

AMENDED AND RESTATED  
DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
TILGHMAN-ON-CHESAPEAKE

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AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS

**TILGHMAN ON THE CHESAPEAKE**

This Amended and Restated Declaration of Covenants, Conditions and Restrictions (“the Declaration”) is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by the Tilghman-on-Chesapeake Community Association, Inc. (the “Association” or the “Declarant”).

**RECITALS**

WHEREAS, Avalon Limited Partnership, a Maryland limited partnership (the “Developer Declarant”) filed the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, dated August 30, 1991 and filed among the land records of Talbot County (the “Land Records”) at Liber M.A.A. 713, folio 716, as amended from time to time<sup>1</sup> (collectively, including amendments, the “1991 Declaration”); and

WHEREAS, as of the date hereof, development of the land subject to the 1991 Declaration, as more-particularly described in **Exhibit A** hereto (the “Property”), is complete, the Developer Declarant has deeded all common areas to the Association, the Developer Declarant has no interest in any of the Property of Tilghman-on-Chesapeake, and the management of community on the Property is governed entirely by the Association; and

WHEREAS, the 1991 Declaration has been amended on five separate occasions, includes references to development matters that are no longer relevant, includes references to Class B Memberships in the Association that have all lapsed, and requires updates to reflect acquisition of additional common areas and changes in governance by the Association that have occurred in the thirty years since recording of the 1991 Declaration; and

WHEREAS, the Association wishes to amend and restate the 1991 Declaration in its entirety in order to clarify and consolidate the covenants, conditions, and restrictions (collectively, the “Covenants”) that run with the Property, and to simplify the documents that must be provided to prospective purchasers of Lots within the community; and

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<sup>1</sup> Tilghman-on-Chesapeake First Supplemental Declaration to Amended and Restated Declaration and Restated Declaration of Covenants, Conditions, and Restrictions recorded among the Land Records at Liber 954, folio 527; Tilghman-on-Chesapeake Second Supplemental Declaration to Amended and Restated Declaration and Restated Declaration of Covenants, Conditions, and Restrictions recorded among the Land Records at Liber 1018, folio 392; Tilghman on Chesapeake Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded among the Land Records at Liber 1806, folio 186; Tilghman on Chesapeake Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded among the Land Records at Liber 1895, folio 411.

WHEREAS, the Association through the vote of the General Membership and Action of the Board of Directors (the “Board”) has hereby amended and restated the 1991 Declaration in its entirety. This action was taken pursuant to Article XI, Section 2 of the 1991 Declaration which states the 1991 Declaration may be amended by an instrument in writing, signed and acknowledged by the President, or Vice President and Secretary of the Association with the approval of at least two-thirds (2/3) of member of the Association at a meeting of the Association duly called for such purpose; and

WHEREAS, a meeting of the Association was called with proper notice of all members, and was held on [REDACTED], at Tilghman, Maryland, for the purpose of voting on these proposed changes. Appropriate notice of the purpose of the meeting was given by way of postage paid mail and email pursuant to Article VIII, Section 6 of the 1991 Declaration and the Maryland Homeowners Association Act Sections 11B-111(2) and 11B-113.1, and within the time period established in Association By-Laws, Article III, Section 3. Notice of Meetings; and

WHEREAS, the Secretary of Association convened the meeting, established a quorum was present pursuant to Association By-Laws, Article III, Section 4. Quorum; and

WHEREAS, all of the amendments having passed by a two-thirds (2/3) or greater majority as required by Article XI, Section 2 of the 1991 Declaration are required herein to be recorded among the Land Records of Talbot County, Maryland and shall become effective on the date of recordation; and

WHEREAS, this Declaration shall be effective as of the date of its recordation among the Land Records.

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold, leased, used, occupied and conveyed subject to the following easements, restrictions, charges, liens, covenants, reservations and conditions which are established for the purpose of protecting the value and desirability of, and which shall run with, the Property and which shall be binding on all parties having any right, title, or interest in the Property or any part thereof and any amendment thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of the Declarant, each of its successors and assigns of the Property and any part thereof.

#### **ARTICLE I. DEFINITIONS**

The following words when used in this Declaration (unless the context otherwise requires) shall have the following meanings:

“**Association**” shall mean and refer to Tilghman-On-Chesapeake Community Association, Inc. Unless otherwise set forth herein or in the Articles of Incorporation of Bylaws of the Association, for purposes of any action, appointment, or decision of the Association, “Association” shall be deemed to mean the Board of Directors of the Association.

“**Builder**” shall mean each person who acquires a Lot from Declarant or another Builder, not to occupy it as a residence, but in the ordinary course of such person’s business, to construct a dwelling on such Lot and sell or lease it to another person to occupy such person’s residence.

“**Common Area**” shall mean and refer to the Yacht Club and those areas of land, sometimes designated on the Plats of Tilghman-On-Chesapeake as “open space” or “reserved area,” intended to be devoted to the common use and enjoyment of the owners of the Lots, including but not limited to open spaces, maintenance areas, non-tidal wetlands, buffer areas, steep slopes, private streets, parking areas, storm water retention facilities, and any other real property or other facilities in which the Association acquires a right of use for the benefit of the Association and its members, including without limitation the Yacht Club.

“**Declarant**” shall mean and refer to the Association. Unless otherwise set forth herein, for purposes of any action, appointment, or decision of the Declarant, “Declarant” shall be deemed to mean the Board of Directors of the Association.

“**Lot and/or Lots**” shall mean and refer to those areas of land shown and defined as parcels or lots of ground (exclusive of the Common Area) and designated by numerals on the Plats of Tilghman-On-Chesapeake.

“**Mortgage**” means any mortgage or deed of trust encumbering any Lot or any or all of the Common Area, and any other security interest existing by virtue of any other form of security instrument or arrangement, provided that such mortgage, deed of trust or other form of security instrument, and an instrument evidencing any such other form of security arrangement, has been recorded among the Land Records.

“**Mortgagee**” means the person secured by a mortgage.

“**Plats of Tilghman-On-Chesapeake**” shall mean and refer to all of the plats listed on **Exhibit B** attached hereto, any plats recorded by the Developer Declarant with regard to the 1991 Declaration, and any plats recorded among the Land Records in substitution therefore or amendment thereof, plus any plats hereafter recorded among the Land Records of any additional land that may hereafter expressly be made subject to this Declaration by an instrument in writing, duly executed, and recorded among the Land Records.

“**Property**” shall mean and refer to all of the land shown on and subject to the Plats of Tilghman-On-Chesapeake, including any additional land that may hereafter expressly be made subject to this Declaration by an instrument in writing, duly executed and recorded among the Land Records.

“**Owner/Member(s)**” shall mean, refer to and include the person, firm, corporation, trustee, or legal entity, or the combination thereof, including contract sellers, holding the record title to a Lot in Tilghman-On-Chesapeake, or on any additional property subject to this Declaration under the provisions of ARTICLE III herein, as said Lot is now or may from time to time hereafter be created or established, either in his, her, or its own name, as joint tenants, tenants in common, tenants by entirety, or tenants in co-partnership, if the Lot is held in such real property tenancy or partnership relationship. If more than one (1) person, firm, corporation, trustee, or other legal entity, or any combination thereof, holds the record title to any one (1) Lot, whether it is in a real



property tenancy, or partnership relationship, or otherwise, all of the same, as a unit, and otherwise shall be deemed a single Owner and shall be or become a single member of the Association by virtue of ownership of such Lot. The term "Owner," however, shall not mean, refer to or include any contract purchaser, nor the owner of any redeemable ground rent issuing out of any Lot, nor shall it include the holder of any deed of trust or mortgage covering any Lot designed solely for the purpose of securing performance of an obligation or payment of debt.

**"Structure"** means any thing or device, the placement of which upon the Property (or any part thereof) may affect the appearance of the Property (or any part thereof) including, by way of illustration and not limitation, any building, trailer, garage, porch, shed, greenhouse, or bathhouse, coop or cage, covered or uncovered patio, swimming pool, clothesline, radio, television or other antenna or "dish", fence, sign, curbing, paving, wall, roadway, walkway, exterior light, landscape, hedge, trees, shrubbery, planting, signboard or any temporary or permanent living quarters (including any house trailer), or any other temporary or permanent improvement made to the Property or any part thereof. "Structure" shall also mean (i) any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across the Property, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across the Property, and (ii) any change in the grade of the Property (or any part thereof) of more than six (6) inches from that existing at the time of first ownership by an Owner hereunder.

**"Tilghman-On-Chesapeake"** shall mean and refer to all of the land hereby made subject to this Declaration by an instrument in writing, duly executed and recorded among the Land Records.

**"Yacht Club"** shall mean and refer to all that property located on the two (2) acre, more or less, parcel of land known as Avalon Island, including its clubhouse, pool, marina facilities, causeway and riparian rights. The Yacht Club became Common Area by deed from the Developer Declarant to the Association's wholly-owned subsidiary, TOC Facilities LLC (the **"Yacht Club Owner"**) dated August 13, 2019 and recorded among the Land Records at Liber K.M.D. 2633, folio 247.

## **ARTICLE II, COVENANTS, CONDITIONS AND RESTRICTIONS**

1. **General Statement.** It is the intent of this document to guide each Owner to produce a community consistent with the best of the local architecture and landscaping. The guidelines presented here are general in nature, with reliance on the Architectural Review Committee to interpret and apply them to the individual house designs and to make recommendations to the Board for ultimate approval or denial.

2. **Administration: Architectural Review Committee.** The Tilghman-On-Chesapeake Architectural Review Committee referred to herein and in the succeeding sections of this Declaration (the "Architectural Review Committee") shall have all the rights, powers and duties granted to it by Declarant pursuant to the Declaration. The Architectural Review Committee shall be at all times comprised of three (3) members appointed by the Board of Directors for a term of three (3) years from the date hereof, and thereafter until his successor shall be duly appointed. At any time after the aforesaid three (3) year period, the then members of the Association shall have

the power, upon a majority vote of the Board of Directors, to elect new members to, or otherwise change the membership of the Architectural Review Committee, so long as the Architectural Review Committee shall at all times be comprised of three (3) members. In the event of death or resignation of any member of the Architectural Review Committee during said three (3) year period, the Board shall have the sole right and authority to appoint a successor by a duly executed and recorded instrument, designating the name and address of such successor. At any time, or from time to time during said three (3) year period, the initial members of the Architectural Review Committee may be replaced for any reason with other individuals selected by the Board in its sole discretion. All questions shall be decided by a majority of the members of the Architectural Review Committee, and such majority shall be necessary and sufficient to act in each instance and on all matters. Each member of the Architectural Review Committee, now and hereafter appointed, shall act without compensation for services performed pursuant to this Declaration. The Architectural Review Committee shall promulgate design guidelines (the "Design Guidelines") in order to guide Owners in making applications for Architectural Review and maintenance of the Lots.

### 3. Architectural Review.

3.1. No Structure shall be constructed on any Lot, nor shall any addition (including awnings and screens), change, or alteration therein or thereto, including any retreatment by painting or otherwise of any exterior part thereof, (collectively, "Alterations") be made to the exterior of any Structure and/or contour of any Lot, nor shall any work be commenced or performed which may result in a change of the exterior appearance of any Structure until the plans and specifications, in duplicate, showing the nature, kind, shape, dimensions, material, floor plans, color scheme, location, proposed topographical changes, together with the estimated costs of said construction, Alterations or other changes, the proposed construction schedule, and a designation of the party or parties to perform the work, have been submitted to the Architectural Review Committee, its successors and assigns, for a recommendation to the Board, and approved by the Board in writing after review of the recommendation of the Architectural Review Committee, and until all necessary permits and any other governmental or quasi-governmental approvals have been obtained. The recommendation for approval of the Architectural Review Committee or final approval by the Board of any Structure, Alterations, or other changes, shall in no way be deemed to relieve the Owner of any Lot from its obligation to obtain any and all permits and approvals necessary for such Structure, Alterations or other changes.

3.2. The Architectural Review Committee shall consider applications for recommendations to the Board for approval of plans, specifications, etc., upon the basis of conformity with this Declaration and shall be guided by the extent to which such proposal will insure conformity and harmony in exterior design and appearance, based upon, among other things, the following factors: the quality of workmanship; nature and durability of materials; harmony of external design with existing structures; choice of colors; changes in topography, grade elevations and/or drainage; the ability of the party or parties designated by the owner to complete the future construction, Alterations and/or other changes proposed in accordance with this Declaration, including, without limiting the foregoing, such factors as background, experience, skill, quality of workmanship, financial ability, etc.; factors of public health and safety; the effect of the proposed Structure, Alterations and/or other changes on the use, enjoyment and value of

other neighboring properties, and/or on the outlook or view from adjacent or neighboring properties; and the suitability of the proposed Structure, Alterations and/or changes with the general aesthetic value of the surrounding area.

3.3. The Architectural Review Committee shall have the right to refuse to recommend approval of any such plans or specifications, including grading and location plans, which are not suitable or desirable in its opinion, for aesthetic or other considerations. Written requests for approval, accompanied by the foregoing described plans and specifications or other specifications and information as may be required by the Architectural Review Committee from time to time shall be submitted to the Architectural Review Committee by registered or certified mail, electronic mail or in person in which case a written receipt shall be obtained. In the event the Architectural Review Committee fails to recommend for approval or disapproval any plans within ninety (90) days of receipt thereof, such plans shall be deemed recommended for approval, and the Board shall review such plans. Recommendations for approval and Board approval of any particular plans and specification or design shall not be construed as a waiver of the right of the Architectural Review Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance. The Architectural Review Committee shall have the right to charge a processing fee, not in excess of Two Hundred Dollars (\$200.00) plus actual costs after due notice to and approval by applicant, for such requests, which processing fee may be increased by the Board by the larger of 3% per year or the rate of inflation as determined by the CPI-U for the period from the last increase to the proposed increase.

3.4. Construction or alterations in accordance with plans and specifications approved by the Board pursuant to the provisions of this Article shall be commenced within six (6) months following the date of approval, or within such other period as the Board shall specify in their approval. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Board shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required. After construction, all Structures, Alterations and/or other charges shall be maintained continuously in strict conformity with the plans and specifications so approved and all applicable laws. If any Structure is altered, erected, placed or maintained on any Lot other than in accordance with approved plans and specifications therefore, and applicable law, such action shall be deemed to be a violation of the provisions of this Declaration and, promptly after the Association gives written notice thereof to the Owner thereof, such Structure shall be removed or restored to its condition prior to such action, and such use shall cease, so as to terminate such violation. If within thirty (30) days after having been given such notice, such Owner has not taken reasonable steps to terminate such violation or to obtain an extension in writing, any agent of the Association may enter upon such Lot and take such steps as are reasonably necessary to terminate such violation. Such Record Owner shall be personally liable to the Association for the cost thereof, to the same extent as he is liable for an Assessment levied against such Lot, and, upon the failure of the Owner to pay such cost within ten (10) days after such Owner's receipt of written demand therefore from the Association, the Association may establish a lien therefore upon such Lot in accordance with and subject the provisions of this Declaration applicable to an assessment lien.

3.5. Any member of the Board or the Architectural Review Committee, upon the occurrence of a violation of the provisions of this Declaration, and after the Association or the Architectural Review Committee gives written notice thereof to the Owner of the applicable Lot, at any reasonable time, may enter upon and inspect any Lot and the exterior of any dwelling or improvement thereon, to ascertain whether the maintenance, construction or alteration of such Lot, dwelling or improvement is in accordance with the provisions hereof.

4. Animals. No animals, livestock, or poultry of any kind, including pigeons, shall be raised, bred or kept on any Lot, except that dogs, cats or any household pets, not exceeding two (2) in the aggregate, may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and provided that they are kept so as to avoid becoming a nuisance to the neighborhood or to any adjoining property owners and do not roam unattended on the Property.

5. Building Heights. No dwelling shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, and no accessory structure shall exceed one (1) story or fifteen (15) feet in height, exclusive of chimneys and/or antennas.

6. Clothesline. Shall be situated out of sight of neighboring views. Placement to be approved by the Board after review of recommendations of the Architectural Review Committee.

7. Critical Area Setbacks. No Structure shall be located within the one hundred (100) foot setback from the Chesapeake Bay and its tidal tributaries as required by the Chesapeake Bay Critical Areas Legislation, nor within one hundred (100) feet of the mean high water mark. In the event such legislation is not implemented, or is modified, amended or provides for a variance procedure thereto, said setback shall in no instance be less than one hundred (100) feet from the mean high water line of any Lot. Sideline and front-line restrictions shall be as otherwise shown on the plat of subdivision.

8. Driveways. Driveways and parking areas on any Lot in Tilghman-On-Chesapeake shall be, and remain, permanently covered in material approved by the Board after review of recommendations of the Architectural Review Committee.

9. Erosion Control. No Lot shall be so used as to cause any pollution to waterways, streams or ponds on or adjacent to the Lots or to any adjoining property's water supplies. No Lots shall be so used or maintained as to cause any erosion of soil or sediment into such waterways, streams or ponds. During the grading and construction of any improvements upon any Lot, adequate arrangements shall be made to ensure that no erosion of soil or sediment into such waterways, streams or ponds shall take place.

10. Exterior Materials. All primary exterior materials of any Structure constructed on a Lot shall be in accordance with the Design Guidelines.

11. Family Child Care. No Lot nor any of the roads, sidewalks or other Common Area may be used for the establishment and operation of a "Family Child Care Home," as such term is defined in Section 11B-111.1 of the Real Property Article of the Annotated Code of Maryland (the

“Code”). Notwithstanding the foregoing, the prohibition against the use of a Lot as a Family Child Care Home may be eliminated by the affirmative vote of Owners having at least fifty-one percent (51%) of the total number of votes then held by all of the Owners, in the manner provided in the Bylaws of the Association. In the event the Association approves the use of a Family Child Care Home as hereinabove provided, (i) the number of Family Child Care Homes operating in Tilghman-On-Chesapeake shall not exceed seven and one half percent (7.5%) of the total number of Lots in Tilghman-On-Chesapeake; (ii) in order to assure compliance with subparagraph (i) above, each Family Child Care Home shall register with the Association before opening a Family Child Care Home; (iii) the “Child Care Providers” (as such term is defined in Section 11B-111.1 of the Code) shall pay on a pro rata basis based on the total number of Family Child Care Homes operating in the Association, any increase in insurance costs of the Association that are solely and directly attributable to the operation of the Family Child Care Home therein; (iv) each Family Child Care Home which is registered and operating in the Association shall pay to the Association an annual fee for the use of the Common Area in an amount not to exceed fifty dollars (\$50.00); and (v) each Family Child Care Home and Child Care Provider shall otherwise comply with all of the provisions of Section 11B-111.1 of the Code.

12. Fences and Walls. No fence, wall or other similar enclosure may be built on any Lot which shall exceed four (4) feet in height and shall not impede surface drainage. The height restriction shall apply to enclosures of patios, pools, or open gardens, privacy screens or work area screens, and shall not apply to retaining walls required by topography or screening for vehicles where no garage is constructed, where such enclosures are approved in advance by the Board after review of recommendations of the Architectural Review Committee; provided they do not extend beyond the minimum building lines to any Lot line, and provided that they are located to the rear of the front face of the Structure. Under no circumstances, however, may such enclosures exceed a height of six (6) feet. Such enclosures may extend beyond the minimum building line as permitted by the Lot Zoning Plan to a Lot line, provided any such enclosure is fifty percent (50%) “See-through.” No fences, walls or hedges shall be placed nearer to any street Lot line than the minimum building line. All fences and walls must receive the prior written approval of the Architectural Review Committee. Any such fence or wall shall be decorative in character (rail, picket, etc.), and not of chain link or chicken wire. The foregoing restriction shall not be construed to prohibit the growth of an ornamental hedge fence, which shall be kept neatly trimmed, in the front yard of any Lot or the side yard of corner Lots, trimmed to a hedge of not more than three (3) feet.

13. Hot Tubs – Above Ground. Shall be situated out of sight of neighboring views. Placement to be approved by the Board after review of the recommendations of the Architectural Review Committee.

14. Land Use. The Lots, except as hereinafter provided, shall be used for private and residential purposes only and no Structure of any kind whatsoever shall be erected, altered or maintained thereon except a private dwelling house with enclosed garages or such other full or partial enclosure or screening approved by the Board after review of the recommendations of the Architectural Review Committee for not less than one (1) non-commercial vehicle, and swimming pools, or any of them, as accessory structures for the sole and exclusive use of the Owner or occupant of the Lot upon which said accessory structure is erected. None of the Lots shall at any

time be used for semi-detached houses, duplex houses, apartments, or other type of multiple housing units; it being the intention that all of the Lots shall be used solely for single family detached dwellings, and no other purposes, except such purposes as may be specifically reserved in the succeeding sections of this Declaration.

15. Lease Agreements. All lease agreements with respect to any Lot or any dwelling located thereon shall be in writing and submitted to the Board for approval. The minimum term of all lease agreements shall be one (1) year and shall state that the lease agreement shall be subject to these Covenants. Current copies of any lease must be supplied to the Association. Owners who do not reside on their Lot must provide current addresses and phone numbers to the Association.

16. Lighting and Wiring. The exterior lighting on Lots shall be directed downward and shall not be directed outward from the boundaries of any Lot. All wiring on any Lot shall be underground.

17. Lot Zoning Plan. The configuration of the Lot on the Property is designed to provide each Owner with certain views from the improvements to be erected on the Lot. To assist the Owners in maintaining the views of each Lot and ensure proper scale of the improvements to be structured on each Lot, there shall be included within the Design Guidelines a Lot Zoning Plan partitioning each Lot into areas or zones. Each zone shall have limitations upon the type and size of the improvements permitted to be constructed or erected in that zone. As more particularly described and delineated in the Design Guidelines, the zones are: Front Yard Zone, the front yard portion of the Lot nearest the street; House Zone, the building footprint; Side Yard Zone, adjacent side yards; Recreational Zone, the portion of the rear yard closest to the dwelling in which swimming pools, decks, hot tubs, limited fencing, etc. shall be permitted; and the Back Yard Zone and the Natural Zone, the rear portions of the Lot reserved for open space and view corridors in which improvements are restricted. The Lot Zoning Plan, as part of the Design Guidelines, is subject to amendment by the Board after review of the recommendations of the Architectural Review Committee.

18. Minimum Floor Areas. The floor area of any dwelling erected upon any Lot, exclusive of basement and attached porches and garages, shall be not less than eighteen hundred (1,800) square feet for a one (1) story dwelling, nor less than two thousand (2,000) square feet for a two (2) story dwelling and all dwellings in excess of two (2) stories shall have not less than two thousand one hundred square feet (2,100). The Architectural Review Committee shall be permitted to reduce the aforesaid minimums by an amount not to exceed ten percent (10%), to the extent, if any, permitted by Talbot County.

19. Neat Appearance. Owners shall, at all times, maintain their Lots and all appurtenances thereto in good repair and in a state of neat appearance, including but not limited to, the seeding, and mowing of all lawns and yards, keeping all sidewalks, if any, neat, clean and in good repair, and free of ice and snow, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and Structures on the Lot, all in a manner and with such frequency as is consistent with good property management and maintenance. If, in the opinion of the Board, any Owner fails to perform the duties imposed hereunder, the Association, on affirmative action of a majority of the Board of Directors, after

fifteen (15) days written notice to such Owner to remedy the condition in question, and upon failure of the Owner to remedy the condition, shall have the obligation, through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot and the improvements or Structures thereon, and the cost thereof shall be a binding, personal obligation of such Owner, as an additional assessment on the Lot.

20. No Docks. No dock shall be erected or maintained appurtenant to any Lot within the subdivision except for Lot 27 within Phase I, or Lots 70 and 71 as shown on the Plats of Tilghman-on-Chesapeake.

21. No Excavation. No excavation shall be made on any Lot except for the purpose of building thereon at the time when the building operations are commenced, and no earth or sand shall be removed from any Lot except as part of such operations.

22. No Hunting. No hunting or discharge of firearms or projectile weapons of any nature whatsoever—including without limitation compressed air weapons, bows, crossbows, or slingshots—shall be permitted on the Property or any Lot.

23. Non-Interference with Utilities. No Structure, planting or other material shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard direction or flow of any drainage channels. No poles and wires for the transmission of electricity, telephone and the like shall be placed or maintained above the surface of the ground on any Lot.

24. Non-Tidal Wetlands, Wildlife Refuges and 75' Buffer Area. Any portion of the Common Area or Lots designated and shown on any recorded subdivision plat of all or a portion of the Property as “Non-Tidal Wetlands “Wetlands/Wildlife Refuge” or “75’ Undisturbed Buffer” shall remain in a natural, undisturbed state and will not be developed, or improvements erected thereupon by the Association, any Builder or any Owner, except those of minor nature necessary for such intended use and permitted by applicable law.

25. Nuisance. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may become an annoyance or nuisances to the neighborhood or any adjoining property owners. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any dwelling or upon the exterior of any other improvements constructed upon any Lot. No snowmobiles, go-carts, motorbikes, trail bikes or other loud engine recreational vehicles shall be run or operated upon any Lot or upon any roadways serving the Property.

26. Signs Generally. Except for entrance signs, directional signs, signs for traffic control or safety, security signs, house number or property names, or sales or rental signs on Lot by the Record Owner, no signs or advertising devices of any character shall be erected, posted or displayed upon, in or about any Lot or dwelling. All signs are subject to Board approval, after review of the recommendations of the Architectural Review Committee. The provisions and limitations of this subsection shall not apply to any institutional first Mortgagee of any Lot who

comes into possession of the Lot by reason of any proceeding, arrangement, assignment, or deed in lieu of foreclosure. For purposes of this Declaration “sign” shall be read broadly to include, without limitation, all signs, posters, banners, and flags.

27. Flags. The Flags of the United States, the State of Maryland, any state of the United States, any nation recognized by the United States as of the date flown, and the naval ensigns of any of the foregoing may be flown from poles and in sizes approved by the Board after review of the recommendation of the Architectural Review Committee, provided however, that such flags must be flown in accordance with the then-current U.S. Flag Code and the Protocol for the Maryland State Flag, as applicable. All other flags shall be regulated as a sign pursuant to the foregoing provision regarding Signs Generally.

28. Political Signs. Notwithstanding anything in the foregoing provisions regarding Signs Generally and Flags, the following shall apply to all signs on behalf of, or in opposition to, a candidate for public office, a slate of candidates for public office, or a political party, or any sign that advertises the support or defeat of any question submitted to the voters in accordance with the Section 11B-111.2 of the Code and the Election Law Article of the Maryland Code (collectively, all of the foregoing “Political Signs”):

28.1. Political signs may only be displayed 30 days prior to the election relevant to the content of the Political Sign and must be removed within 7 days after the election.

28.2. Political signs must remain respectful and cannot contain any profanity or foul messages, including any minced oath or other reference to profanity or foul messages.

28.3. Political signs must not create obstructions and other safety hazards.

28.4. Political signs should be within the Owner’s Lot and may not be placed on any Common Area.

29. Subdivision. No Lot shall be divided or subdivided and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose; provided, however, this shall not prohibit transfers of parts of Lots between adjoining Lot owners where the transfer is not for the purpose of creating a new building Lot. The granting of any easement or right-of-way to any municipality, political subdivision, public utility or other public body or authority, or to the Association, or any other person for any purpose shall require the unanimous agreement of the Board after holding an open meeting for discussion by the Membership.

30. Swimming Pools. If permitted by governmental authorities, all outdoor swimming pools must be of a permanent type of construction and must be constructed substantially below grade so as to qualify as what is commonly referred to as an “in ground” or “below ground” type and located in accordance with the Lot Zoning Plan.

31. Temporary Structures. No Structure of a temporary character, trailer, boat, basement, tent, shack, garage, or other outbuildings, RV or other vehicles erected or maintained on any Lot shall be used at any time as a residence, either temporarily or permanently.



32. Traffic View. No Structure, landscaping, shrubbery or any other obstruction shall be placed on any Lot so as to block the clear view of traffic on any streets, nor, shall any planting be done on any corner Lots that will exceed three (3) feet in height (except shade trees which shall be trimmed so that a clear view may be maintained to the height of eight (8) feet) nor be closer than twenty (20) feet from either street line.

33. Trash and Other Materials. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any Lot, except building material during the course of construction of any approved dwelling or other permitted Structure, and except for firewood, which shall be stored at least six (6) inches off the ground and twelve (12) inches away from any wooden structure. No burning of trash shall be permitted on any Lot. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made at such place on the Lot as to provide access to persons making such pick-up. At all other times such containers shall be stored in such a manner so as not to be visible from the roadway, the other Lots and the water areas.

34. Tree Removal. No Owner shall have the right to remove any of the healthy growing trees located on any of the Lots within the subdivision without reference to the Talbot County and State laws governing the Chesapeake Bay Critical Area which requires a Critical Area Property Maintenance Permit Application - (PMP).

35. Vehicles. No inoperable, unlicensed, junk or junked cars or any motor vehicles other than private passenger vehicles, tractors or trucks in regular operation, or other similar machinery or equipment of any kind or nature (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any Lot) shall be kept upon any Lot or the Property, and no commercial vehicles shall be left parked on any part of the Property, including, without limitation, any street or Lot, longer than is necessary to perform the business function of such vehicle in the area; it being the express intention of this restriction to prevent the parking of commercial vehicles upon the Property, including, without limitation, the streets or Lots in Tilghman-On-Chesapeake, for a time greater than that which is necessary to accomplish the aforesaid business purpose. For the purposes hereof, a vehicle shall be deemed inoperable unless it is licensed, contains all parts and equipment, including properly inflated tires, and is in such good condition and repair as may be necessary for any person to drive the same on a public highway. No commercial vehicles, trailers, boats, buses, campers, tractors or trucks shall be parked, stored, maintained or repaired regularly on any Lot except in a garage with the door closed or within the substitute vehicular enclosure or screening approved by the Architectural Review Committee (except to enter and exit). However, during construction of dwellings, the Owners (including Builders) may maintain commercial vehicles and trailers on the Lots for purposes of construction, and for use as a field or sales office. Commercial vehicles, private passenger vehicles, trailers, boats, buses, campers, tractors or trucks shall not be regularly parked, maintained or repaired upon any streets.

36. Real Estate Sales or Construction Office. Notwithstanding anything contained herein to the contrary, a real estate sales, or construction office or a trailer, with signs, may be erected, maintained and operated on any Lot, or in any building or Structure now or hereafter

located thereon, provided such office or trailer, and signs, are used and operated only in connection with the development and/or initial sale of any Lot, and/or the initial construction of improvements on any Lot now or hereafter laid out or created in Tilghman-On-Chesapeake. Nothing herein, however, shall be construed to permit any real estate sales or construction office, trailer, or sign after such initial development, sales, and/or construction is completed. Except as expressly permitted hereinabove, neither any part of any Lot, nor any improvement now or hereafter erected on any Lot, shall be used for any real estate sales or construction office or trailer, nor shall any sign used in conjunction with such uses be erected without prior written approval of the Board after review of the recommendations of the Architectural Review Committee.

37. Front Lawn. The area within the front of a dwelling shown as Zone A on the Lot Zoning Plan shall be kept only as a lawn for ornamental or decorative planting of grass and shrubbery.

### **ARTICLE III. PROPERTY SUBJECT TO THIS DECLARATION AND ADDITIONS THERETO**

1. Existing Property. The real property which was, transferred, held, sold, conveyed and occupied subject to this Declaration is located in Tilghman-On-Chesapeake, and is shown on the Plats of Tilghman-On-Chesapeake.

2. Additions to Existing Property. Additional lands may become subject to this Declaration upon approval in writing of the Association pursuant to a vote of its members as provided in its Articles of Incorporation and/or By-Laws, the owner of any property who desires to add it to the scheme of this Declaration and to subject it to the jurisdiction of the Association. The additions authorized under this section shall be made by filing of record a declaration with respect to such addition which shall extend the scheme of the Declaration to such land, and which additional land shall thereupon become part of the Property. Upon the filing of any supplemental declaration, Record Owners of Lots situated on the additional land shall be subject to the same obligations and entitled to the same privileges as applied to the Record Owners of Lots in the Existing Property.

### **ARTICLE IV. MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION**

1. Membership.

1.1. The Association has one class of voting membership;

1.2. The members shall be all Owners holding title to one (1) or more Lots; provided, however, that any person or entity who holds such interest solely as security for performance of an obligation shall not be a member solely on account of such interest. Each member shall be entitled to one (1) vote per Lot, for each Lot owned by it, in all proceedings in which action shall be taken by members of the Association.

1.3. If more than one (1) person, firm, corporation, trustee, or other legal entity, or any combination thereof, holds the record title to any Lot, all of the same, as a unit, and not

otherwise, shall be deemed a single member of the Association. The vote of any member comprised of two (2) or more persons, firms, corporation, trustees, or other legal entities, or any other combination thereof, shall be cast in the manner provided for in the Articles of Incorporation and/or Bylaws of the Association, or as the several constituents may determine, but in no event shall all such constituents cast more than one (1) vote per Lot for each Lot owned by them.

1.4. Owner of a Lot which is subject to assessment shall become and be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

## **ARTICLE V. ASSOCIATION'S RESERVED RIGHTS AND OBLIGATIONS**

### 1. Obligations.

1.1. Pursuant to an Act of the Talbot County Council, the public shall be permitted pedestrian access from Wharf Road onto the north side of the causeway (i) across the ten (10) foot wide pedestrian easement over the Reserved Area adjacent to Wharf Road, (ii) Island Club Road, and (iii) across the thirty (30) foot wide County Right of Way between Island Club Road and the causeway, all shown on that certain plat titled Lot Line Revision Tilghman on the Chesapeake recorded at MAS Plat Cabinet 2, folio 6CC ("Plat 1").

1.2. The Association grants to the Yacht Club Owner, its successors and assigns, and for the benefit of the Yacht Club, an easement and right-of-way in, through, over, across and under all roads, walkways, and Common Area throughout the Property, for purposes of the operation of the Yacht Club.

2. Rights. The Association shall hold the Common Area pursuant to this ARTICLE V herein as follows:

2.1. The Association holds ownership, easements and rights of way over those strips or parcels of land designated or to be designated on the Plats of Tilghman-On-Chesapeake as "Drainage and Utility Easement," "Sewer Easement," "Drainage and Sewage Easement," "Open Space" and "Reserved Area," or otherwise designated as an easement area, over any road or Common Area on the Property, and over ten (10) foot strips of land running along the front, rear, side and other Lot lines of each Lot, for the purposes of proper surface water drainage, and ingress and egress, and the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Property and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Association necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located, together with the right and privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to effect such purposes. Within the aforesaid easement areas, no Structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or change the direction of the flow of

drainage channels or obstruct or retard the flow of water through drainage channels. The reserved easement areas of each Lot and all improvements therein, except improvements for which a public authority or utility company is responsible, shall be maintained continuously by the Owner of the Lot.

2.2. The Association exclusively holds the right to grant easements, rights-of-way and licenses to any person, individual, corporate body or municipality, to install and maintain pipeline, underground or above ground lines, with the appurtenances necessary thereto for public utilities, or quasi-public utilities or to grant such other licenses or permits as the Association may deem necessary for the improvement of Tilghman-On-Chesapeake in, over, through, upon and across any and all of the roads, streets, avenues, alleys, and open space, and in, over, through, upon and across each and every Lot in the easement areas set forth in this Declaration or as shown on the Plats of Tilghman-On-Chesapeake. The Association further holds the right to dedicate all of said roads, streets, alley, rights of way or easements, including easements in the areas designated Open Space or Reserved Area, to public use. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in Tilghman-On-Chesapeake except as set forth in this Declaration, or as laid down and shown on the Plats of Tilghman-On-Chesapeake.

2.3. The Declarant further reserves unto itself, its successors and assigns, the right to grant easements, rights-of-way and licenses to any person, individual, corporate body or municipality, to install and maintain pipeline, underground or above ground lines, with the appurtenances necessary thereto for public utilities, or quasi-public utilities or to grant such other licenses or permits as Declarant may deem necessary for the improvement of Tilghman-On-Chesapeake in, over, through, upon and across any and all of the roads, streets, avenues, alleys, and open space, and in, over, through, upon and across each and every Lot in the easement areas set forth in this Declaration or as shown on the Plats of Tilghman-On-Chesapeake. The Declarant further reserves unto itself, its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way or easements, including easements in the areas designated Open Space or Reserved Area, to public use. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in Tilghman-On-Chesapeake except as set forth in this Declaration, or as laid down and shown on the Plats of Tilghman-On-Chesapeake, without the prior written approval of the Board after review of the recommendation of the Architectural Review Committee.

2.4. The Declarant further reserves unto itself, its successors and assigns, the right to amend or modify this Declaration, if required in order to satisfy Federal Housing Administration and/or Veteran's Administration rules and regulations, without the necessity of the joinder of any parties in interest, including Record Owners of any Lot or Lots, except for the Trustees, and the Beneficiary, and their respective successors and assigns.

Declarant further reserves unto itself, its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of a residence built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope. No right shall be conferred upon

any Record Owner by the recording of any plat relating to the development of the Property in accordance with such plat, Declarant expressly reserving unto itself the right to make such amendments to any such plat or plats as shall be advisable in its best judgment and as shall be acceptable to public authorities having the right to approval thereof.

3. Additional Reservations.

3.1. Pursuant to an Act of the Talbot County Council, the public shall be permitted pedestrian access from Wharf Road onto the north side of the causeway (i) across the ten (10) foot wide pedestrian easement over the Reserved Area adjacent to Wharf Road, (ii) Island Club Road, and (iii) across the thirty (30) foot wide County Right of Way between Island Road and the causeway, all shown on Plat 1.

3.2. The Declarant further reserves the right to grant and convey to the Yacht Club or the owner or owners of those parcels of land designated as Lot 27, Lot 70 and Lot 71 located adjacent to Wharf Road and fronting on Dogwood Cove, as shown on the plat entitled "Revision of Lot Lines on the Land of Avalon Limited Partnership" dated May 21, 1990 and recorded among the Land Records in M.A.S. Plat Cabinet PC-1, folio 146 BB (the "Cove Plat"), all or any portion of a twenty (20) foot wide strip of land along Dogwood Cove containing approximately 6,969 square feet as shown on the Cove Plat.

3.3. The Declarant further reserves, unto itself, its successors and assigns, and for the benefit of the Yacht Club, an easement and right-of-way in, through, over, across and under all roads, walkways and Common Area throughout the Property, for purposes of the operation of the Yacht Club, together with the right to build additional piers on the Property and any riparian rights appurtenant or adjacent to the Property and/or the Yacht Club.

3.4. The Declarant further reserves the right to grant an easement for vehicular parking and pedestrian access to the Tilghman Island Methodist Church at the northwest portion of the Property as shown on Plat 1.

4. Incorporation by Reference; Further Assurances. Any and all grants made by Declarant to the Association with respect to any of the Common Area shall be conclusively deemed to incorporate the foregoing reservations, whether or not specifically set forth in such instruments. At the request in writing of Declarant, the Association shall from time to time execute, acknowledge and deliver to Declarant such further assurances of such reservations as may be necessary.

**ARTICLE VI. COMMON AREA**

1. Delegation of Right of Use. Any member of the Association may delegate his or her rights to the use and enjoyment of the Common Area to family members who reside permanently with him or her and to his or her tenants, contract-purchasers, invitees and guests, all subject to such reasonable rules and regulations which the Association may adopt and uniformly apply and enforce.

2. Maintenance of Common Area. Association shall improve, develop, supervise, manage, operate, examine, inspect, care for, repair, replace, restore and maintain the Common Area as from time to time improved, together with any items of personal property placed or installed thereon, and shall levy against each member of the Association a proportionate share of the aggregate cost and expense required for the care, maintenance and improvement of the Common Area, which proportionate share shall be determined on the ratio which the number of Lots owned by the member bears to the total number of Lots then laid out or established on the Property.

3. Member's Right of Enjoyment. Every member shall have a nonexclusive right and easement for the use, benefit and, in common with others, in and to the Common Area, and such nonexclusive right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the restrictions herein set forth. Except as otherwise permitted by the provisions of this Declaration, the Common Area shall be retained in its natural state, and no Structure or improvement of any kind shall be erected, placed or maintained thereon. Structures or improvements designed exclusively for community use, shelters, benches, chairs or other seating facilities, fences and walls, walkways, playground equipment, game facilities, swimming pools, drainage and utility structures, grading and planting may be erected, placed and maintained thereon for the use, comfort and enjoyment of the members of the Association, or the establishment, retention or preservation of the natural growth or topography of the area, or for aesthetic reasons. No portion of the Common Area may be used exclusively by any Owner or Owners for personal vegetable gardens, storage facilities or other private uses.

4. Nuisance. No noxious or offensive activity shall be carried on upon the Common Area nor shall anything be done thereon which will become an annoyance or nuisance to the neighborhood.

5. Restrictions. The right of each member of the Association to use the Common Area shall be subject to the following:

5.1. Any rule or regulation now or hereafter set forth in this Declaration and, further, shall be subject to any rule or regulation now or hereafter adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area;

5.2. The right of the Association, in accordance with its Articles of Incorporation and Bylaws, to borrow money for the purpose of improving the Common Area in a manner designed to promote the enjoyment and welfare of the members, and in aid thereof to mortgage any of the Common Area;

5.3. The right of the Association to take such steps as are reasonably necessary to protect the property of the Association against mortgage default and foreclosure;

5.4. The right of the Association to suspend the voting rights and the rights to use of the Common Area for any period not to exceed thirty (30) days for any infraction of any of the published rules and regulations of the Association;

5.5. The right of the Association to dedicate or transfer all or any part of the Common Area to any public or municipal agency, authority or utility for purposes consistent with the purpose of this Declaration and subject to such conditions as may be agreed to by the members; and further subject to the written consent of Talbot County, Maryland, provided, however, that no such dedication or transfer or determination as to the purposes or as to the conditions thereof, shall be effective unless two-thirds (2/3) of the then members of the Association consent to such dedication, transfer, purpose and conditions, present at any special meeting of the members duly called for such purpose;

5.6. The right of the Association, acting by and through its Board of Directors, to grant licenses, rights-of-way and easements for access or for the construction, reconstruction, maintenance and repair of any utility lines or appurtenances, whether public or private, to any municipal agency, public utility, or any other person; provided, however, that no such licenses, rights-of-way or easements shall be unreasonably inconsistent with the rights of the members to the use and enjoyment of the Common Areas.

5.7. All of the foregoing shall inure to the benefit of and be enforceable by the Association against any member of the Association, or any other person, violating or attempting to violate the same, or any thereof, either by action at law for damages or suit in equity to enjoin a breach or violation, or enforce performance of any term, condition, provision, rule or regulation. Further, the Association shall each have the right to abate summarily and remove any such breach or violation by any member at the cost and expense of such member.

6. Rules and Regulations. Each Owner shall fully and faithfully comply with the rules, regulations and restrictions applicable to use of the Common Area, as such rules, regulations and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area. Further, each Owner shall comply with the Covenants imposed by this Declaration on the use and enjoyment of the Common Area.

7. Delegation of Rights of Use. Any member of the Association may delegate his or her rights to the use and enjoyment of the Common Area to family members who reside permanently with him or her and to his or her tenants, contract-purchasers, invitees and guests, all subject to such reasonable rules and regulations which the Association may adopt and uniformly apply and enforce.

8. Reserve Study. Pursuant to the Maryland Real Property Article §11B-112.3(a), the Board shall conduct or cause to be conducted a study of the reserves required for future major repairs and replacement of the common areas of the Association (“**Reserve Study**”) that: (1) identifies each structural, mechanical, electrical, and plumbing component of the common areas and any other components that are the responsibility of the homeowners association to repair and replace; (2) states the estimated remaining useful life of each identified component; (3) states the estimated cost of repair or replacement of each identified component; and (4) states the estimated annual reserve amount necessary to accomplish any identified future repair or replacement. If the Board has had a Reserve Study conducted on or after October 1, 2018, the Board shall have an updated Reserve Study conducted within five (5) years after the date of that Reserve Study and at least every five (5) years thereafter.

Each Reserve Study must be prepared by a person who: (i) has prepared at least thirty (30) reserve studies within the prior three (3) calendar years; (ii) has participated in the preparation of at least 30 reserve studies within the prior three (3) calendar years while employed by a firm that prepares reserve studies; (iii) holds a current license from the State Board of Architects or the State Board for Professional Engineers; or (iv) is currently designated as a reserve specialist by the Community Association Institute or as a professional reserve analyst by the Association of Professional Reserve Analysts. Each Reserve Study must be available for inspection and copying by any Owner, be reviewed by the Board in connection with the preparation of the annual proposed budget; and be summarized for submission with the annual proposed budget to the Owners.

## **ARTICLE VII. ENCROACHMENTS**

If any Structure or any part thereof, now or at any time hereafter, encroaches upon any adjoining Lot or upon any Common Area, whether such encroachment is attributable to construction, settlement or shifting of the Structure or any other reason whatsoever beyond the control of the Board of Directors of the Association or any Owner, there shall forthwith arise, without the necessity of any further or additional act or instrument, a good and valid easement for the maintenance of such encroachment, for the benefit of the Owner, its heirs, personal representatives and assigns, to provide for the encroachment and no disturbance of the Structure. Such easement shall remain in full force and effect so long as the encroachment shall continue. The conveyance or other disposition of a Lot shall be deemed to include and convey, or be subject to, any easements arising under the provisions of this paragraph without specific or particular reference to such easement.

## **ARTICLE VIII. COVENANT FOR ASSESSMENT AND BUDGET**

1. Additional Assessments. Additional assessments may be fixed against any Lot only as provided for in this Declaration. Any such assessments shall be due as provided by the Board of Directors in making any such assessment.

2. Commencement Date of Annual Assessments.

2.1. The annual assessments shall commence as to all Lots on the first day of June of each year and shall be due and payable on an annual basis not later than June 30 of the same year and shall be a lien for any year after June 30 of that fiscal year.

2.2. The due date under any special assessment shall be fixed in the resolution authorizing such special assessment.

2.3. Notwithstanding the foregoing, the Board may fix a different schedule for assessments upon notice to the Owners, and may provide for additional payment schedules, including without limitation providing a different due date for Yacht Club related assessments, provided such schedules are no more stringent than the foregoing.



3. Covenant for Assessment. Each Owner, for each Lot owned by it, hereby covenants, and each successor Owner, by acceptance of a deed hereafter conveying any such Lot to it, whether or not so expressed in such deed or other conveyance, shall be deemed to have covenanted and agreed to pay the Association:

3.1. in advance, an annual assessment equal to the member's proportionate share of the sum required by the Association, as estimated by the Board of Directors, for annual assessments or charges;

3.2. special assessments or charges for capital improvements, such annual and special assessments and charges to be established and collected as hereinafter provided; and

3.3. Assessments shall include assessments on any Common Area, including without limitation any assessment made with respect to the Yacht Club. The annual and special assessments or charges shall be a charge and continuing lien upon each of the Lots against which the assessment is made in accordance with the terms and provisions of the Maryland Contract Lien Act, and ARTICLE VIII herein shall be construed as a real covenant running with the land and a contract of a lien under the terms of the said Act. Such assessments or charges, together with interest at a rate of ten percent (10%) per annum, and costs and reasonable attorneys' fees incurred or expended by the Association in the collection thereof, shall also be the personal obligation of the Owner holding title to any Lot at the time when the assessment fell due or was payable. The personal obligation for any delinquent assessment or charge, together with interest, costs and reasonable attorneys' fees, however, shall not pass to the Owner's successor or successors in title unless expressly assumed by such successor or successors.

4. Duties of the Board of Directors.

4.1. The Board of Directors shall determine the amount of the maintenance assessments annually but may do so at more frequent intervals should circumstances so require. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a monthly, quarterly, or semi-annual basis rather than on the annual basis hereinabove provided for. Any member may prepay one or more installments of any annual maintenance assessment levied by the Association, without premium or penalty.

4.2. The Board of Directors shall prepare, or cause the preparation, of an annual operating budget for the Association pursuant to the requirements of the Code, including without limitation Section 11B-112.2, which shall provide, without limitation, for the management, operation and maintenance of the Common Area. The Board of Directors of the Association shall make reasonable efforts to fix the amount of the annual maintenance assessment against each Lot for each assessment period at least thirty (30) days in advance of the beginning of such period and shall, at that time, prepare a roster of the Lots and the annual maintenance assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner upon reasonable notice to the Board.

4.3. Written notice of the annual maintenance assessments shall thereupon be sent to all members of the Association. The omission by the Board of Directors, before the

expiration of any assessment period, to fix the amount of the annual maintenance assessment hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article or a release of all members of the Association from the obligation to pay the annual maintenance assessment, or any installment thereof, for that or any subsequent assessment period; but the annual maintenance assessment fixed for the preceding period shall continue until a new maintenance assessment is fixed. No member may exempt himself or herself from liability for maintenance assessments by abandonment of any Lot belonging to him or her or by the abandonment of his or her right to the use and enjoyment of the Common Areas, including without limitation, the Yacht Club.

4.4. The Association shall, upon demand at any time, furnish to any Owner liable for assessment a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated as having been paid. A charge not to exceed twenty dollars (\$20.00) may be levied in advance by the Association for each certificate so delivered.

5. Enforcement of Lien. The Association may establish and enforce the lien for any assessment, annual, special or otherwise, pursuant to the provisions of the Maryland Contract Lien Act. The lien is imposed upon the Lot against which such assessment is made. The lien may be established and enforced for damages, costs of collection, late charges permitted by law, and attorneys' fees provided for herein or awarded by a court for breach of any of the covenants herein.

6. Exempt Property. The Common Areas and all Lots owned by the Association or dedicated to and accepted by a public authority and all property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Maryland shall be exempt from the assessments created herein.

7. Maximum Annual Assessment.

7.1. The maximum annual assessment may be increased each year by not more than ten percent (10%) of the maximum annual assessment for the previous year without a vote of the membership of the Association.

7.2. THE MAXIMUM ANNUAL ASSESSMENT MAY BE INCREASED ABOVE THE TEN PERCENT (10%) LIMITATION SPECIFIED IN THE PRECEDING SENTENCE ONLY (A) BY A VOTE OF TWO-THIRDS (2/3) OF MEMBERS OF THE ASSOCIATION, VOTING IN PERSON OR BY PROXY, PRESENT AT A MEETING DULY CALLED FOR SUCH PURPOSE, OR (B) TO THE EXTENT A LARGER INCREASE IS REQUIRED TO MEET THE FUNDING AMOUNT RECOMMENDED IN THE MOST-RECENT RESERVE STUDY.

7.3. Subject to Section 7.2(b), the Board of Directors may fix the annual assessment or charges against each member at any amount not in excess of the maximum. Subject to the limitations set forth in this Section 7, and for the periods therein specified, the Association may change the maximum and the basis of the assessments fixed by this Section 7, prospectively for any period, provided that any such change shall have the assent of two-thirds (2/3) of the

members of the Association, voting in person or by proxy, present at a meeting duly called for such purposes.

8. Nonpayment of Assessment. Any assessment not paid within fifteen (15) days after the due date, shall be delinquent and shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and shall be subject to a late charge of Fifteen Dollars (\$15.00) per month until paid, or ten percent (10%) of the delinquent Assessment, whichever is greater, and the Board shall have the right to declare the entire balance of the Assessment and accrued interest thereon to be immediately due and payable. The Association may bring an action at law against the Owner personally obligated to pay the same, and/or, without waiving any other right, at equity to foreclose the lien against the Lot in the same manner and subject to the same requirements as are specified by the law of Maryland for the foreclosure of mortgages or deeds of trust containing a power of sale or an assent to a decree, and there shall be added to the amount of such assessment the reasonable costs of preparing and filing the complaint of such action, and in the event that judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorneys' fees to be fixed by the court together with the cost of the action. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of the Owner's Lot.

9. Notice and Quorum. Written notice (electronic mail is considered a valid form of written notice for this purpose) of any meetings of members of the Association called for the purpose of taking any action authorized shall be sent to all members not less than ten (10) days, or more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence at the meeting of members or of proxies, entitled to cast sixty percent (60%) of all of the votes of the members entitled to be cast at such a meeting shall be necessary and sufficient to constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

10. Action by Written Consent of the Members. Notwithstanding any language herein to the contrary, any action that may be taken at any annual, regular, or special meeting of members may be taken without a meeting if the Association delivers a written ballot to every member entitled to vote on the matter. The written ballot shall set forth each proposed action, provide an opportunity to vote for or against each proposed action, and provide a deadline for return of the ballot, which shall be at least 15 days and no more than 90 days from the date such notice is sent. Ballots may be paper or electronic, so long as the method allows the Board to maintain proper records of each member's vote. The Board may provide a recommendation for approval or denial of each proposed action with such ballot. Approval by written ballot pursuant to this section shall be valid only when:

10.1. The time, as set forth in the ballot notice, has passed so that a quorum can be determined; or

10.2. The number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which all members of the Association were present.

11. Reserve Funds. THE ANNUAL ASSESSMENTS SHALL BE SUFFICIENT TO INCLUDE AT LEAST THE FUNDING AMOUNT RECOMMENDED IN THE MOST-RECENT RESERVE STUDY, ALONG WITH SUCH ADDITIONAL REPLACEMENT OF CAPITAL IMPROVEMENTS IN THE COMMON AREA AS MAY BE DETERMINED BY THE BOARD. If the most recent Reserve Study was an initial Reserve Study, the Board shall, within 3 fiscal years following the fiscal year in which the initial Reserve Study was completed, make such annual assessments as are necessary to attain the annual reserve funding level recommended in the initial Reserve Study. A proportionate amount of each assessment payment received by the Association applicable to the reserve fund shall be received and held by the Association in trust, and shall be held separate and apart from other Association funds. Such trust funds shall be retained by the Association and used only for capital improvements and/or replacement of Common Area facilities of the Association upon the approval of a majority of Owners. Such reserve fund shall be conclusively deemed to be a common expense of the Association and may be deposited with any banking institution, the accounts of which are insured by an agency of the United States of America or may, in the discretion of the Board, be invested in obligations of, or fully guaranteed as to principal by, the United States of America. The reserve for replacement of the Common Area may be expanded only for the purpose of effecting replacement relating to the Common Area. The Association may establish such other reserves for such other purposes as the Board may from time to time consider to be necessary or appropriate. The proportional interest of any member in any such reserves shall be considered an appurtenance of the Owner's Lot and shall not be separated from the Lot to which it appertains and shall be deemed to be transferred with such Lot.

12. Special Assessments. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment, applicable for that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement located on the Common Area, including without limitation the Yacht Club, including without limitation fixtures and personal property related thereto, and/or to need any other deficit of the Association or any emergency or unforeseen expenses of the Association., provided that such assessment shall first be approved by two-thirds (2/3) of the votes of the members of the Association, voting in person or by proxy, present at a meeting to be called for such purpose.

13. Subordination of Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage(s) or deed(s) of trust now or hereafter placed upon the Lot subject to assessment; provided, however, that the sale or transfer of any Lot pursuant to mortgage or deed of trust foreclosure, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. Such sale or transfer shall not relieve such Lot from liability for any assessments thereafter becoming due, nor from the lien of any such future assessment.

14. Use of Assessments. The assessments and charges levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the members of Tilghman-On-Chesapeake, and in particular for:

14.1. the improvement and maintenance, operation, care, services and facilities related to the use and enjoyment of the Common Area, including fees paid to any management agent, or charge related to the Yacht Club;

14.2. the payment of taxes on the Common Area (except to the extent that proportionate shares of such public charges and assessments on the Common Area may be levied against all Lots laid out on the Property by the tax collecting authority so that the same is payable directly by the Owners thereof, in the same manner as real property taxes assessed or assessable against the Lots);

14.3. the payment of insurance premiums on the Common Area;

14.4. the costs of repair, replacement and additions to the Common Area and improvements thereon;

14.5. the cost of obtaining, planting and thereafter maintaining street trees throughout Tilghman-On-Chesapeake as required by Talbot County, Maryland, whether or not such street trees are located in the Common Area;

14.6. the costs of utilities and other services which may be provided by the Association for Tilghman-on-Chesapeake as may be approved from time to time by a majority of the members of the Association;

14.7. the cost of funding all reserves established by the Association, including a general operating excess and a reserve for replacements; or

14.8. the cost of labor, equipment, materials, management and supervision, or debt service incurred or expended in performing all of the foregoing; Both annual and special assessments must be fixed at a uniform rate for all Lots with respect to those Common Areas and facilities appurtenant to all Lots.

## **ARTICLE IX.            INSURANCE AND CASUALTY LOSSES**

### **1.        Damage and Destruction of Common Area.**

1.1. Immediately after any damage or destruction by fire or other casualty to all or any part of the insurable improvements on the Common Area, the Board of Directors, or its agent, shall proceed with the filing and adjustment of all claims arising under the fire and extended coverage insurance maintained by the Association and obtain reliable estimates of the cost of repair or reconstruction of the damaged or destroyed improvements. Repair or reconstruction means

repairing or restoring the improvements to substantially the same condition in which they existed prior to the fire or other casualty.

1.2. Any damage or destruction to insurable improvements on the Common Area shall be repaired or reconstructed unless at least seventy-five percent (75%) of the members present at a meeting of the membership held within ninety (90) days after the casualty shall decide not to repair or reconstruct, and at least two-thirds (2/3) of the first Owners of all Lots have given their prior written approval not to rebuild as provided herein.

1.3. If, in accordance with Section 1.2, the improvements are not to be repaired or reconstructed and no alternative improvements are authorized by the members, then and in that event the damaged Common Area shall be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition.

1.4. In such event, any excess insurance proceeds shall, be paid over to the Association for the benefit of the Property, which proceeds may be used and/or distributed as determined by the Board of Directors, in its discretion, or as otherwise provided in the Articles of Incorporation and/or the Bylaws of the Association.

2. Hazard Insurance on Improved Lots. Each Owner of an improved Lot at all times shall maintain fire and extended coverage insurance or other appropriate damage and physical loss insurance, in an amount equal to not less than one hundred percent (100%) of the current replacement value of the improvements on the Lot.

3. Obligation of Lot Owner to Repair and Restore.

3.1. In the event of any damage or destruction of the improvements on a Lot, the insurance proceeds from any insurance policy on an improved Lot, unless retained by a Lot Owner of a Lot, shall be applied first to the repair, restoration or replacement of the damaged or destroyed improvements. Any such repair, restoration or replacement shall be done in accordance with the plans and specification for such improvements as originally approved; unless the Owner desires to construct improvements differing from those so approved, or when such improvements had not been approved, in which event the Owner shall submit plans and specifications for the improvements to the Architectural Review Committee and obtain its approval prior to commencing the repair, restoration or replacement. If any first Lot Owner does not permit insurance proceeds to be used to restore any damaged or destroyed improvements, then the Owner of such Lot shall raze the improvements and return the Lot to its natural condition free of all debris.

3.2. If any Owner of an improved Lot fails to maintain the insurance required by Section 2 herein, the Association may, but shall not be obligated to, obtain such insurance and pay any premiums required in connection with obtaining such insurance. Such Owner shall be personally liable to the Association for any costs incurred by the Association in obtaining such insurance, to the same extent as he is liable for assessments levied against such Lot, and, upon the failure of the Owner to pay such costs within ten (10) days after such Owner's receipt of a written demand therefore from the Association, the Association may establish a lien therefore upon the

Owner's Lot in accordance with and subject to the provisions of this Declaration applicable to an assessment lien.

4. Premiums for Insurance. Maintained by Association Premiums for all insurance and bonds required to be carried under Section 6, hereof or otherwise obtained by the Association on the Common Area shall be an expense of the Association and shall be included in the annual assessments.

5. Repair and Reconstruction of the Common Area. If any improvements on the Common Area are damaged or destroyed, and the proceeds of insurance received by the Association are not sufficient to pay in full the cost of the repair and reconstruction of the improvements, the Board of Directors shall, without the necessity of a vote of the members, levy a special assessment against all Owners in order to cover the deficiency in the manner provided in ARTICLE VIII herein. If the proceeds of insurance exceed the cost of repair, such excess shall be retained by the Association and used for such purposes as the Board of Directors shall determine.

6. Types of Insurance Maintained by Association. The Board of Directors shall have the authority to and shall obtain:

6.1. Insurance on all insurable improvements on the Common Area against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief in an amount sufficient to cover the full replacement cost of such improvements in the event of damage or destruction;

6.2. A public liability insurance policy covering the Association, its officers, directors and managing agents, having at least a Two Million Dollar (\$2,000,000.00) limit per total claims that arise from the same occurrence, including but not limited to liability insurance for any other recreational facilities located in Tilghman-On-Chesapeake, in an amount not less than the minimum amount required by applicable law, ordinance or regulation;

6.3. Workmen's compensation insurance, if and to the extent required by law; and

6.4. At their discretion, Fidelity bond or bonds or insurance covering all Directors, officers, employees and other persons handling or responsible for the acts or funds of the Association, in such amounts as the Board of Directors deems appropriate.

## **ARTICLE X. RIGHTS OF MORTGAGES**

### **1. General.**

1.1. Regardless of whether a Mortgagee in possession of a Lot is its owner, (i) such Mortgagee in possession shall have all of the rights under the provisions of this Declaration, Plats of Tilghman-On-Chesapeake, the Articles of Incorporation, the By-Laws and applicable law, which would otherwise be held by such Record Owner, subject to the operation and effect of anything to the contrary contained in its Mortgage, and (ii) the Association and each other Record

Owner or person shall be entitled, in any matter arising under the provisions of this Declaration and involving the exercise of such rights, to deal with such Mortgagee in possession as if it were the Record Owner thereof.

1.2. Any Mortgagee in possession of a Lot shall (subject to the operation and effect of the provisions of this Declaration, the Articles of Incorporation, the By-Laws and applicable law) bear all of the obligations under the provisions thereof which are borne by its Record Owner; provided, that nothing in the foregoing provisions of this Section shall be deemed in any way to relieve any Record Owner of any such obligation, or of any liability to such Mortgagee on account of any failure by such Record Owner to satisfy any of the same.

2. Priority over Assessment. A Mortgagee's interest in a Lot under its Mortgage shall be:

2.1. free of any claim or lien for any Assessment levied against such Lot before such Mortgage is recorded among the Land Records (unless before such recordation a statement of lien covering such Assessment is recorded among the Land Records), other than any claim for a pro rata share of the amount represented by such Assessment which results from any pro rata reallocation of such Assessment among all of the Lots, including such Lot; and

2.2. free of any such claim or lien arising after such recordation of such Mortgage.

3. Actions Conditioned on Mortgagee's Approval. Unless two-thirds (2/3) of the first Mortgagees of all Lots have given their prior written approval thereof, the Association shall not by act or omission:

3.1. Seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area (provided, that the granting of easements for public utilities or other public purposes consistent with the intended use of the Common Area shall not be deemed to be prohibited by the foregoing provisions of this subdivision);

3.2. Use any proceeds derived from hazard insurance and paid to the Association on account of any damage to or destruction of any of the Common Area, for other than the repair, replacement or reconstruction thereof;

3.3. Fail to maintain fire and extended coverage insurance on so much of the Common Area as is insurable, on a current replacement cost basis, in an amount not less than one hundred percent (100%) of the insurable value thereof (based on its current replacement cost);

3.4. Change the method of determining the Assessments; or

3.5. By act or omission waive or abandon any scheme of regulations, or enforcement thereof, set forth in the provisions of this Declaration, pertaining to the architectural design or the exterior appearance or maintenance of Lots or improvements thereon, or the maintenance and upkeep of the Common Area.



4. Inspection; Statement; and Notice. A Mortgagee shall, upon request of the Association, be entitled to:

4.1. Inspect the Association's books and records during normal business hours; Receive an annual financial statement of the Association within ninety (90) days after the end of any fiscal year of the Association;

4.2. Be given timely written notice of all meetings of the Membership, and designate a representative to attend all such meetings;

4.3. Be given timely written notice of the occurrence of any substantial damage to or destruction of the Common Area, or if the Common Area is made the subject of any condemnation or eminent domain proceeding or the acquisition thereof is otherwise sought by any condemning authority; and

4.4. Be given timely written notice by the Association of any default by the Record Owner of such mortgagee's Lot in performing such Owner's obligations under the provisions of this Declaration, the Articles of Incorporation or the By-Laws which is not cured within thirty (30) days after such default commences, but the failure to give such notice shall not affect the validity of the lien for any assessments levied pursuant to this Declaration.

## **ARTICLE XI. MISCELLANEOUS**

### 1. Amendment.

1.1. Except as where otherwise provided for herein for specific Sections, this Declaration may only be amended by an instrument in writing, signed and acknowledged by the President or Vice-President and Secretary or Assistant Secretary of the Association with the approval of at least two-thirds (2/3) of the Members of the Association voting, pursuant to Article IV Membership (a), above, in person or by proxy, present at a meeting of the Association duly called for such purpose.

1.2. Written notice of any meetings of members of the Association called for the purpose of amending any provisions of this Declaration, shall be sent to all members not less than ten (10) days, or more than sixty (60) days, in advance of the meeting.

1.3. An amendment or modification shall be effective when executed by the President or Vice-President and Secretary or Assistant Secretary of the Association who shall certify that the amendment or modification has been approved as herein above provided. The amendment shall be recorded in the Land Records of Talbot County, Maryland. Unless a later date is specified in any such instrument, any amendment to this Declaration shall become effective on the date of recording. For the purpose of recording such instrument, each Owner hereby grants to the President or Vice-President and Secretary or Assistant Secretary of the Association an irrevocable power of attorney to act for and on behalf of each and every Owner in certifying, executing and recording said instrument.

2. Headings. The captions contained in this Declaration are for convenience only and are not a part of this Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Declaration. Whenever the context so requires, the male shall include all genders and the singular shall include the plural.

3. Enforcement.

3.1. If, in the opinion of the Architectural Review Committee, any Owner fails to perform the duties imposed hereunder, the Association, on affirmative action of a majority of the Board of Directors, after fifteen (15) days written notice to such Owner to remedy the condition in question, and upon failure of the Owner to remedy the condition, shall have the obligation, through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot and the improvements or Structures thereon, and the cost thereof shall be a binding, personal obligation of such Owner, as an additional assessment on the Lot.

3.2. Notwithstanding the provisions of subsection (a) in this section, enforcement of this Declaration may be by proceedings at law or in equity, including by imposition of a lien, against any person or persons violating or attempting to violate any covenant, either to restrain the violation or to recover damages, or both. In acquiring title to any Lot in Tilghman-On-Chesapeake, the purchaser or purchasers violating or attempting to violate any Covenant, agree to reimburse the Association and/or any Owner for all costs and expenses for which it or they may be put as a result of the said violation or attempted violation, including but not limited to, court costs and attorneys' fees.

3.3. This Declaration shall inure to the benefit of and be enforced by the Association through its Board of Directors. This shall not limit action by the Owner or Owners of any land included in Tilghman-On-Chesapeake and their respective legal representatives, successors and assigns, and all persons claiming by, through or under them.

4. Incorporation by Reference on Resale. In the event any Owner sells or otherwise transfers any Lot, any deed purporting to affect such transfer shall contain a provision incorporating by reference the covenants, restrictions, servitudes, easements, charges and liens set forth in this Declaration.

5. No Dedication to Public Use. Nothing herein contained shall be construed as a dedication to public use or as an acceptance for maintenance of any Common Area by any public or municipal agency, authority or utility and no public or municipal agency, authority or utility shall have any responsibility or liability for the maintenance or operation of any of the Common Area.

6. No Waiver. The failure or forbearance by the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

7. Notices. Any notice required to be sent to any member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, by

electronic mail or by ordinary mail, postage paid, to the last known address of the person who appears as member or Owner on the records of the Association at the time of such mailing. In compliance with the Maryland Homeowners Association Act, the Board may adopt electronic transmission of notices. Inadvertent failure to deliver notice by electronic transmission does not invalidate any meeting or other actions, provided Board actions are substantially in compliance with provisions of the Maryland Act.

8. Severability. Invalidation of any section of this Declaration or restrictions by judgment, decree or order shall not affect any other provisions hereof, each of which shall remain in full force and effect.

9. Term. This Declaration shall run with the land and shall be binding for a period of thirty (30) years from the date that this Declaration is recorded, after which time the Covenants shall automatically be extended for successive periods of ten (10) years each unless and until an instrument signed by the then Owners of leasehold equities of redemption, or fee simple interests, as the case may be (excluding Lot Owners, ground rent owners, and all others) in the majority of Lots subject to the same (casting one (1) vote for each Lot so owned) into which Tilghman-On-Chesapeake shall have been subdivided, has been recorded, by which said Covenants, in whole or in part, are amended, modified or revoked.

[SIGNATURE PAGE FOLLOWS]

In WITNESS OF, the undersigned being duly elected officers of Tilghman-On-Chesapeake Community Association, Inc., have certified that the above Declaration has been approved by the Association Members by a two-thirds (2/3), or greater, vote at a meeting of the Association duly called for such purpose on \_\_\_\_\_, 2023.

In WITNESS WHERE OF, I have hereunto subscribed my name and affixed the seal of the Corporation this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESS/ATTEST:

**ASSOCIATION:**  
TILGHMAN-ON-CHESAPEAKE COMMUNITY  
ASSOCIATION, INC.

\_\_\_\_\_

By: \_\_\_\_\_(SEAL)  
[NAME], President

\_\_\_\_\_

By: \_\_\_\_\_(SEAL)  
[NAME], Secretary

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared \_\_\_\_\_, who acknowledged himself to be the President of TILGHMAN-ON-CHESAPEAKE COMMUNITY ASSOCIATION, INC. (“Association”) and \_\_\_\_\_ who acknowledged himself to be the Secretary of the Association, and acting in said capacity and being authorized to do so, executed the foregoing instrument on behalf of the Association for the purposes therein contained, by signing in my presence the name of the Association in the capacities aforesaid.

AS WITNESS, my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by him.

---

Vincent A. Dongarra

*Mr./Madame Clerk:*

*Upon recordation, please return to:*

*Vincent A. Dongarra, Esq.*

*McAllister, DeTar, Showalter & Walker, LLC*

*100 N. West Street*

*Easton, Maryland 21601*

*(410) 820-0567*

**Exhibit A – The Property**

*[see attached.]*

**Exhibit B – Plats of Tilghman-on-Chesapeake**

*[see attached.]*