



Waterfront Greens Property Owners Association, Inc.

RENTERS' GUIDE

Welcome to our community. We hope you enjoy the amenities WFG offers.

Waterfront Greens is not only a recreation destination for visitors, many owners have made Waterfront Greens their home. So please be respectful of your surroundings and your neighbors.

To maximize the positive vacation experience for our many guests, a set of rules and standards have been established that govern the use of Waterfront Greens amenities that are extensions of, or in addition to, regulations promulgated by government agencies that guide the use of Deep Creek Lake and vacation rental properties.

This document highlights some of the major rules and regulations you should be aware of.

Please direct any questions you have to your rental agency

We are obliged to inform you that failure to comply with WFG Rules, County Ordinances or State Laws may result in fines and other penalties, up to and including eviction from your rental property.



USE OF COMMON DOCK BOATS, PERSONAL WATERCRAFT (PWCS), RECREATIONAL FLOTATION DEVICES

GENERAL

- WFG's 8 dock units are assigned letters A-H, beginning on the Moonrise Drive side (southwest side) at the entrance of the cove and running counter-clockwise around the cove to the Lakefront Links side.
- Each of the 39 slips is identified by the dock-letter, followed by the lot-number of the house.
- It is prohibited to use a motorized vehicle to launch any vessel from the Waterfront Greens shorelines (state regulation). Violators will be fined.
Rental agencies have lists of authorized launch sites.
- The shoreline may be used by all renters for fishing, swimming, and non-vehicular launching of non-motorized watercraft, such as canoes, paddle boards, etc.
- Unauthorized vessels or vessels moored in unauthorized locations will be towed and you will be required to pay the towing company to retrieve the vessel.
- Personal items left on dock or shoreline will be removed.

- **MOORING RESTRICTIONS FOR WATERCRAFT AND RECREATIONAL FLOTATION DEVICES**
 - **Motorized vessels**
 - Must be moored within your assigned dock slip.
 - May not be anchored in cove unoccupied.
 - May not be tied to the side of the docks or the shoreline other than for short-term usage by non-WFG visitors.

 - **Non-motorized watercraft (canoes, paddle boards, etc.)**
 - May be placed in your assigned slip, if they fit within the slip.
 - May be tied to or placed on the shoreline as long as it doesn't block vessel ingress and egress from slips or use of shoreline.
 - Canoes, kayaks, and paddle boards may be stored in kayak racks. Limit: 2 items
 - May not be tied to sides of dock or placed on a dock.
 - May not be anchored in the cove unoccupied.

 - **Recreational flotation devices**
 - If placed in your assigned slip, must fit within the dock slip.
 - May be tied to or placed on the shoreline.
 - May not be tied to sides of dock or placed on a dock.
 - May not be anchored in the cove unoccupied.
 - **Water trampolines, of any size, are prohibited.**



HOUSES WITH DOCK SLIP (see *Attachment 1* for listing)

- Allowed ONE motorized watercraft--boat or PWC. (DNR Regulations)
- Moor watercraft only in the dock slip assigned to your house.

HOUSES WITHOUT DOCK SLIP

- No motorized watercraft permitted.
- You are not permitted. to use the docks, the cove, or the shoreline for launching or mooring motorized watercraft
- If you have brought a boat, jet ski or the like, you will have to have to launch and moor your motorized watercraft elsewhere on the lake.

Unauthorized watercraft or watercraft in unauthorized locations will be towed, without notice, and at your expense.
Towing Company: Deep Creek Marina, 2010 Deep Creek Dr, Mc Henry, MD. Phone: 301. 387.6977

Non-motorized watercraft and recreational flotation devices in unauthorized locations may be removed. There may be a charge assessed to retrieve them.

WFG is not responsible for lost, stolen or damaged watercraft, recreational paraphernalia or personal items.

LIMITATIONS ON LOCATION RECREATIONAL APPARATUS

To preserve the residential ambience of WFG, 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 the street side of the house.

VEHICLE RESTRICTIONS AND PARKING

PROHIBITED VEHICLES

ATV's, dirt bikes, or snowmobiles may not be operated anywhere in WFG.
Campers, RV's are NOT permitted to be used as lodgings in WFG.

NUMBER OF VEHICLES

The Garrett County Transient Vacation Rental Unit ordinance, limits the number of vehicles parked overnight to no more than the number of bedrooms in your rental house.

PARKING

- All vehicles must be parked within the parking area of the house you are renting or in designated parking areas. No parking in yards.
- No parking allowed on WFG roads or shoulders.
- **WFG Manager must be notified if campers/RV's will be parked in WFG. Call 301/501-2425.**



PROHIBITED AREAS FOR MOTORIZED VEHICLES

- **Lakefront**
 - Department of Natural Resources prohibits motorized vehicles on lakefront shoreline.
 - Fines will be charged directly to the violator.
- **Footpaths** (lake access paths)
- **Golf Course** (including golf carts)

- **Common Areas and Private Property**
- **On or around the Pond.**

SPEED LIMIT

15 mph on roads throughout the development

LAKE ACCESS

- Do not trespass on other lots.
- Use **ONLY** the following designated access points and paths to get to the lake.
 - **South Entrance.** At the end of Moonrise Drive there is a cul-de-sac. Area is marked “Lake Access.” Parking area is provided. Walk down the wood chip path to lakefront.
 - **North Entrance.** Parking area provided on Lakefront Links Drive. “Lake Access” entry points are:
 - Between Lots 38 & 39
 - Between Lots 50 & 51
- Stilwater Development lies to the west and is contiguous with WFG property. It is a **separate, private development** and its shoreline, docks, and other amenities are **NOT** to be used by WFG owners or guests.

WFG CLUBHOUSE

The Clubhouse is closed until further notice.

WFG TENNIS COURTS

- Observe the rules posted on the gate.
- Players must wear tennis shoes.
- Skateboards, bicycles, roller skates, etc. are prohibited.
- Equipment is not provided.



WFG FISHING POND

- Observe the rules posted on the sign at the pond.
- Only “Catch and Release” is allowed.
- Fishhooks must not have barbs.
- **Absolutely NO VEHICLES watercraft or vehicles allowed on or around the pond.**
- Use the parking lot below the pond.
- SWIMMING IN POND IS STRICTLY PROHIBITED.
- ICE SKATING ON POND STRICTLY PROHIBITED.

WFG GOLF COURSE

- Vehicles/golf carts are NOT permitted on the golf course, unless user has mobility impairment.
- Golf equipment is not provided.

MINI-GOLF

Equipment is not provided by the Association.

SLEDDING HILL

Located off Waterfront Greens Drive.

KAYAK RACKS

- There are three kayak racks. Locations are:
 - North side of cove (access from Lakefront Links Drive). Near gazebo, near Dock “D”.
 - South side of cove – (access from Moonrise Drive). In the woods west of Dock “C”.
- Equipment (canoes, kayaks, paddle boards, etc.)
 - The equipment stored on the racks is *privately owned*.
 - WFG doesn’t provide equipment.
 - Stacking *on other peoples’* paddle craft, and vertical storage of paddle craft is prohibited. Illegally stacked or vertically-stored items may be removed, even it requires breaking locks.
 - Renter’s storage of paddle craft shall be at renters’ sole risk. WFGPOA, its employees, agents and officers shall have no liability for theft, damage, or vandalism of the watercraft or their contents.

TRASH



- **All** garbage must be contained WITHIN your property's bear-proof receptacle.
- **THE LID MUST CLOSED.**
- **DO NOT LEAVE TRASH OUTSIDE THE CONTAINER.**
- If your container is full, call your rental agency for instructions.
- There is a \$150 fine imposed for each and every occurrence.
- If trash violation is not promptly remediated, an additional \$25 will be assessed for every 24-hour period the problem persists.

NOISE/BEHAVIOR

- Between the hours of 11:00 P.M. and 8:00 A.M. there shall be no loud or unusual noises.
- At all times, sound systems, radios, televisions and tape players, boom boxes, etc. shall only be used so as to not disturb persons elsewhere in the Development.
- Offensive or disruptive behavior will not be tolerated.
- Any aggressive behavior or foul language directed at WFG Personnel, other monitors, guests, or neighbors shall be grounds for immediate eviction.

PETS

- Must be kept under control at all times.
- Incessant barking is a violation of the noise restriction.

VEHICLE & MOTORIZED WATERCRAFT IDENTIFICATION TAGS

- All renters' motorized watercraft and vehicles are required to have an identification tag, identifying the name and address of your rental house, visible on the vehicle or watercraft at all times.
- ID tags are located in your rental house.
- Call your rental company if you need additional ID tags.
- Please leave the tags on the kitchen counter at the end of your stay.

FIREWORKS

- **Absolutely no private display of fireworks in Maryland is permitted by law.**
- Fireworks displays are only allowed when a permit is issued by the Fire Marshall and the requisite insurance coverage is in place.
- Only sparklers without chlorates or perchlorates and non-aerial, non-explosive sparkling devices (e.g., "gold label" sparklers and "champagne party poppers") are permitted.
- **Violations of this law shall be reported to your rental company and/or law enforcement and you may be subject to eviction and/or fines.**



ATTACHMENT 1

Updated: 9.30.19

Rental Houses with Dock Slip

<i>House Name</i>	<i>Dock Slip Number</i>
<i>A Cut Above</i>	F-35
<i>At Lake's Edge</i>	D-41
<i>Beyond Bliss</i>	H-46
<i>Castle at the Lake</i>	G-45
<i>Chateau Royale</i>	A-V2
<i>Constantly Cozy</i>	A-1
<i>Forever Yours</i>	E-32
<i>Gables by the Lake</i>	F-39

<i>House Name</i>	<i>Dock Slip Number</i>
<i>Home Away from Home</i>	D-42
<i>Lakefront Greens</i>	C-8
<i>Lakeside Story</i>	C-9
<i>Let the Good Times Roll</i>	A-2
<i>Moondancer</i>	B-5
<i>Moonrise Retreat</i>	A-24
<i>No Wake Zone</i>	A-23
<i>Once in a Blue Moon</i>	B-6

<i>House Name</i>	<i>Dock Slip Number</i>
<i>Serenity Now</i>	F-34
<i>The Good Life</i>	F-33
<i>Unforgettable</i>	B-3
<i>Waterfront Dreams</i>	G-44
<i>Waterfront Greens Chalet</i>	H-54
<i>Waterfront Links</i>	E-30
<i>Wine & Roses</i>	F-38
<i>Waterfront Retreat</i>	G-43