

Dear Chesapeake Isle Property Owner:

December 2025

I would like to take the opportunity to remind everyone of some of the policies and regulations that govern our community, which are designed to simply encourage safe, respectful, and neighborly behavior. Thank you for your cooperation!

- 1. GOVERNANCE:** Chesapeake Isle is governed by the Chesapeake Isle Civic Association (CICA). All required information is on file in the Homeowners Association section of the Cecil County Courthouse. The "Chesapeake Isle Community Guidebook", delivered to new residents during the welcome visit, and our official Chesapeake Isle website (www.chesapeakeisle.org) contain a complete list of rules and regulations, including the deeded restrictive covenants and Bylaws, and detailed information about the community.
- 2. MANDATORY MAINTENANCE:** Each year following the Annual Meeting, an invoice for the mandatory annual maintenance fee is mailed to all property owners. For more details, please refer to the CICA Bylaws, Article E (Obligations to and of Property Owners). The invoice is included in this mailing.
- 3. SPEED:** The posted speed limit on all Chesapeake Isle roads is **15 MPH**. Please watch your speed and keep our children, pedestrians, and pet safety in mind as you drive through our community; please remind your visitors to do the same. Chronic offenders are sent reminders and reported to local authorities if the behavior continues. Call local law enforcement for violations (Cecil County Sheriff's Office).
- 4. RIGHT-OF-WAY (ROW) USE:** All CICA-owned roads are "Private," and CICA is responsible for their care and maintenance. The CICA-owned ROW consists of the approximate 20-foot wide paved street and 15-foot wide shoulders on each side of the street. Please do not put any items in the roadway (including dumpsters and construction items). Vehicles, trailers, and other personal property are not to be parked on the roadway 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 ROW prior to projected snowstorms in the event plowing is needed.
- 5. ROW MODIFICATIONS:** The community designed and built the 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 the prior approval from the CICA Architectural Review Committee (ARC). (See #6.) 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.
- 6. ARCHITECTURAL REVIEW:** Construction in Chesapeake Isle requires advance approval from the CICA Architectural Review Committee (ARC). The process is simple and designed to ensure compliance and protect/preserve the diverse residential nature of our neighborhood. ARC will notify the submitting party, in writing, of approval or rejection within three weeks of plans. For details, refer to the Restrictive Covenants, the ARC Charter, CICA Residential Land Use Application, and the documents outlining the ARC process, all of which are on our website. Contact ARC Chairperson (mikebeiter@aol.com) with questions.
- 7. LAWN MAINTENANCE:** Restrictive Covenant #3 requires that property owners keep the grass and weeds on their lot (vacant or otherwise) mowed to no more than 6" (inches) in height. In the event the required height is not maintained, the CICA reserves the right to mow that lot (vacant or otherwise) and bill the property owner accordingly. CICA members owning vacant lots may contract with the CICA for a fee-based seasonal grass mowing service. Contracts are mailed to applicable owners each spring.
- 8. BEACH/HARBOR:** Common-use areas such as the harbor and beach are subject to the general rules and regulations created and enforced by the CICA. It is the responsibility of all residents to enjoy these areas 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. Property owners are responsible for the actions of their guests at the beach and harbor. For details, please refer to the CICA Rules and Regulations and Boating Information. The planned code for the bathhouse is included on your invoice.
- 9. VEHICLE IDENTIFICATION:** Guest Parking passes and the CICA decals on resident's vehicles, boats, and trailers allow for easy identification of people legitimately using our community's private property. Property owners and residents can contact Karen Dryden (drydenwhkr@aol.com or 410-287-9598) if additional decals are needed. Use of CICA decals and/or guest passes at the community beach and harbor will continue to be strictly enforced in 2026. The tag number of un-ID-ed vehicles will be recorded, and a "Friendly Reminder" notice will be placed on the vehicle; repeat offenders are subject to towing and trespassing charges. It is frustrating when unauthorized individuals use the facilities that the community pays to maintain. Property owners are responsible for the actions of their guests.
- 10. CICA DIRECTORY:** Every property owner's name, mailing address, email address, and phone number is published in a directory maintained by the CICA. Email drydenwhkr@aol.com or andreagilde@gmail.com with any changes to owner or renter information. It is important to update any changes in mailing address, email, and phone numbers to ensure property owners can be kept up to date on the latest community information. Information in the directory is not sold or distributed to any non-community members. This information is also not to be used by property owners to solicit other property owners or the community at large.
- 11. CICA NEWSLETTER:** A quarterly community newsletter is published and distributed in *January, April, July, and October*. Community members can submit information and advertisements for inclusion to Kim (kimberlyschmidt119@gmail.com) by the first day of the 4 months listed above. Delivery is by email unless requested IN WRITING. All issues are posted on the website.
- 12. CICA MEMBERSHIP:** Membership in the CICA is optional but encouraged! Cost for 2026 is \$25, payable along with the mandatory maintenance fee, which is \$360.00 for 2026. For details, please refer to the CICA Bylaws, Article 1. Optional items for "CICA members only," such as mooring services and boat storage are included on the enclosed Annual Invoice.
- 13. BOARD MEETINGS:** All Board meetings are open to property owners, and they occur on the third Tuesday of each month at 6:30pm (unless otherwise noted), held virtually via Zoom. The monthly meeting details are posted on our website (www.chesapeakeisle.org).

Sincerely,



Janice Beiter, CICA President