

# LAKE LINGANORE ASSOCIATION

## RULES AND REGULATIONS

Revised August 2010

These Rules and Regulations have been adopted by the Board of Directors in furtherance of meeting the objectives and constraints under the Covenants and Bylaws.

### SECTION 1

- a) **Motor Boats on Lake Linganore Association Lakes:** Boats equipped with or using an internal combustion motor shall not be launched or operated on any lake on the Lake Linganore Association properties. A boat propelled by an internal combustion motor is authorized only for emergency, rescue, law enforcement, fire protection, or by the Association or a government agency for maintenance, security, and compliance purposes. Boats using electric battery motors and wind and any paddle driven boats may be operated on the lakes. Any boat operated or docked on the lakes or stored in an Association boat rack must display a current Association registration sticker. A trailered boat may be launched or recovered only at designated launching ramps. Any boat found in violation shall be removed and the owner shall have boating registration revoked.
- b) **Playground and Pool Discipline:** Persons appointed or employed by the Association as lifeguards, guards, playground supervisors or instructors are authorized to enforce the Rules and Regulations established by the Board of Directors for recreation facilities and their use; and such lifeguards, guards, playground supervisors or instructors are authorized to exclude members and other persons from such recreational facilities for the remainder of the same day when such member or other person fails or refuse to comply with such rules or regulations.
- c) **Off-the-Road Vehicles:** No 2,3, or 4 wheel "off-the-road" vehicles, as not commonly licensed by the State of Maryland, are allowed to be used on any Association property or the property of any member of the Association and, further, that no aircraft used for the conveyance of people be allowed to be used on any Association property or the property of any member, and further; that no snow track vehicles are allowed within the PUD, and further; that two and four-wheel drive trucks and vehicles which are commonly licensed as "RVs" or MPVs" are restricted to use on the established roads of Lake Linganore. The only exception to these two- and four-wheel drive trucks and vehicles for official off-road use is for official emergency and law enforcement vehicles, Lake Linganore service and security vehicles and local government vehicles. Also excepted are "golf carts" for on-road use only and on specifically designated pathways. All such excepted vehicles shall be operated only by State licensed operators and shall honor all rules and laws as commonly respected by automobiles and other legally licensed vehicles on the roads of Lake Linganore and so on the public roads of Maryland. These restrictions are established in the interest of safety of residents, for the protection to Association and private property, to provide for the preservation of the values of property and amenities in the said community, and to maintain a community primarily residential in nature. It being further understood that the first violation of any of the above will result in a "TRESPASS" or "IMPROPER VEHICLE USE" notice to the owner and the second violation will result in appropriate further action.

## **SECTION 2 - Firearms/Air Rifles/BB Guns/Bow and Arrows**

- a) It shall be unlawful to discharge a rifle, an air rifle, or air or gas gun of any kind, or to discharge with force a pellet of any kind, or to discharge an arrow from a bow (except in designated areas), a sling shot, a shot gun, gun or any fire arm or weapon from which a shot or other object is discharged, within the PUD of Lake Linganore at Eaglehead, whether on private property or on Association property.
- b) It shall be unlawful to carry within the PUD of Lake Linganore at Eaglehead a gun or any of the items described in paragraph a) above, while loaded with shell, cartridge or projectile.
- c) It shall be unlawful to hunt, target, or skeet shoot on the property known as Lake Linganore at Eaglehead at any time.

(The single exception the carrying of loaded weapons so described or the discharge of such will be those officials of a Sheriff's department, a Maryland or Federal law enforcement officer in the official business of their office.)

## **SECTION 3 - Barking Dogs, Fowl and Loose Pets**

- a) Frederick County Code, Chapter 1-5, Articles I & II, are formally adopted as consistent with the Lake Linganore Animal and Fowl regulations and restrictions.
- b) Recognition and observance by Lake Linganore residents and guests of the named Frederick County Code will be the responsibility of the individual member and their guests, and such members may expect a citation of violation be the Association for any such violation, as well as those which may be evidenced from Frederick County.

## **SECTION 4 - Trash, Debris, Garbage and Refuse**

- a) In addition to the stipulations of the Covenants under Article VII, paragraph 25, the following conditions will be observed by each property owner or resident:
  - 1. Trash, debris, garbage and refuse of any kind will not be put out for pickup before the evening proceeding the established and regular pickup day for the specific home by the collector. Trash, debris, garbage and refuse will be placed for pickup in covered containers designed specifically for the purpose and will exclude plastic bags, paper or wood boxes and paper bags. Following the scheduled pickup the container will be replaced in the proper area of the residence, out of sight, no later than the evening following the pickup.
  - 2. LLA does not provide collection service for any refuse other than household waste. Residents are responsible for disposal of any appliances, furniture, hazardous waste, large bulky items, or any other item not accepted by the contracted waste hauler.
  - 3. Trash, debris, garbage and refuse will not be dumped on any area, private or otherwise, of the PUD of Lake Linganore by any resident, developer, builder or any other person. Such dumping will be a violation of the Covenants and will result in a citation and possible fine as well as the clean up cost to the person(s) dumping the material. This is understood to include all types of building material waste as well as household material.

## **SECTION 5 - Unlicensed and/or Abandoned Vehicles**

- a) In addition to the stipulations of the Covenants under Article VII, paragraph 22, the following condition will be observed by each property owner or resident:
  - 1. The parking of an unlicensed (currently unregistered in Maryland or any other state for legal road travel on the date of discovery), any junked, partially assembled or disassembled, and/or abandoned vehicles, including cars, trucks, trailers, campers, motorcycles, or any normal powered or towed vehicle is not permitted within the PUD of Lake Linganore, either on private property or any other property.

## **SECTION 6 - Vehicles on Amenity Ground Area**

- a) No vehicles are allowed on the amenity areas, i.e. parks, trails, paths, dams, playing fields, beaches, tennis courts, lakes, etc. with the exception of designated parking areas, and anyone found in violation will be both financially responsible for any damage to the amenity and will also be subject to citation of Trespass by the Association.
- b) Such vehicles include cars, buses, trucks, trailers, recreation type vehicles, motorcycles, mini-bikes, dirt bikes, three wheel vehicles, any ATVs, snowmobiles, tractors, helicopters, gasoline powered boats, and such similar type vehicles, powered or unpowered.
- c) Exceptions to this Section 6 include Association, public service, and/or county or state owned vehicles on official business, or recognized builders or developers in the specific act of providing utilities or services to a lot or to areas being developed at that time under an approved plan.

## **SECTION 7 - Application for Exterior Alteration**

Property owners are required by LLA covenants to submit an application for any significant alteration to the exterior of the subject property. Application forms are available at the Lake Linganore Office and on the LLA website and must be completed according to their respective instructions to be acceptable for review. Applications are subject to review and approval by the LLA ECC Administrator or committee. Below are the applicable categories and application fees for various types of projects.

- a) Repair – A homeowner who is replacing/maintaining an existing structure with like for like materials (e.g. replacing a roof with same color/make of shingle, repairing an existing deck, etc) is not required to submit an ECC application. No fee is required.
- b) Minor Projects – A homeowner making alterations to their property must complete an ECC application and it must be approved by the ECC prior to work commencing. These alterations include, but are not limited to: repainting using new colors, replacing any windows and/or doors, fences, decks, modification to a driveway, landscape/drainage modifications, retaining walls, awnings, sheds, roofing, siding, chimney, solar panels, relocation of utilities, propane tanks, etc. There is a \$20 application fee for minor projects.
- c) Major Projects - A homeowner making alterations to their property must complete an ECC application and it must be approved by the ECC prior to work commencing. The property owner may also (based on the scope of project) be required to execute a Construction Authorization Contract with LLA. These alterations include, but are not limited to: additions, sunrooms, in-ground swimming pools, detached garages, etc.

There is a \$150 application fee for major projects and an additional \$2,500 compliance deposit for major projects.

- d) **New Home** – A property owner requesting to build a new home must complete an ECC application and it must be approved by the ECC prior to work commencing. The property owner is also required to execute a Construction Authorization Contract with LLA. There is a \$500 application fee for major projects and an additional \$2,500 compliance deposit for major projects.

## **SECTION 8 - 8" Siding to Grade**

- a) **Front and side elevations:** if exposed textured foundation has more than two feet of exposed foundation then appropriate foundation plantings (landscaping) are required to shelter the view of the foundation. Landscape plans are to be submitted to the ECC with house plans for approval.
- b) **Rear elevations:** when more than four feet of the textured (patterned) concrete foundation is exposed then steps must be taken to break up the look of the solid foundation wall. Appropriate options could include installations of additional windows, sliding glass doors, double level decking or other similar actions. Should a chimney run down the rear of the house, bricking or stone work used for the chimney should be carried to ground level. Appropriate landscaping and shrubs should be planted to further minimize visibility of exposed textured foundation. Builder/developer plans for breaking the appearance of the wall to be submitted with house plans for approval by the ECC.
- c) **Grading:** grading of lot with exposed textured concrete will be done to minimize amount of exposed foundation while remaining consistent with controlled stormwater runoff requirements.
- d) **Exposed block/untextured concrete:** is not acceptable, will require siding be brought down over these foundation walls to eight inches of grading.

## **SECTION 9 – Winter Weather Plans**

### **Winter Weather Plan**

The LLA Winter Weather Plan is to be enacted anytime there is the potential for a winter precipitation event including snow, sleet and / or freezing rain as pronounced by the National Weather Service.

The purpose of this plan is to ensure that roadways are clear of vehicle traffic and parked cars to allow for the safe passage of snow removal equipment and / or emergency service vehicles.

This plan will go into effect no more than eight hours prior to the forecasted weather event and will remain in effect no more than eight hours after precipitation has ceased.

The following roads are deemed as snow emergency routes. Parking along these roads will be prohibited during the storm event once the plan is enacted. Vehicles parked along these roads during a storm event can be towed at the owner's expense.

Snow Emergency Routes:

- ASPEN - Accipiter Drive

- BALMORAL - Balmoral Ridge (includes mailbox area)
- COLDSTREAM - Coldstream Drive
- COLDSTREAM - Coolfont Crossing
- Eaglehead Drive (east and west)
- MEADOWS - Fox Chase Road
- MEADOWS - Fox Chase Crossing
- MEADOWS - Meadowlake Road
- NIGHTINGALE - Nightingale Court
- NORTH SHORE - North Shore Way
- PINEHURST - Old Barn Road
- PINEHURST - Pinehurst Drive
- PINEHURST - Rockledge Road
- PINEHURST - Twin Lake Drive
- PINEHURST - Hemlock Point Road
- PINEHURST - Lakeridge Road ( and East and West)
- PINEHURST - Edgewood Road
- PINEHURST - Beach Drive
- WOODRIDGE – Woodridge Dr.
- WOODRIDGE – Woodrise Rd.

### **Designated Parking Areas During Snow Events**

- Hemlock Point Rd. at East Lakeridge Gravel Pull off (7 Cars)
- Coldstream Pool Parking Lot
- Eaglehead Dr Pull off Across from Meadows mailboxes (4 Cars)

### **General Information**

Residents and lot owners are asked to inform the LLA office of any personal emergency necessities such as the need for daily access for medical care. A list of critical care residents will be maintained at the LLA office for the snow season.

Four-wheel drive and snowmobile owners are asked to be available to assist neighbors with emergency medical access needs or other service assistance. A list of volunteer drivers will be maintained at the LLA office for use in case of emergency. Contact the office by calling 301-831-6400, ext. 17.

Linganore residents with professional medical backgrounds also are asked to volunteer in cases of snow emergency. These individuals should be available to assist neighbors with emergency medical care within skill level. A list of emergency medical care volunteers will be maintained at the LLA office for use in case of emergency. Those interested in volunteering should contact the LLA office at the number listed above.

In addition, residents are asked to do the following in snow emergency situations:

- Do not park on the streets; park in your garage or driveway so that snow plows can do their job and emergency vehicles can get through, if needed.
- Clear snow from your driveways, parking areas, heating compressors, mailboxes, nearby fire hydrants, storm drains and trash container areas.
- Report hazards and areas in need of maintenance to the association by calling 301-831-6400, ext. 13, 17 or 19. In case of an emergency involving community roads and properties after office hours, call 301-293-3802. The information will immediately be reported to LLA officials.

## **SECTION 10 - Silt Fence Policy**

In order to prevent the erosion of soil, particularly into the lakes, the following policy is recommended.

- a) **Lake front property only:** Erosion control shall be silt fence supported by chain link fence on metal fence posts (super silt fence) installed in locations approved by the ECC Administrator.
- b) **All other property:** Erosion control shall be silt fence supported on wooden silt fence posts (2" X 2").

## **SECTION 11 - Solicitation Policy**

Solicitation within the Lake Linganore Community is permitted under the following conditions and approved by the Board of Directors July 29, 1996.

- a) **Non-Profit Organizations:** solicitors must obtain a permit from the General Manager for the period that door to door solicitation will be done.
- b) **Profit Groups/Individuals:** are not permitted to solicit in Lake Linganore door to door.
- c) **Businesses:** such as Schwann's and M&M Ice Cream are allowed to traverse the community but, are prohibited from soliciting door to door.

## **SECTION 12 – Exterior of Property**

### **Temporary Seasonal Items**

Items such as plastic/inflatable pools, trampolines, tents, temporary canopies, any other inflatable items or any other temporary item may only be placed on private property. These items may on be placed in the rear yards on the property and should be kept neat in appearance. Temporary basketball hoops must be registered with the Lake Linganore Association and may not be left in, or adjacent to, a yard or street when not in use. All aforementioned items must be removed and properly stored when not in use. Approval by the Lake Linganore Association Environmental Control Committee (ECC) may be required for large or unusual items.

### **Exterior Lighting**

Exterior lighting such as string lights, holiday lights, or other non-permanent lighting (such as lamp posts) may only be temporarily displayed for a holiday related event. These temporary lights may not remain displayed year-round and must be removed within 10 days after the holiday related to the light display.

### **Holiday Displays**

Plastic and inflatable holiday displays, ornaments placed in trees and/or shrubs, or any other holiday decorations may not remain displayed year-round and must be removed within 10 days after the holiday related to the display.

### **Discharge of Fireworks**

Discharging of any type of fireworks on Lake Linganore Association property, unless specifically authorized by the Lake Linganore Association Board of Directors, is prohibited. Discharging of fireworks on private property must be in accordance with Maryland State Law.

## **SECTION 12 – COMMON AREA / AMENITY RULES**

**a) Proof of Membership.** As the Association has substantial Common Properties and amenities, it has been necessary for the Association to implement membership cards for the use of the Common Properties and amenities of the Association. All Members in Good Standing (as defined in Article I of the Bylaws) shall receive membership cards for the Member and the Member's dependents, as provided in Article III of the Covenants. The valid decal for the current year must be affixed to such membership card in order for it to be considered current. Additionally, a Member in Good Standing who rents a Living Unit to a tenant may, by providing written notification to the Association, authorize the Association to issue a membership card to the Member in Good Standing's tenant, in which case the Member in Good Standing will not be eligible for its own membership card. A Member in Good Standing may elect to retain membership privileges and not authorize the Association to issue a membership card to the tenant, in which case the tenant may purchase an Amenities Pass as described in more detail below. Such current membership cards shall be proof of membership and shall be necessary for the use and enjoyment of the Common Properties and amenities of the Association. Each person shall keep such proof of membership with him or her at all times while on and/or using the Common Properties and amenities of the Association. The Association, by and through its authorized employees, agents and designees, may at any time, request proof of membership from any person that may be on or using the Common Properties and amenities of the Association. Failure to provide proof of membership when requested may result in such person's removal from the Common Properties and amenities of the Association.

**b) LLA Amenities Pass.** Individuals who are not Members or dependents of Members may apply for and if approved, purchase a pass to permit the individual to access and use the amenities and pools of LLA, with parking privileges limited to the pool area parking lot ("LLA Amenities Pass"). An LLA Amenities Pass does not authorize the holder to bring guests onto the Common Properties or amenities of the Association. To apply for an LLA Amenities Pass, a Member in Good Standing must provide the Association with documentation demonstrating that the individual seeking the LLA Amenities Pass is a permanent resident of LLA or a caregiver, babysitter, au pair, or other service provider who is temporarily residing in the Member in Good Standing's home. If the application is approved, the Member in Good Standing or potential LLA Amenities Pass holder must pay the annual LLA Amenities Pass fee of \$360.00, which amount is subject to change at the sole discretion of the Association. A separate application and fee is required for each individual who seeks an LLA Amenities Pass. An LLA Amenities Pass is valid of one year from the date of issuance.

**c) Guests.** A Member in Good Standing may have up to 10 guests on the Common Properties and amenities of the Association without prior approval from the Board of Directors or the Association. No Member may have more than 10 guests on the Common Properties and amenities of the Association without prior approval from the Board of Directors or the General Manager. Failure to comply with these requirements shall be a violation of these Rules and Regulations and shall be subject to enforcement action by the Association.

Tenants with membership cards and minor children and other family and household members of a Member in Good Standing shall be permitted to have a maximum of two (2) guests on the Common Properties and amenities of the Association without the presence of the Member in Good Standing. The holder of an LLA Amenities Pass is not authorized to bring guests on the Common Properties and amenities of the Association. No exceptions shall be allowed and failure to comply shall be a violation of these Rules and Regulations and subject to

enforcement action by the Association. Additionally, the Association, by and through its designated employees or agents may require the removal of the unauthorized guests.

**d) Trails.** The trails and esplanade that are part of the Association's Common Properties shall be used to traverse the Association's Common Properties by foot, bicycle and golf cart registered with the Association in accordance with adopted Rules and Regulations. There shall be no loitering or gathering on such Common Properties. Such loitering and gathering that impedes the intended use of the trail, esplanade and other such Common Properties shall be a violation of these Rules and Regulations and may be subject to enforcement by the Association.

**e) Dogs.** In addition to all applicable Frederick County laws and regulations and other Rules and Regulations of the Association, all dogs shall be maintained on a leash and under the control at all times while on the Common Properties of the Association. Additionally, leashed dogs are allowed on the beaches within the Common Properties of the Association between the hours of 7:00 a.m. until 10:00 p.m. except during the period from Memorial Day until Labor Day. During this period from Memorial Day until Labor Day, leashed dogs will only be allowed on the beaches within the Common Properties of the Association between the hours of 7:00 p.m. and 10:00 p.m. There will be no exceptions to this requirement and failure to comply shall be a violation of these Rules and Regulations and shall be subject to enforcement action by the Association.

**f) Code of Conduct.** Members in Good Standing, family and household members, guests and tenants' and their guests shall maintain proper decorum at all times when on or using the Common Properties and amenities of the Association and shall refrain from offensive language and behavior. Failure to comply with this requirement shall be a violation of these Rules and Regulations and subject to enforcement action by the Association.

**g) Enforcement Action.** In addition to all enforcement actions as may be authorized under the Lake Linganore Association, Inc. Due Process Enforcement Procedures, the following additional immediate enforcement actions may be taken.

- The Association may issue a citation in the form of a "ticket" on-site that will be followed up with a formal notice of violation in accordance with the Due Process Enforcement Procedures.
- The Association may require removal of the offender from the Common Properties and amenities in accordance with Section I. H. 1. of the Due Process Enforcement Procedures. In such case, the Association shall be authorized to take the individual's membership card or LLA Amenities Pass and hold temporarily pending further enforcement action.

**h) Hours of Operation of Amenities.** Unless otherwise provided in more specific rules and regulations of the Association, all amenities, excluding the trails, and including, but not limited to, recreational facilities, lakes, beaches, playgrounds and other such facilities, shall be open for use and enjoyment during the hours of 7:00 .a.m. to 10:00 p.m. daily. The trails shall be open for use and enjoyment during the hours of 5:00 a.m. to 10:00 p.m. Use of these facilities outside of these hours of operation shall be subject to violation.