

CICA RULES AND REGULATIONS

1. BEACH AREA & PAVILION

The beach area includes the pavilion, picnic and playground areas, swim area, and facilities. The beach area is restricted to property owners and their guests.

Property owners are responsible for the conduct of their guests and liable for any property damage. All non-resident guests should be accompanied by a property owner.

Pets, unleashed or leashed, are not allowed at the beach area.

Cars and other vehicles should be parked only in designated areas; vehicles are not permitted on the grass (see Section 8). All vehicles should visibly display a CICA decal or guest pass. Unauthorized vehicles are subject to towing at the owners' expense.

Vehicles, boats, and trailers shall not be stored or left in the community beach area.

Use the pavilion, picnic, playground, and beach facilities and swim at your own risk. All children under the age of 12 should be supervised by an adult while swimming and using recreation facilities.

The designated swim area is seasonally marked by floats. Only swimming and water toys are permitted in the designated swim area. For the safety of swimmers, no fishing or boating (including kayaking and paddleboarding) is permitted in the designated swim area.

Bathhouses must be kept locked when not in use.

Charcoal or wood fires may be built only in designated areas (grills and firepit). Do not leave fires unattended. Fires must be completely extinguished before leaving.

Fireworks are prohibited by law.

Trash shall be placed in the containers provided. All excess trash shall be removed from the area.

A Pavilion Permit/Reservation Form is required to reserve the pavilion for group activities (CICA members only). Contact the current Pavilion Committee Chairperson for reservation information. No rain date can be provided. The Pavilion Permit/Reservation Form listing is included in the guidebook and on the Chesapeake Isle website (www.chesapeakeisle.org).

Activities for personal profit and business may not be conducted in the beach area.

It is the responsibility of all property owners to enjoy the beach area safely and with common sense. Clean up after yourself and your group, keep the noise level reasonable, and do not engage in activities that could cause harm or inconvenience to others or to community property.

The Association reserves the right to close the beach area and beach access road at any time.

2. COMMUNITY PROPERTY AND WOODLANDS

Activity in CICA woodlands shall be limited to walking. Vehicles of any type are prohibited. Making of new paths or trails on CICA property is prohibited.

No trash or refuse shall be dumped or buried on any CICA property, including the woodlands.

CICA Board permission is required before cutting or removing vegetation or trees (live or dead) on CICA property.

3. GUESTS

A property owner or member of the owner's family must be present on Chesapeake Isle premises for any guests of said owner to use community land or facilities unless said guests are legally contracted renters or short-term residents of the Chesapeake Isle property.

Property owners are responsible for the conduct of their guests and liable for any property damage.

Guests must comply with CICA rules and regulations.

4. HARBOR AREA AND COMMUNITY PIERS

The harbor area and community piers are restricted to property owners and their guests.

The harbor and mooring area is a no wake zone (per Maryland boating law). Operate boats at a low speed to prevent creating wakes.

Property owners are responsible for the conduct of their guests and liable for any property damage. All non-resident guests should be accompanied by a property owner.

Recreational swimming is prohibited at the piers and in the designated mooring area.

Fishing is permitted on the south pier; it is prohibited on the north pier (beside the boat ramp). Boats and boaters are privileged over people fishing at the pier.

The pier and boat ramp are designed primarily for loading and unloading boats. Boats may be tied up and left at the pier for a brief period of time only, i.e., retrieving a vehicle while launching or other similar tasks.

Keep noise level low.

Dogs are permitted in the harbor area when attended properly. (See Section 9.)

No glass containers are permitted at the ramp area.

Keep trash away from harbor area and waterfront; remove all excess trash from the area.

Park vehicles with trailers and cars in the appropriate, designated parking area. Boats, vehicles, and trailers shall not be stored in the harbor area (except those permitted by the Harbormaster; see Section 7).

The harbor area and community piers close at 11 p.m.

The Association reserves the right to close the harbor area, community piers, ramp, and harbor road at any time.

RAMP USE:

The pier and boat ramp are designed primarily for loading and unloading boats.

Do not block the ramp or park vehicles at the pier.

Boats should not be tied up on the side next to the boat ramp at the north pier.

Boats may be tied up on the side AWAY from the ramp for loading and unloading only.

Boats at the ramp should be attended at all times.

Water level at our ramp is often very low. Larger boats may want to use the State Park ramps (at Rogue's Harbor.)

5. HOME-BASED/OCCUPATION BUSINESSES

See "Chesapeake Isle Home Business Guidelines" for detailed information.

6. HUNTING

Hunting, by any means, is strictly prohibited within the lands of Chesapeake Isle.

7. MOORINGS AND SMALL BOAT STORAGE

No more than two (2) boats per property owner shall be moored in the designated Chesapeake Isle mooring area.

Individual mooring spaces will be assigned to the owner by the CICA Harbormaster.

Chesapeake Isle decals are required on all boats moored in the designated mooring area.

Mooring equipment such as buoys, concrete blocks, anchors, and chains shall not be left in the vicinity of the harbor area after mooring pull day.

Canoes, kayaks, rowboats, skiffs, and other small boats may be stored on the dinghy and kayak racks and on harbor grounds during the boating season (CICA members only, fee-based). Contact the Harbormaster for a reservation form. Boat length may be limited at the discretion of the CICA Harbormaster. Boats stored on CICA property must be marked with the member's name for easy identification and stored in the assigned location.

8. PARKING

Vehicles, boats, trailers, and other personal property are not to be parked on the roadway or impede two-way traffic at any time OR parked/stored on the shoulders on a long-term basis. All vehicles and other personal property must also be removed from the ROW prior to projected snowstorms in the event that plowing is needed.

Cars and other vehicles shall be parked only in designated areas at the harbor and at the community beach. Vehicles and boat trailers are required to visibly display a CICA decal (affixed to the car or sitting in the dash). Guest vehicles are required to display a guest pass which names their property-owning host.

No cars or other vehicles shall be parked on the grass in the recreational and picnic areas at the community beach.

9. PETS

Please help us keep our neighborhood a safe, clean, and friendly place to live through your responsible, humane pet ownership.

All Cecil County laws (including Cecil County Code, Chapter 209, "Animal Care and Control") governing pet ownership, vaccination, and licensing of pets apply in Chesapeake Isle.

Barking dogs must be quieted in a timely manner, as "it is unlawful for any person to own or keep a domestic animal which disturbs the peace and quiet of any neighborhood in an inhabited area" (Annotated Code of Maryland). (See also Cecil County Code, Chapter 209, and the definition of "Public Nuisance Animal.")

Unattended pets are not allowed to roam free off their owner's property.

Pet waste must be picked up and disposed of in owner's trash receptacle.

Pets, unleashed or leashed, are forbidden in the beach area, including the pavilion and picnic, playground, and swimming areas. Dogs are permitted in the harbor area when attended properly.

10. PROPERTY MAINTENANCE

Property owners shall maintain their lawns so that the grass and weeds do not, at any time, exceed six (6) inches in height.

No property owner shall leave, dump, or bury garbage or trash on any properties or land within the boundaries of Chesapeake Isle.

No garbage or trash shall be brought from an owner's home or lot to the trash containers at the community harbor or beach area.

11. RIGHT-OF-WAY MODIFICATIONS

The CICA-owned right-of-way (ROW) consists of the 20-foot-wide road and the 15-foot-wide shoulders on each side of the roadway.

The community designed and built the rights-of-way (ROWs) in a particular way to handle drainage when the roads were paved. Any modifications to the CICA-owned ROW may affect this infrastructure and are strictly prohibited without prior approval from the CICA Architectural Review Committee (ARC). CICA reserves the right to require property owners who have altered the ROW or any CICA-owned property without prior ARC permission to return it to its original form.

12. ROADS AND RIGHTS-OF-WAY

The CICA-owned right-of-way (ROW) consists of the 20-foot-wide road and the 15-foot-wide shoulders on each side of the roadway. All CICA-owned roads are "Private" and CICA is responsible for their care and maintenance.

The maximum speed on all community roads is fifteen miles per hour (15mph). Please drive slowly, as many children, pedestrians, and bikers also occupy our roads.

All motorized vehicles in use on roads within Chesapeake Isle shall be operated only by properly licensed persons.

Dirt bike and ATV riding on community property (including community roads) is prohibited.

Personal property should not be placed in the ROW (roadway or shoulders), including dumpsters and construction items. Vehicles, boats, trailers, and other personal property should not be stored in the ROW. The Association reserves the right to remove items in the roadways or ROWs.

13. VEHICLES

Maryland State laws covering the operation and registration of all motor vehicles (such as cars, motorcycles, mopeds, golf carts, dirt bikes, and ATVs) apply within the bounds of Chesapeake Isle.

Dirt bikes and ATVs shall only be ridden on the owner's property or with specific permission on other property owner's land. Dirt bike and ATV riding on any community property (including community roads) is prohibited.

Each of the owner's automobiles is required to show a Chesapeake Isle decal (affixed to the car or sitting in the dash). Owners are responsible for providing guest passes for their guests.

All motor vehicles must be suitably muffled so as not to disturb the peace.

Order of Precedence:

CICA Rules and Regulations are guidelines for all property owners and residents. They support the CICA Restrictive Covenants, Bylaws, and other governing documents/standards, and they encourage safe, respectful, and neighborly behavior. In the event of a conflict, dispute, or inconsistency between the CICA documents, the following Order of Precedence shall apply:

- 1. Articles of Incorporation*
- 2. Restrictive Covenants*
- 3. Bylaws*
- 4. CICA Rules and Regulations*