

*****KEEP WITH PERMANENT RECORDS*****

OYSTER HARBOR RULES AND RESTRICTIONS

Statement of Purpose:

The Rules and Restrictions Committee of the Oyster Harbor Citizens Association (OHCA) is a volunteer group working for the Board of Directors and property owners. Its purpose is to protect property value and enhance the quality of life for all members of the community.

As a result of three committee meetings and amendments at three general meetings of OHCA (June 1990, January and February 1991), set forth is addendum for Use Restrictions as cited in the OHCA Deed of Conveyance dated November 9, 1957:

1. Each lot owner shall keep grass and other foliage neatly trimmed (lawns in excess of 8 inches are not considered neat or tidy).
2. It is the responsibility of every property owner to ensure that trash, garbage, rubbish and machinery such as refrigerators, washing machines and boat parts are regularly removed from property including roadway in front of property.
3. No abandoned vehicles shall be permitted on any property. Maryland Vehicle Law, Transportation Article 25-202, page 403 defines an abandoned vehicle as being untagged and inoperable. Upon reporting said vehicle to county police and the completion of Form CS-77 by the complainant, the abandoned vehicle is then tagged by police and towed after 48 hours.
4. Excessive noise is prohibited. Code of Maryland Regulations (COMAR), Control of Noise Pollution, Title 26, Subtitle 2, Chapter 3, Section 3 defines excessive noise determined by a noise meter within the property of the complainant as follows:
 - a. above 65 decibels from 7 a.m. to 10 p.m.
 - b. above 55 decibels from 10 p.m. to 7 a.m.

Application to specific noises is as follows:

- a. electronic equipment is exempted from 55-65 decibels until 12 midnight.
- b. human noise is exempted from 55-65 decibels until 12 midnight.

- c. lawn care and snow removal are exempted in day time only, 7 a.m. to 10 p.m.
 - d. construction and demolition shall not exceed 90 decibels from 7 a.m. to 10 p.m., 55 decibels from 10 p.m. to 7 a.m.
5. No livestock or poultry of any kind shall be raised or kept on any property with the exception of domesticated pets such as dogs, cats, or birds provided that same are not bred for commercial purposes and are confined to the owner's private property. When pets are not confined to the owner's private property, they shall be restrained under strict county leash law. Pet owners are responsible for removing their pet's waste at all times from their own and others property. Pets are prohibited on main swimming beach area (Shore Drive) at all times. Pets will be allowed on Fishing Creek Park.
6. Trash containers, machinery and equipment such as lawn mowers shall not be permitted on any lot unless appropriately screened from view from adjoining property or roadway by plantings, plastic or canvas covers or by placing within a garage or other storage building.
7. No trucks, trailers and heavy vehicles shall be parked overnight or for extended periods in such a way as to obscure visibility of on-coming traffic from any other property. Further, no vehicle shall be parked overnight on paved roads of Oyster Harbor.
8. The speed limit on Arundel-on-the-Bay Road is 25 miles per hour. The speed limit on all other Oyster Harbor Community roads is 15 miles per hour. Any driver exceeding the stated speed limits is in violation of county and community regulations.
9. All construction shall be completed within a time frame as specified by proper building permits. Behavior or conduct of any contractor or subcontractor on a construction site shall at no time offend or annoy a community resident.
10. No fences shall be constructed so as to obstruct the visibility of neighbors without proper county permit.
11. In absence of property owner both owner and occupant(s) shall be held liable for violation of any rule and restriction.

RESTRICTIONS - OYSTER HARBOR

1. No tents or trailers, or temporary buildings, may be placed on said lot.
2. No business may be conducted on said lot.
3. No outside toilets may be erected.
4. That no signs for advertising purposes shall be erected or placed thereon.
5. That all buildings erected thereon shall be placed and set back not less than 30 feet from the street line, and shall conform to the laws of the State and other regulations of Anne Arundel County.
6. Only single family dwellings and one or two car garages may be constructed on said lots. No used or salvaged materials may be used on the exterior of any building and all dwellings must have a minimum floor area of 500 square feet. All buildings and plumbing shall conform to the laws of the State and other regulations of Anne Arundel County.
7. The above restrictions shall not apply to lots 1 to 12 of Block 8.
8. Prior to building, all plans and specifications must be approved by the seller or the seller or the Oyster Harbor Citizens Association.
9. The premises shall be conveyed subject to easements now imposed through the streets or along the lot lines for purposes of supplying public utilities.