

Sylvan Shores Services Company, Inc.
PO Box 208
Riva, MD 21140

Rules & Regulations

(Revised April 18, 2017)

Section 1: General

A. Sylvan Shores Property and Facilities.

1. Sylvan Shores includes a clubhouse, beaches, boat ramps and piers, boat piers with slips, a recreational pier, parkways, parks, playground and other open spaces. While owned and maintained by Sylvan Shores Services Company, Inc., (SSSC), these facilities are provided for the use and enjoyment of all community residents, owners, their tenants, families and guests.
2. The Sylvan Shores Board of Directors sets forth Rules & Regulations for the use of these properties and facilities by the community, and may set and charge fees for the use and maintenance of these facilities as provided in the Bylaws.
3. The community of Sylvan Shores encompasses properties on the north and south sides of Riva Road as recorded in the Land Records of Anne Arundel County.
4. Beaches and riparian rights reside with the Sylvan Shores' ownership and, as with other Sylvan Shores'-owned property, use is by permission.
5. Unauthorized use of Sylvan Shores'-owned property is prohibited.
6. The use or rental of the community clubhouse requires prior written approval by the committee chairperson or the Board's president.
7. The use or rental of the community boat slips requires prior written approval by the committee chairperson or the Board's president.
8. Improper use or destruction of Sylvan Shores' property is prohibited and persons will be held responsible for the cost of repairing any damage done by themselves, their families, their guests, or their agents.

B. Pets.

Anne Arundel County animal control laws apply in the community and owners must keep their pets leashed and under control at all times when on community property and county roads. Owners must also pick-up their dog waste from community property and county roads.

Section 2: Rules & Regulations

- A. Owners of any vehicles, boats or trailers parked on Sylvan Shores' property must have prior permission for short-term parking. Failure to comply may result in the vehicle/trailer/boat being removed and impounded, without liability to Sylvan Shores for any damage or loss which might result. This permission for short-term parking may be revoked at any time.

- B. Residents must make arrangements to park their cars, boats, and trailers on their own property. Parking is prohibited on all roads and on all community property without permission. Abandoned, disabled, illegally tagged or untagged cars found on Sylvan Shores' property will be towed at owner's expense. Vehicle repair and maintenance taking place on Sylvan Shores' property is prohibited.
- C. Short-term parking space for guests of owners or residents may be allowed in special designated areas. This permission for short-term parking may be revoked at any time.
- D. Clubhouse rental guests have exclusive parking permission at the clubhouse during rentals. Notice of rentals will be posted and other cars must vacate the lot.
- E. The County speed limit on roads in Sylvan Shores is 25 miles per hour; however, caution dictates a much lower speed.
- F. Roads, beaches, walkways and parkways may not be blocked in any way by any owner, resident, or person, which would obstruct a free flow of traffic (vehicle or foot). Because of the permeable pavers, parking is prohibited on Shore Walk. Owners may not store or park their personal property on Sylvan Shores'-owned property.
- G. No open, outside drainage is allowed from owners' property onto road beds, parkways or walkways.
- H. No Sylvan Shores'-owned roads may be dug or filled without permission of the Board of Directors.
- I. No changing of clothes in cars on roads, walkways, parkways, beaches, piers or parking areas is allowed at any time.
- J. Property owners are required to keep hedges and shrubbery along roads trimmed back so as not to interfere with a driver's vision, particularly at corners. If a property owner neglects to trim hedges or shrubbery, and with prior notice to the property owner, SSSC reserves the right to do such trimming where necessary and at the property owner's expense.
- K. Throwing or leaving glass, cans and other trash on Sylvan Shores' property is prohibited. Please keep our community clean.
- L. The boat-launching ramps may be used only by residents, property owners and guests when accompanied by the owner or resident, and the County Fire Department. Residents may apply to the Board President or the Waterfront Committee representative to obtain current rules and arrangements for access to and use of the boat ramps.
- M. The boat slips at the community boat piers will be leased out based on seniority. A waiting list will be maintained by the Waterfront Committee. An annual "slip fee" will be determined by the Waterfront Committee and charged to the user. No boats may be tied to community piers without a valid Boat Slip Lease provided by the Waterfront Committee. Assignments are not transferable. By permission of the President, temporary 24-hour use of a vacant slip may be granted at a rental fee determined by the board.
- N. Except for temporary "beaching" for purposes of getting on/off a vessel, boats or other motorized water vessels may not be parked on community beaches or come within 100 feet of the recreational pier.
- O. Community members who are launching their boat may leave their vehicle at the boat ramp area. Vehicles may not be parked on the beach or block access to the ramps or other vehicles. Vehicles and trailers have to be removed before closing of the area that day.

- P. Malicious destruction of community piers, beaches, or any other community property will be punishable by law.
- Q. Fires on beaches or any other community property are allowed only by permission of the Board President or the Waterfront Committee.
- R. Possession or consumption of alcoholic and/or illegal substances is not permitted on any community property and obscene language will not be tolerated.
- S. Dumping of trash or yard waste on community property is prohibited. Please keep our community clean.
- T. Recreation areas (e.g., beaches, parks, etc.) are open from dawn to dusk.

Section 3: Anne Arundel County Zoning

A. What is a zoning violation?

1. Untagged vehicles or vehicles with expired tags on private or community property. There are many charities that will accept and tow donated vehicles from your property and provide tax donation receipts.
2. Commercial trucks/trailers over ¾ ton on streets.
3. Junk and debris piled on property.
4. Furniture, appliances, construction materials tanks, pipes, tires, etc., strewn about the property. Bulk pick-up can be scheduled for salvage furniture or household items by calling 410-222-6108 and is free of charge.
5. Businesses operating, without zoning approval, in or on residential properties, i.e., vehicle restoration and repair.
6. Using a single family dwelling as a multi-family dwelling without zoning approval.
7. Illegal signage.

B. How do I file a zoning complaint?

1. Go to www.aacounty.org/services-and-programs/zoning-code-violations site for information from the Department of Planning & Zoning.
2. Or call Zoning Enforcement Division at 410-222-7446.

The Anne Arundel County Zoning Code can be found at www.archive.aacounty.org.

Section 4: Anyone not in compliance with these Rules & Regulations may be required to come before a committee of Sylvan Shores Services Co. for the purpose of determining an appropriate course of action.

Section 5: These Rules & Regulations supersede all previous Rules & Regulations of Sylvan Shores Services Company, Inc.