

## RULES AND REGULATIONS

Stilwater Property Owners Association, Inc.

If you have a problem in the Stilwater Development any time day or night, please call the Property Manager at (office) 301-387-7633 or (cell) 301-501-2425, or if renting, your rental agency.

The Stilwater Development is an area of 59 home sites on a beautiful quiet cove of Deep Creek Lake. Most of these homes are private residences where owners come to rest, relax, and enjoy friends and family. Please respect the rights of all residents, their property, the shared common areas, and these rules and regulations.

Waterfront Greens Development lies to the east and is contiguous with Stilwater property. It is a separate private community and its shoreline, docks, and other amenities are **NOT** to be used by Stilwater owners or guest.

### VEHICLE RESTRICTIONS AND PARKING

Boats, Campers, Trailers, Jet Skis, RV's, and all similar vehicles may not be parked on the exterior of any property. Any such vehicle that does not fit in a garage must be stored outside of the Stilwater Development.

All vehicles must be parked within the parking area of the house, and not on grass, lawns, or common areas. Overnight street parking is prohibited. Violators may be towed, without notice and at the vehicle owner's expense.

The number of vehicles allowed to be parked at a home is limited to the number of bedrooms within the house.

ATV's, RV's, UTV's Snowmobiles, Dirt Bikes, and other loud motorized vehicles may not be operated on Stilwater roads or in Common Areas.

Golf carts are permitted to operate on Stilwater roadways and are the only type of vehicle permitted on the lake access foot / cart paths. There is **NO** vehicular access permitted to the lake front or dock areas. A parking area is provided in the eastern cul-de-sac for Stilwater owners and guests only.

The Department of Natural Resources prohibits vehicles on lakefront shoreline areas. Fines will be charged directly to the violator.

### LAKE ACCESS

Use only the designated foot / cart path. Do not walk or trespass across private property of other residents / home owners.

There are no boat launch sites in the Stilwater Development. The State Park does provide a public boat launch.

### NOISE / BEHAVIOR

Between the hours of 11:00 pm and 8:00 am, is considered quiet time. There shall be no loud or unusual noises during this time period.

At all times, sound systems, radios, televisions, boom boxes, etc. shall only be used so as to not disturb persons elsewhere in the Stilwater Development.

Offensive or disruptive behavior will not be tolerated.

Any aggressive behavior or foul language directed at Stilwater personnel, other monitors, guests, or neighbors will not be tolerated.

### TRASH

A central trash receptacle is provided on Glen Acres Road. The trash receptacle is an enclosed bear proof dumpster.

Please open the side access doors and place all trash inside. Do not place any trash on top of the dumpster.

Placing of bulk items inside the enclosure fence is not permitted except for pre-announced bulk pick up dates.

To avoid problems with bears and other wildlife, close and latch the receptacle door and the enclosure gates when finished.

## PETS

Pets must be kept under control and on leash at all times.

Please clean up after them and respect private property.

Incessant barking is a violation of the noise restriction.

Pets are not permitted in the sand boxes.

## CANOES / KAYAK RACKS

There are 2 canoe/ kayak rack locations. One at the center docks and one at the western (right side) docks.

All Canoes / Kayaks must be placed on the racks at the end of each day or stored inside each house. Canoes / Kayaks left laying on common grounds may be removed without notice to allow for grounds maintenance.

Canoes / Kayaks that are on the racks are private property and not for general use.

Stacking on top of other Canoes / Kayaks or vertical storage is prohibited. Illegally stacked or vertical stored Canoes / Kayaks may be removed including cutting of locks.

Canoes / Kayaks must be launched without damage to the shoreline or docks. Do NOT drag across grass or docks. Do not store or launch from the dock platforms.

Stilwater POA, it's agents and officers shall have no liability for theft, damage, or vandalism of any stored items.

PRIVATE DOCKS / BOATS / PERSONAL WATERCRAFT / RECREATIONAL  
FLOTATION DEVICES

The dock slips are privately owned by designated Stilwater lot owners.

Dock slips **MAY ONLY** be leased, rented, or loaned to other Stilwater lot owners.

Boats must be moored within the dock slip assigned to your house/lot. Only one watercraft is permitted in any one slip.

If you are a renter or guest of a house with a private dock slip, please refer to the signage at each dock entrance for the specific dock slip house/lot assignment.

Boats or personal water craft may not be tied to the swim platforms at the end of the docks or outside of a slip.

Unauthorized watercraft moored in unauthorized locations **will be towed**, and the watercraft owner will be required to pay the towing company to retrieve the vessel.

The Department of Natural Resources prohibits the beaching of any watercraft on the shoreline of Deep Creek Lake.

Recreational Flotation Devices and Inflatable water toys, may not be attached to any part of the docks or anchored within the Stilwater cove. These devices may not interfere with any boat or access to a dock slip.

Large Flotation devices, Water Trampolines, Water Slides, of any size are prohibited within the Stilwater Development dock areas.

## COMMON AREAS

There is a swimming platform and picnic grove at the eastern (left side) dock area, and two sand boxes that are available for use by Stilwater lot owners and guests.

Please carry out your trash.

Use common safety practices on all docks, and common areas. The water can be shallow.

Parents are responsible for their children. There is no lifeguard.

Do not feed the geese or any other type of wildlife.

The following items or activities are prohibited in the common areas at all times:

- Bow hunting; including for fish.

- Fire arms of any kind.

- Horse shoe pits.

- Fires and or fire pits.

## GENERAL

Absolutely no illegal fireworks are permitted in Stilwater Development.

To preserve the residential ambience of Stilwater Development, party event equipment, such as inflatables (including but not limited to bounce houses, slides, etc.); dunker tanks, laser tag courses, tents and the like are prohibited to be set up on any lot or common area.

Failure to comply with these rules and regulations, Garrett County Ordinances or Maryland State Laws may result in fines and other penalties, up to and including eviction from a rental property and or a lien against the property.

Fines will be levied in accordance with the provisions outlined in the Stilwater Bylaws and Declaration of Covenants, Conditions and Restrictions.

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