

Appendix 14

Community Standards, Restrictions, and Violation Summary

Montego Bay Civic Association Community Standards, Restrictions, and Violation Summary

Any violation of community standards or restrictive covenants shall subject the lot owners to fines, including late fees, imposed by the, Board and/or court action, and to reimburse the Association for reasonable legal fees and costs incurred by the Association to enforce these standards and covenants. All leases shall contain provisions advising the tenant of his/her obligation to comply with all provisions of the Declaration, the Bylaws, and the rules and regulations of the Association. A violation by a tenant shall result in the owner being considered no longer in good standing (for all properties owned) until the violation(s) have been corrected and all fees paid.

This document is a quick reference and overview, and lot owners are encouraged to consult the *MBCA Declaration of Restrictions* and the *Administrative, Operations, and Procedures Manual, Section XII. Architectural Review, Permit Processing Procedures, and Community Standards* for specific details.

- Only no-impact-home-based-businesses defined and authorized by the Maryland Homeowners Association Act and licensed and regulated by the Town of Ocean City ordinances, are permissible.
- Property Condition: Every structure, including bulkhead and dock, and every lot shall be in a neat, well-maintained, and attractive condition, kept neat and clean with grass, bushes, and trees properly maintained and trimmed.
- Residences shall have a minimum of one (1) trash receptacle with an attached lid that is always kept closed. (TOC Code section 70-35) Overflow trash is prohibited outside of receptacles.
- Outdoor drying of laundry shall not be visible from the street side of the property.
- Pets: Owners must strictly conform to all laws and ordinances regarding pets.
- Storage: No lot shall be used as a storage area, store items out of public view in a shed.
- All vehicles parked on any lot shall have current registration, license plates, must be in operable condition, and mobile as designed. No

vehicle shall be parked across the front of the lot except on the designated parking pad.

- Boats & Personal Watercraft that are operable and registered can remain on the lot on blocks, from Labor Day through Memorial Day. Boats and Personal Watercraft (operable and registered) on an operable, currently registered, and tagged trailer can remain on a lot throughout the year.
- A Single “For Sale” or “For Rent” sign may be placed on each street side of the property when a contract is signed with a licensed agent. Waterfront properties may place a single sign on water end of the property in addition to the street side.
- Signs shall not exceed two (2) feet high by three (3) feet wide. “For Sale” and/or “Sold” signs shall be removed on the day of settlement.
- Sheds - an accessory storage structure is permitted within required side yard setbacks not to exceed 100 square feet provided a minimum five-foot setback is maintained from lot lines.
- Standard Fences, interior lots : No chain-link, vinyl, wood, or similar fence material may be installed on any interior lot.
- Fences, Waterfront Lots: shall consist of a white vinyl picket style, shall not exceed a height of three (3) feet and shall be installed parallel to the water side of the lot for the sole purpose of protecting the life and safety of the lot owner, his/her family, guests, and visitors. A 10-foot return is permitted on each side of the lot with a return side connecting back to the house.
- Living fences shall not exceed a height of more than thirty (30) inches, nor a width of thirty (30) inches.
- Parking Pad Chain: A single-strand white plastic swag chain, not to exceed thirty (30) inches in height, is permitted across the front portion of a driveway to prohibit unauthorized parking.
- Lot Border Chain: A single-strand white plastic swag chain with black posts not to exceed thirty (30) inches in height, nor two (2) inch links, may outline the perimeter of a lot.
- Garages are prohibited on all improved or vacant lots in the Montego Bay Community.
- Second story decks on the front of any home and the rear of any standard interior lot are prohibited. Second story decks on the water are allowed.
- Copulas: A maximum of two (2) roof copulas, shall be limited to a size of nine (9) square feet.
- The lot owner shall be responsible for the painting and numbering the property lampposts with a flat black paint and numbers.
- A lot owner who purchases an adjoining lot, is prohibited from increasing the setbacks of their current building proper

- Silt Fence: A minimum of a thirty (30) inches high fence is required when homes are built or demolished in the Montego Bay Community. The lot owner shall be responsible to ensure that the builder or contractor manages the placement, replacement, and repair of the silt fence.