

Property Manager: Jimmer Gardiner
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Guardhouse: 410-289-7551



Harbour Island Condo Association
(14th Street & The Bay)
P.O. Box 604
Ocean City, MD 21843

Standard House Rules

February 2026

- 1. Signs:** Advertisements, posters, signs, or other informational material may not be displayed on general or limited common elements (except Commercial Units) or vessels in any boat slip. This includes no hanging of clothing and towels. Hosing down or pouring water on balconies is not permitted.
- 2. Outdoor Grilling:** Fire regulations do not permit outdoor grilling: 1. on decks, 2. under decks, or 3. on boardwalks. No grilling inside garage areas. Fire Marshal requests grills to be 20 feet from building. Exception: Indoor electric grills only are allowed on decks since they are designed for inside units.
- 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 property manager before fireplace use. Pellet stoves and gas fireplaces are not allowed. Renters are not to use the unit fireplace.
- 4. Pets:** Only pets of unit owners and their families are to be in Harbour Island. All dogs must be leashed. Dog owners are required to clean up after their dogs. Receptacles and dog waste pick-up tools are provided in the designated dog walk areas located near each end of the tennis courts. Owners need to obtain a Harbour Island dog tag from property manager, Jimmer Gardiner to be displayed on the leash. No pets are allowed in rented units or on boats in rented slips.
- 5. Playing & Use of Wheeled Sports:** Running, playing, bike riding, and/or skateboarding is not permitted 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 for unit owners are obtained from the property manager, Jimmer Gardiner. Guest 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 FOB. The number of fobs for each unit is 8. People may not 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 property manager have the authority to remove items from reserved furniture after 20 minutes.
- 10. Renting:** Units are subject to maximum original construction limits.
2 Bedroom Units: 6 Persons 3 Bedroom Units: 8 Persons
- 11. Tennis Courts:** See rules posted at tennis courts. Owners may obtain the access code from the property manager. Owners who rent their unit are responsible for notifying their rental agent of the gate code.
- 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. Water:** All water hoses must have automatic cut-off nozzles.
- 14. Boardwalk/Slip Use:** Charter fishing business is prohibited in Harbour Island. The surrounding boardwalk is a common element and not a part of any deeded boat slip. Boardwalk must be clear of obstructions such as chairs, 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.
- 15. 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.
- 16. Cameras:** Doorbell cameras allowed for video recording only. Unit owners are not to record common elements by state law. Other owner cameras need approval by condo board before installation.
- 17. Electric Vehicle** Charging stations need approval by condo association. Insurance must be supplied by owner.

