



Standard House Rules

Updated February 2021

- 1. Decks & Boats:** The American flag may be displayed. Items that may not be visible in any manner from decks/ railings or boats/slips include clothing, towels, commercial signs, or decorative flags/banners. Hosing down or pouring water on balconies is not permitted.
- 2. Outdoor Grilling:** Fire regulations do not permit outdoor grilling on decks or boardwalks. No grilling inside the garage areas.
- 3. Fireplaces:** Unit owners with fireplaces in use must have the chimney flues inspected annually before using. Repair any safety issues and submit a copy of the repairs to the condo association or the resident manager before fireplace use. Pellet stoves and gas fireplaces are not allowed. Renters are not to use the unit fireplace.
- 4. Dogs:** All dogs must be leashed. Dog owners are required to clean up after their dogs. Use the designated dog walk areas ONLY. Receptacles and dog waste pick-up tools are provided in the dog walk areas located near each end of the tennis courts. Owners need to obtain a Harbour Island dog tag from the guardhouse to be displayed on the leash. No pets are allowed in rented units or on boats in rented slips. Only dogs of unit owners and their families are welcome in Harbour Island.
- 5. Playing & Use of Wheeled Sports:** Not Permitted: Running & playing, bike riding or skateboarding on walkways/boardwalks, in elevators, stairs, or in mid-rise garages. No wheeled sports on the tennis courts. Follow the Maryland helmet law. Harbour Island follows the town ordinance of no skateboarding.
- 6. Fish Cleaning:** Place all fish carcasses in the trash cans beside the fish-cleaning tables located by the weigh scale or by the mid-rise buildings. Hose down the cleaning table after use. Do not throw carcasses in the water.
- 7. Noise:** Be aware of the Ocean City Ordinance. "No loud, unnecessary, unnatural or unusual noise, or any noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace and safety of others at any time, day or night." Noise should be kept to a minimum after 11 p.m. in Harbour Island. Wind chimes are not permitted.
- 8. Parking:** Parking passes are obtained at the guardhouse. Passes should be displayed on vehicles for viewing by the guardhouse attendant and to verify that vehicles are parked in the correct labeled community parking spaces. Vehicles incorrectly parked will be towed to the 65th St. impound lot. See towing signage posted on the property.
- 9. Pool:** Rules are posted at the swimming pool. EVERY PERSON MUST HAVE A POOL PASS. The number of passes for each unit is based on original construction of the residential units and does not include garage bonus rooms. 2 Bedroom Units: 6 PASSES 3 Bedroom Units: 8 PASSES No person may reserve chairs, tables, or chaises for more than 20 minutes if they are not within the fenced swimming pool area. The pool attendant and the resident manager have the authority to remove items from reserved furniture after 20 minutes.
- 10. Renting:** Units are subject to maximum original construction limits. This matches the availability of pool passes for each unit. 2 Bedroom Units: 6 Persons 3 Bedroom Units: 8 Persons
- 11. Tennis Courts:** See rules posted at tennis courts. Keys to the tennis courts are available in the off-season by contacting the resident manager.
- 12. Trash/Garbage:** Place in dumpsters located on the parking lot behind the high white fenced areas. The dumpster tank by building K is only for the disposal of engine oil. The dumpster by building J2 is for Reel Inn storage.
- 13. Boardwalk & Walkways:** Keep clear of fishing /crabbing gear, bicycles, chairs, and surfboards. A dock box is permitted by the boat slip for slip owners. No bike riding on the boardwalk.
- 14. Water:** Report broken sprinklers, dripping faucets, and running toilets to the resident manager for repair or advice. All water hoses must have automatic cut-off nozzles.
- 15. Boardwalk/Slip Use:** Charter fishing business is prohibited in Harbour Island as stated in the legal documents. The surrounding boardwalk is a common element and not a part of boat slips. It must be clear of obstructions such as boating gear and equipment including tents, live wells, bait tables, freezers, etc. All boating supplies must be stowed in dock boxes, on boats berthed in slips, or off site.
- 16. Fishing:** Allowed by the mid-rise boardwalk ONLY. Not allowed in boat slip areas. Owners need a free DNR registration to fish. Guests need to pay a fee to acquire a DNR fishing license.