*

The Landings at Piney Point HOA Pool  
Rules

1. Members and their guests may only use the pool when a lifeguard is on duty. Members and their guests must sign in on the registration sheet at the pool entrance each day. (MD pool regulations and HOA insurance liability documentation purposes)
2. Each member over sixteen is limited to a maximum of four guests per household per day (*subject to pool capacity issues*). Children between the age often and sixteen who can swim the length of the pool without stopping and tread in the deep water for one minute (the swim test) are allowed to bring two guests. Members must sign in their guests and -should accompany their guests at all times. *Exceptions are permitted if approved by the lifeguards/pool manager in advance or at entry into the pool area.*
3. Children under the age often must be accompanied at all times by an adult 16 years or older and:  
Who can-not swim
  - a. Should have an adult in the pool within arm's reach at all times.
  - b. Remain in the 3 1/2 to 4 foot area.
  - c. Should wear a coast guard approved PFD life vest at lifeguard discretion (not water wings or other toy type tube).

Who can swim

- a. Must Pass the swim test performed by the lifeguard to be allowed in all areas of the pool without an approved life vest
  - b. Should be closely supervised/observed by an adult 16 years or older.
4. Children between the age often and fifteen can come to the pool alone if:
  - a. They have passed the swim test (if test is failed they must be accompanied by an adult 16 or older).
  - b. They have completed an emergency contact card.
  - c. They have signed and had their parents or guardians sign the Conduct Form.
5. Remember, the lifeguard is not a babysitter. Their responsibilities include:
  - a. Maintaining a safe environment in and around the pool area.
  - b. Maintaining the water chemistry within the limits set by state of Md.
  - c. Lending their first aid/CPR training when needed
  - d. Completing an incident report for any injuries in the pool area- please provide them all necessary information.

The pool is part of our HOA Common Area and as such the parents/guardians remain responsible for their children's safety

6. Under the authority of the Landings at Piney Point HOA CR&Cs, and the Board of Directors, the Lifeguards and Pool Manager/Committee have the authority to:
  - a. Remove any equipment or stop any activity that may be dangerous or annoying to other pool users
  - b. Refuse to perform any task that may distract them from their duty (i.e. babysitting).
  - c. Close the pool at any time because of weather, operational difficulties, safety, health, or other conditions as necessary.
  - d. Remove any person(s) from the pool, for the day, who disobeys the rules.

- e. Recommend to the HOA Board of Directors the removal of any person(s) who persistently violate the rules for the entire season.
7. No one may use the pool that has any infectious diseases (i.e. diarrhea, inflamed eyes, colds, nasal/ear discharges, open lesions) or any symptoms associated with a communicable disease.
  8. Infants and toddlers are allowed in the pool with the appropriate plastic or swim diapers. No disposable diapers are allowed.
  9. For the members safety, there will be no running, pushing, wrestling, dunking, or splashing, hard ball playing, spouting of water, diving or causing undue disturbance in or around the pool area.
  10. The following are prohibited in the pool area:
    - a. Glass containers or other easily breakable objects
    - b. Bicycles or skateboards and other wheeled toys
    - c. Alcoholic beverages
    - d. Smoking or other tobacco products
    - e. Gun chewing
    - f. Abusive or foul language
    - g. Excessively loud music
    - h. Pets
    - i. Tubes, kickboards, or other swim toys/equipment without permission of the lifeguard (lifeguard needs to have clear visibility of all persons in the pool).
    - j. Large inflatable objects are especially prohibited (visibility of lifeguards).
  11. A member may request a lane divider if the pool is not near capacity.
  12. For the safety of members, all swimmers must vacate the pool 10 minutes before the hour or *whenever the lifeguard is checking the water quality or adding chemicals*. At this time the lifeguard may eat, drink, or use the restroom. Swimmers must sit on the pool deck until the process is complete and the lifeguard gives permission to reenter the pool.
  13. **SWIMMING INVOLVES INHERENT RISKS. ANYONE USING THE LANDINGS AT PINEY POINT HOA SWIMMING POOL AGREES TO RELEASE THE HOA, ITS EMPLOYEES AND CONTRACTORS AND THEIR EMPLOYEES FROM ANY LIABILITY FOR LOSS, ACCIDENT, OR INJURY TO PERSONS OR PROPERTY EXCEPT LIABILITY ARISING FROM GROSS NEGLIGENCE. MEMBERS WILL BE HELD RESPONSIBLE FOR THEIR GUEST(S) AND THE COSTS TO REPAIR PROPERTY DAMAGED WILL BE CHARGED TO THE RESPONSIBLE PARTY.**

**NOTE:** Pool "MEMBERS" are defined as (a.) any person(s) listed on the deed of a lot residing at the Landings at Piney Point (b) any other permanent resident (i.e., children, grandparents, relatives, etc.) (c) you are "not a MEMBER" if you are a visitor, boarder, or paying rent where the owner is still resides at the residence. Renters are delegated the right of use without membership.

## **The Landings at Piney Point Home Owner Association (HOA) – Beach Rules**

**1. The Beach is only for use by The Landings at Piney Point HOA Members/Residents and their guests.** The Beach is private property and a common area asset of the HOA. The Beach is not public. Any person on our beach who is not a HOA member/resident or guest is trespassing and should be reported to the Sheriff's Department (301-475-8008).

**2. Swim at Your Own Risk – there is no lifeguard on duty.** Parents/Guardians are responsible to supervise children swimming at the beach. Swimming alone is dangerous and should be avoided.

**3. Leave the Beach as you found it.** Enjoy the beach but take all trash with you when you leave.

**4. Bonfires are only allowed in the sandy portion of the beach** and not in the grass or woods. Bonfires should be attended at all times. Bonfires are not allowed on high wind days. Bonfires should be extinguished with water and not just sand placed on burning coals. Glass, aluminum cans, and plastic bottles should not be placed in bonfires. Failure to meet these fire rules could cause you to lose your privilege to have a bonfire.

**5. Night-time use of the Beach:** When using the Beach after dusk you are required to communicate in advance with the Beach Committee or HOA Board of Directors via e-mail.

- If using the Beach after dusk you are requested to utilize the Landings Logo Mirror Tag on your vehicle's rear view mirror so as to avoid visits from the Sheriff's Department who patrol the beach parking area as part of our premises check. Contact a BOD member if you were not issued the mirror tags for your lot.

- No Loud noise after dark. Please show neighborly respect for homes close by on creek-side and on the river. Advance notice of fireworks usage is required.

**6. No underage drinking, is** allowed on the Beach or any other Landings HOA common areas. Use of drugs, other than those prescribed by a doctor, is prohibited on all HOA owned Property, including the beach.

**7. No motorized vehicles are allowed on the beach.**

*Submitted to and approved by the BOD, The Landings at Piney Point HOA (Oct 27, 2015)*

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