

KENDALL CAMP PROPERTY OWNERS ASSOCIATION
23813 Garrett Highway, Suite 1
McHenry, MD 21541
(301) 387-9202

TO: Kendall Camp Homeowners

FROM: Kendall Camp POA Board

RE: Kendall Camp Rules and Regulation Enforcement Policy – August 2020

A. Purpose: This policy is intended to assist in the implementation and enforcement of the Kendall Camp rules and regulations, especially with respect to parking, noise and trash disposal.

B. Background:

1. Kendall Camp Rules and Regulations are designed to maximize the enjoyment of all homeowners, guests, and renters.
2. The Garrett County Transient Vacation Rental Unit guide and related information and policies can be found at: <http://garrettcountry.org/planning-land-development/transient-vacation-rental-units>
3. In accordance with Section 8.6 of the Kendall Camp CCR, Noise and Nuisance avoidance hours of 11pm to 8am (also called Quiet Time in Garrett County Ordinances) shall be adhered to by all residents
4. Garrett County Ordinances require that household trash be properly disposed of in designated locations; in Kendall Camp this is the dumpster located in the overflow parking lot. From time to time during peak seasons a second dumpster may be available for use.
5. The intent of the Kendall Camp Parking Plan is to ensure adequate and convenient parking for all, while also maintaining the aesthetics of the community
 - a. During the winter season, it is of particular importance that the parking plan is followed to allow for proper snow removal and access to the ski slopes
 - b. Each Kendall Camp unit is assigned 4 external parking spaces at varying locations in relation to each unit. These spaces, in conjunction with each unit's garage (for a total of five spaces), provide adequate parking and are in compliance with Deep Creek Lake Zoning Laws and Garret County Transient Vacation Rental Unit Ordinances requiring one off-road parking space per bedroom for town-homes with five bedrooms or less.
 - c. In the event of an unforeseen circumstance, when more than the authorized five vehicles per unit need parking, there are eight unassigned spaces (numbers 71, 72, 99 to 104 on the parking plan map) located to the right of the trash dumpster enclosure which may be used as emergency overflow spaces.

C. Implementation:

1. The Kendall Camp Property Manager routinely provides a copy of these regulations and the Parking Plan to all rental agencies represented in Kendall Camp. Rental agencies are instructed to provide them to renters.
2. These regulations and the Parking Plan should also be made available directly to renters by posting copies in units made available for rent.

D. Enforcement:

1. For emergency situations call 911 directly and let local authorities handle the matter.

2. If a unit is in violation of noise (e.g. not observing Quiet Time), litter (e.g. leaving trash on the deck or driveway) or parking plan rules (e.g. too many vehicles parked at a unit; using unauthorized spaces; or parking in the common-landscaped areas), the following measures apply:
 - a. For Rental Units:
 - i. For non-emergencies, if encountering a problem you are urged to call the appropriate rental agency (see attached list) to inform the manager on duty that a noise, litter, parking violation or similar problem is taking place and request that action be taken by the agency. When doing this, also inform the Kendall Camp POA by going to the website kendallcamp.org and using the Contact Us feature located near the top.
 - ii. If the situation is not remedied in a reasonable amount of time and is not an emergency, but in your judgment is significant enough to warrant notification of law enforcement authorities, then contact the Maryland State Police-McHenry Barracks (301-387-1101) for assistance. Alternatively you can also call the Garrett County Sheriff's Office (301-334-1911).
 - iii. To encourage compliance, it is recommended that homeowners of rental units have their rental agencies inform renters that they may be charged for damages they incur to Kendall Camp common areas and POA fines generated by noise, litter, and parking plan violations.
 - b. If a homeowner commits a violation you may choose to contact them first to make them aware of the situation, or alternatively inform the Property Manager and/or POA Board so that they may handle the situation by talking to the homeowner directly.
3. Upon notification that a second offense at a unit has occurred, the POA will:
 - a. Send a letter to the homeowner formally documenting the violation(s). The homeowner will have an opportunity to rebut the letter within ten business days.
 - b. If no rebuttal is received or the rebuttal provided is deemed inadequate by the Board (through majority vote) then each offense subsequent to the Board's notification letter will result in a fine of up to \$200.00 payable to the Kendall Camp Property Owners Association.
 - c. Fines received will go towards the general budget of the POA and to help defray cleanup, repair, and towing costs that may be incurred as the result of the documented violation.
 - d. Kendall Camp POA will also inform the Garrett County Code Enforcement Officer through established county complaint procedures of each formal notice sent out which is a violation to the Transient Vacation Rental Unit Ordinance. (Note: One enforcement option available to the county is to dock rental days from rental units that violate the rental unit ordinance).

Please direct any questions relating to this memo to the POA Board.