

**Sky Valley Association, Inc.
584 Sky Valley Drive
Swanton, Maryland 21561
Sky Valley Rules and Regulations**

Last update: January 2022

The Board of Directors of Sky Valley Association, Inc., pursuant to the powers vested in it under Section 5.08 and 5.09 of the By-Laws, has from time to time adopted these rules and regulations governing the use of the Valley by its members, their guests and persons who rent properties here from members. Members shall be responsible for the payment of any fines due to any violations of these rules by their guests or renters.

A. General Rules

1.0 The speed limit for all vehicles on all Sky Valley roads including the public access is 15 MPH (unless otherwise posted).

1.01 No firearms or other weapons may be discharged in Sky Valley. No sporting weapons (bow and arrow etc.) may be used. No hunting of any kind is permitted.

1.02 Members who rent their properties must post the laminated General Rules for renters placard. Placards will be distributed by the Sky Valley Manager.

1.03 Renters must keep their dogs leashed at all times while on Sky Valley property.

1.04 “Quiet Time” is 11pm to 8am daily.

1.2 Open fires are permitted only as campfires and are not permitted to burn brush or trash. Open fires must be contained and are permitted only in the camping area or on members’ property. The containment shall be inspected and issued a written permit by the Sky Valley Manager prior to use. Generally, containment by either earth-pit-with-rock-enclosure or prefabricated, non-combustible container is acceptable. Fires shall be of reasonable size. There shall be a minimum of 10 feet of clear space around the containment (including 10 feet of overhead clearance from branches). Preferably, fire containment will have spark-containing screening and be approved by Underwriters’ Laboratories. No open fires will be permitted when the Sky Valley entry sign states that fire danger level is “High.” No fires will be started or continued unless an adult is present and unless there is at least 5 gallons of water or working water hose within close proximity to the fire. The fire shall be extinguished with water when finished. The member shall be held responsible for any damage caused by fire.

1.3 Fireworks or firecrackers of any kind are not to be ignited in Sky Valley at any time.

1.4 Tents and other camping equipment may be used in the camping area only. Usage of the camping area is limited to members and guests only, for periods not to exceed two sequential weeks. The Sky Valley Manager must be notified prior to using the campground and a member’s contact number must be provided.

1.4.1 Children's backyard camping for ages through 18 years is permitted on your property, with an adult Sky Valley member present on the property.

1.5 All pets must be kept under control of the owner at all times. Owners are responsible for clean up of any excrement left by pets in SV public areas. No pets are allowed in the swim beach areas at any time.

1.6 The following rules apply to trash and garbage disposal:

- a. No trash or garbage collection is available anywhere on Sky Valley grounds. Trash or garbage shall not be left anywhere on the grounds including the beaches, boat docks, or boat ramps.
- b. Member trash and garbage will be bagged and deposited by the household occupant in the central compactor on Sky Valley Drive across from the Lodge. No contractor trash shall be deposited in the compactor. Instructions for operation and exceptions to the types of trash and garbage to be deposited in the compactor are posted at the compactor. Members are responsible for guests, renters and contractors compliance with this policy.
- c. Brush and logs may be delivered to the burn pile near the compactor only when the burn pile is open as designated by the sign at the burn pile. No leaves, household or construction material shall be delivered to the burn pile.
- d. The Sky Valley Manager is available at 301-387-7190 for assistance with oversized items and for guidance for the disposition of items that are prohibited from deposit in the compactor or the burn pile. Large item pick-up days are scheduled four times per year and should be used.

1.7 No clear-cutting of trees on a lot is permitted. The consequences of clear-cutting are destructive and contrary to the philosophy of the Sky Valley Homeowner's Association of maintaining a wooded secluded neighborhood. The homeowner, logger, and Sky Valley Manager shall meet in advance of any tree cutting to agree upon the extent of the cutting. Only those trees necessary for construction shall be cut. The logger shall clearly mark all trees to remain with survey tape or similar material. The logger shall coordinate his visit for the cutting with the Sky Valley Manager who shall oversee the operation to ensure the marked trees are not damaged during the cutting. If any tree that is marked for survival is cut or damaged to the extent survival is unlikely, it shall be replaced with trees of the same species and equivalent caliper size, e.g., 1-16" caliper red oak replaced w/ 4-4" caliper red oaks or 8-2" caliper red oaks. Additionally, violation of the procedure shall result in a fine.

Members are encouraged to keep lots clear of fallen debris which creates a fire hazard, a potential home for undesirable animals and may negatively impact adjacent home and lot values. Annual lot surveys will be conducted by the Board and owners notified if cleanup of their lot is warranted.

1.8 Building Contractors must agree to provide a porta potty for their crew prior to issuance of a Sky Valley Building Permit.

1.9 The following rules apply to the merging of adjacent lots within Sky Valley:

- a. Only adjacent whole lots may be joined within Sky Valley.
- b. The dividing of any lot in Sky Valley is not permitted.
- c. Members must notify the Sky Valley Manager and Association in writing and receive a written response before proceeding with merging lots.
- d. The lot(s) to be joined must be surveyed prior to transaction. All lot closing documentation shall be provided to the Sky Valley Manager to maintain Association files current and accurate.
- e. All applicable Planning, Zoning and Sky Valley Association By-Laws and Rules must be followed.
- f. Lot owners must pay for any related Sky Valley Association costs such as road improvements, map and directory revisions.
- g. Adjacent lots may be combined into one lot resulting in the owners paying an additional lot membership fee one improved and one unimproved or two unimproved as applicable. The owner maintains all Member privileges commensurate with the dues structure paid.
- h. Ownership of adjacent lots that are not merged must conform to the S.V. Rules regarding lot and building restrictions.
- i. This policy shall be in force once approved by the Board and applied retroactively as determined by Board review.

1.10 S.V. Building Review: As stated in the Sky Valley By-Laws, owing to the topography of the grounds of the subdivision and the desire to preserve the natural beauty of the whole, Sky Valley Association, Inc. reserves the right to approve the location and exterior appearance of any house or structure. This review will be conducted before lot clearing, and the issuance of a Sky Valley construction permit. Before submitting the permit or starting construction it is strongly recommended the owner review the Sky Valley Architectural Design Guidelines on file at the Sky Valley Office and posted on the Sky Valley website. After a construction permit is approved by the Architectural Committee and issued by the Sky Valley Manager, no changes to the exterior appearance or location of the construction will occur without the approval of the Architectural Committee

1.11 Sky Valley Construction Materials are not to be moved or used for personal use without the permission of the Sky Valley Manager.

1.12 Erosion Control Projects are expensive joint projects with the State of Maryland. Rocks used in any Sky Valley Erosion Control Project will not be moved, thrown or repurposed.

1.13. Any items brought into any of the Sky Valley public areas will be removed upon departing the area such as empty food and drink containers. Keeping all of Sky Valley free of trash is appreciated. Lowering maintenance costs and not attracting dangerous animals is in everyone's best interest.

1.14. Only human waste and toilet paper will be deposited in Porta-Potties.

B. Vehicle Rules

1.0 All members are to display the Sky Valley decal on their cars, trucks, motorcycles, or any other vehicle that is registered for use on public roads to identify the vehicle as belonging in Sky Valley. They are to be located on rear of the vehicle. Decals may be obtained from the Manager.

1.1 All guests or renters must display a temporary permit which may be obtained from the Manager. This is to be placed above the dashboard. (Members may secure these for guests/renters and they may supply them to their rental agents.)

1.2 No vehicle may park at the Beach parking lot, the Marina Road or Boat Launch areas without a decal or temporary permit.

1.3 The Marina Road is designated as one-way running from the Beach Parking Lot to Marina One. This will allow for parking on both sides and make the traffic flow smoother. Access for emergency response vehicle shall be provided at all times.

1.4 Parking along Sky Valley roads must be done in a manner that will allow safe access of both members' and emergency vehicles. If you are entertaining guests at your property, as a general rule you should permit parking on one side of the road only, ensuring that two vehicles can still pass. Under no circumstances will parking be allowed along Sky Valley roads when snow plowing becomes necessary. For guidance on parking under special circumstances contact the Manager.

1.5 No vehicle of any kind is allowed to operate along the Lake shore line which is owned by the State of Maryland. Exceptions are vehicles having a valid Handicap Pass which may be used to drive a person to the swim beach area or the boat launch ramp, and Sky Valley Maintenance Vehicles.

1.6 Only Sky Valley members, their family, their guests and full time residents may operate recreational vehicles in Sky Valley. Short term renters are not permitted to operate recreational vehicles in Sky Valley.

1.7 All recreational vehicles of any kind must be registered. Registration is by lot number and plates must be obtained from the Manager. This applies to any vehicle not registered for use on public roads even though it never leaves Sky Valley.

1.8 Identification plates for recreational vehicles must be displayed on the rear of the vehicle and be plainly visible at all times.

1.9 All recreational vehicles shall be operated in accordance with the manufacturer's recommendations for each vehicle and adhere to Sky Valley speed limits and rules. The Board of Directors strongly recommends that owners familiarize themselves with their manufacturer's recommendations. Parents shall be responsible for overseeing the usage of four wheelers (or any other recreational vehicles) by their children. The purpose of recreational vehicles in Sky Valley is convenient transportation, not recreational riding.

1.10 All operators of and passengers on off road recreational vehicles under the age of 18 must wear protective helmets, and any other protective clothing recommended by the manufacturer.

1.11 All snowmobile operators and passengers should wear helmets.

1.12 Recreational vehicles may be operated from 7:30 AM until sunset for riders under age 16. Members age 16 and over may also operate their vehicles until midnight, but only for transportation purposes from one location to a specific destination.

1.13 All recreational vehicles must have standard factory installed mufflers.

1.14 All recreational vehicles must be operated on Sky Valley roads only, except as provided in 3.1 (Handicap access). Posted Speed Limit applies to **ALL** vehicles. **NO** Joy Riding off road or in Sky Valley common areas is permitted at any time. Members are responsible for damage to roads or Sky Valley property caused by operation of recreational vehicles.

1.15 Any member wishing to purchase a new type of recreational vehicle for use in Sky Valley must submit full descriptive material to the Board of Directors before bringing such vehicle to Sky Valley. No registration shall be issued by the Manager until approval from the Board of Directors has been received. The vehicle shall not be ridden without the Sky Valley registration.

1.16. Frozen Lake Access

a. Snowmobiles entering the frozen lake are leaving private property and entering Maryland DNR jurisdiction. Fifteen feet of land from water's edge is the DNR buffer strip. Snowmobiles in Sky Valley are not allowed to access the frozen lake from the DNR buffer strip except by using the Sky Valley Launch Ramp. Using the Sky Valley Launch Ramp to enter the frozen lake is done at your own risk.

b. Maryland DNR does not allow Motorized Vehicles other than Snowmobiles to access to the frozen lake.

2.0 Towing or Moving of Vehicles, RV's, Trailers and Boats.

a. The Sky Valley Manager and/or the President or the Board of Directors may authorize the towing or moving of vehicles and boats. All vehicles will be photographed before being towed or moved. It is the driver's / owner's responsibility to contact the Sky Valley Office to delay or prevent towing or moving when a vehicle as described in section 2b.

b. Vehicles and boats that may be towed or relocated include:

- (1). Any vehicles interfering with Sky Valley maintenance operations or snow removal operations.
- (2). Unauthorized vehicles parked in the Green areas and public areas of Sky Valley.
- (3). Any vehicle blocking access to a Sky Valley Private Lot.
- (4). Vehicles or Boats suspected of being abandoned.
- (5). Vehicles in accidents that are undrivable or on fire.
- (6). Boats not assigned by the General Manager to be in Sky Valley Boat Slips, the Canoe, Paddleboard and Kayak storage racks or in the Personal Watercraft (PWC) slips.

- (7). Boats or vehicles interfering with removal or placement of docks.
- (8). Vehicles blocking use of the launch ramp.
- (9). Boats interfering with the normal use of the launch ramp.
- (10). Personal Water Craft in Boat Slips or Beached.
- (11). Vehicles blocking firefighting or police operations.

2.1 Vehicle Towing Fees, Fines and Storage

- a. Any Towing fees will be calculated by the Sky Valley General Manager in order to reimburse towing costs, labor, time, fuel and storage of a towed vehicle or boat. Failure to pay towing fees may result in a fine issued by the Board of Directors and possible loss of privileges.
- b. Unauthorized use of Boat Slips or storage areas may result in a fine from the Board of Directors.
- c. All towing and storage fees will be the responsibility of the owner of the vehicle or boat.

C. Waterfront Rules

1.0 The Sky Valley waterfront including the swim beach and picnic areas are for the exclusive use of Members, their guests, full time residents and short-term renters. No day use of the waterfront is permitted by others.

1.1 Handicap access to the beach and marina is available for those with true medical handicaps. You must contact the manager to get a handicap tag which allows you to drive a handicap person down to beach and marina area. No parking in the swim beach area, along the waterfront at the docks or inside the marina gated area is permitted.

1.2 No boats (including kayaks, jet skis, paddleboards and canoes) are permitted inside the swimming area marked by buoys. No pickup or discharge of marine passengers from the swimming area, swim platforms or beach shoreline is permitted. There is a 100 foot DNR no wake zone in these areas. Violating craft should be reported to the DNR, members of the Board or Sky Valley Manager.

1.3 No pets are allowed in the picnic, swim docks or beach areas. This is a year-round rule. The entire area, which starts at the beach parking area is considered the "Beach".

1.4 Pets are allowed to swim in the marina area. Owners must keep their pets under control at all times and clean up any excrement left by their dogs in all marina and common areas.

1.5 Fishing is not permitted inside the swimming area marked by buoys at anytime of the year. We ask your cooperation not to fish in this area at any time because snagged fishing hooks and lures may cause injury to persons swimming in this area during the season.

1.6 Cutting and cleaning of fish is not permitted on the boat docks, as it may result in either health or safety hazards.

1.7 Removal of stones and rocks from the shore line is prohibited and result in waterfront erosion and unsafe swimming conditions.

1.8 For rules governing the use of the Marina and Launch Ramp, please see the “Sky Valley Boat Slip and Marina Policy Document”.

D. Rules Governing Corporate Membership

1.0 A corporate member of Sky Valley shall remain in good standing and be entitled to use the streets, roads, common ground, parking, pedestrian easement and other recreational facilities within Sky Valley that are owned by or under the control of the Association only if the following conditions are met:

a. The Board of Directors is provided evidence of the good standing of the corporate member under the laws of the State of Maryland and also provided a copy of the Articles and By-Laws of the corporate member. The corporation must continue at all times to be in good standing under the laws of the State of Maryland.

b. The corporate member shall be required to designate not more than five persons who, subject to satisfying the other conditions set forth herein, shall be entitled to use the facilities of Sky Valley.

c. The corporate member shall be liable for all dues, assessments and other charges incurred by the corporation as a member in Sky Valley and the corporation shall also be liable for any fines, penalties or other charges assessed to or imposed upon any individual persons utilizing the corporate membership.

d. Each individual person employing the corporate membership shall also be responsible and liable for any dues, assessments, fines, penalties or other charges assessed to or imposed upon those persons employing corporate membership.

e. Each year, the corporation shall be required to supply to the Board of Directors a specific list of the five persons whom the corporation designates as being entitled to use Sky Valley facilities. Any use of Sky Valley facilities by other persons purporting to exercise rights of the corporate membership shall result in the suspension and, in the discretion of the Board of Directors, revocation of privileges of membership of the corporate member and its designees for a period of not less than six (6) months.

f. The corporate member and all individuals using facilities of Sky Valley under the corporate membership shall be subject to all other rules and regulations of the Association and other terms and conditions set forth in the Articles of Incorporation and By-Laws of the Association.

E. Rules Governing Violations

1.0 Violations of rules set forth above by the Sky Valley Association, Inc. can result in fines or suspension of privileges. The Sky Valley Association By-Laws specifically provide the authority to impose such fines and suspension of privileges.

1.1 Violations of Sky Valley Rules and Regulations will require assessment of fines. The following fine schedule is in effect for violations within any fiscal year period. Sky Valley members are encouraged to constructively uphold the Rules and Regulations by engaging those who violate them, and if needed, refer enforcement items to the Sky Valley Manager or Board of Directors:

- a. First violation - \$50.00
- b. Second violation - \$100.00
- c. Third violation - \$250.00 and suspension of privileges

A member will be notified in writing of the assessment of a fine for any rule violation. The notification will specify the violation and contain a suspense date for member response to the assessment. Either the member must pay the fine or appeal the assessment in writing to the Board of Directors by the suspense date. Failure to do either will result in suspension of privileges of membership until the fine is paid or the assessment is appealed. In the case of appeal, the process of by-law 5.081(d) shall apply. If the appeal is denied, a new suspense date will be set by which the fine must be paid or membership privileges will be suspended.

1.2 In the event a fine is levied the recipient may appeal in accordance with provisions of Sky Valley By-Laws Clause 5.081(d).

F. Contribution to Reserve Fund

1 Pursuant to Section 5.15 of the Sky Valley By-Laws, the Board approved a resolution for a one time contribution to the Sky Valley Reserve Fund. This contribution is to be collected from the **BUYER** at the time of Settlement of the sale of an Unimproved Lot or Home in Sky Valley. This resolution was passed by the Sky Valley Board on March 21, 2015, and is effective beginning June 1, 2015.

The one time contribution to the Sky Valley Reserve Fund for an UNDEVELOPED LOT shall be equal to 2 (two) times the current year's Annual Assessment for a lot owner.

The one time contribution to the Sky Valley Reserve Fund for a HOME purchase shall be equal to 1 (one) times the current year's Annual Assessment for a Homeowner.

G. Additional Rules That Apply To Renters

1.0 Members of Sky Valley Association who rent their home are required to purchase a Garrett County Transient Vacation Rental Unit (TVRU) License and submit a current copy each year to the Sky Valley Manager. This Sky Valley rule applies to all rental properties regardless of your promotion

methods or to whom you rent. The TVRU procedure can be found on the county website or by calling the Garrett County government.

1.1 Rental owners must mount magnetic “Rental Rules” placard in kitchen.

1.2 Minimum age for renters is 25.

1.3 Renters may have their own boat in the marina if space is available. All docks are assigned to members therefore a renter must coordinate with and show proof of ownership to Sky Valley Manager who may assign a temporary dock if one is available and collect a fee. There is no guarantee that a dock will be available. Renters may not use the Sky Valley boat ramp for motorized vessels or have rental boats in marina. All kayaks and paddle toys launched in Sky Valley must be free from plant growth of any kind. Motorized vessels must be launched at DCL State Park and inspected for invasive species. (Managers' phone number is 301.387.7190)

1.4 No parking of vehicles used by renters on the street at any time.

1.5 Occupancy of rental properties must be in conformance per Fire Marshall requirements.

1.6 Agencies and rental owners must send “Sky Valley Rules” to renters 30 days in advance of rental date. Renter must sign to acknowledge reading and understanding the rules. Signature must be on file with agency or owner and available to Sky Valley Manager if requested.
(by “Sky Valley Rules” we mean a copy of the Placard)