

# Good Neighbor Policy

## Background

Dance marathons and prohibition. The first television is invented. Rudolph Valentino dies and Fidel Castro is born. The year is 1926 and a group of twelve men from Bethany Beach form a syndicate to purchase a large block of land from the estate of Edward K. Warren. First known as Bethany Hills, the lakefront property was eventually renamed Shorewood Hills Country Club, a private community of families that had its grand opening in June 1928. Many of the first families are still residents and Shorewood continues, to this day, as a private community. It is our desire, after more than 75 years, to preserve much of Shorewood's historical character and to continue its way of life.

## Preamble

Our policy is based on mutual agreements regarding responsibilities and privileges that apply to all residents, guests, temporary occupants and workmen within SHCC. It is intended to be reasonable, to generally enhance the quality of living within SHCC and to provide a safe and enjoyable community for everyone. Much of what we enjoy within Shorewood are our "privileges", not our "rights".

This policy is based on general agreement regarding matters of safety and courtesy. In order to be practicable, no one member can have a veto power to exempt him or herself from these general agreements whenever it might be desirable or convenient for him or her alone. Also this policy intends to go only so far as to establish a general atmosphere of safety, civility, and courtesy. The intent is to not be unnecessarily prescriptive or constraining.

Finally, though common courtesies are part of our community etiquette, matters of safety, because of dangerous, and sometimes, fatal consequences, must receive the absolute highest level of regard from everyone.

## General Duty

All residents will familiarize themselves with this Policy and be responsible for sharing it with family members, guests, and others. Clarifications may be obtained from our Board of Governors as well as from chairpersons of specific committees. Clarifications are also posted at specific locations in SHCC such as at our beach, tennis court, playground, club house, and basketball court.

This Policy must be disclosed by an owner to potential buyers and their realtors out of fairness to them and to prevent unnecessary future conflict or disappointment.

## Privilege of Membership

The privileges of SHCC membership are contingent upon meeting, in a timely manner, dues and assessment obligations as well as those obligations designated in this Policy.

## Matters of Safety

Because of potentially dangerous consequences, speed limits, road signs and underage driving prohibitions must be observed at all times. Proper supervision of minors and

pets must be strictly practiced. Personal, motorized watercraft (such as jet-skis and wave-runners) may not be used on the SHCC beach at any time. Fire hazards, hunting, shooting, and other dangerous activities are strictly forbidden.

### General Courtesies

Respect all residents' and common SHCC properties. Prevent nuisances such as excessive noise, bright yard lights, improper waste and garbage disposal, commercial and political signage, trespass or other uninvited activities. Also, the Board discourages commercial home rentals because of the nuisances frequently caused by temporary residents.

### Recreational and Natural Areas

Specific policies exist regarding vehicle usage (beach tag display, parking restrictions), beach and boats (launching and storage areas, stickers, hours of use, fires, littering, and dune protection), recreational facilities (tennis court protocol, playground supervision, basketball area hours of use), and conservation (dumping, wildlife and plant protection). The chairpersons of specific committees are responsible for developing and monitoring many of the policies in these different areas. These policies will be posted and/or provided to all members in a reasonable manner.

### Laws and Other Serious Matters

Approvals and permits (township and SHCC) are required prior to any and all construction. Regarding matters that are subject to state and town regulation, such as watering restrictions, firearms use, open burning, etc., all members are individually responsible for their own compliance. SHCC will attempt to assist by posting some of the more important notices in the clubhouse. Emergencies, theft, vandalism, unlawful behavior and serious disturbances should be reported to local law enforcement by individual residents via 911. Animal control can be reached at 471-7531. Secondly, notify our Property Manager of your action so that, if appropriate at the time, he may then inform our Board of Governors or take additional action. Regarding our Property Manager, please note that he is not an enforcement officer, although he has some duties with respect to Shorewood security. He reports to our Board of Governors, not to any of us as individual members.

# Good Neighbor Policy Addendum

## Vehicles

All vehicles must obey our posted speed limits and other signage to protect the safety of all persons. Our roads are also our walkways, bicycle routes, cross-country ski paths and common properties. Normal parking should be only on private properties, designated lots (at our beaches), or in the meadow (upon special arrangement). Parking on common roadways creates an inconvenience and potential safety hazard. All motorized vehicles, except golf carts, must be licensed. Drivers of any motorized vehicle, including golf carts, must be properly licensed. Specific state laws govern the minimal age for driving a vehicle, the use of seat belts, the use of safety helmets and other matters. It is each individual's responsibility to be aware of and to follow these laws as they apply to different types of vehicles (cars, mopeds, motorcycles, golf carts and go-carts).

## General Safety

Children ought to be properly supervised at all times, especially on our roads, at the beach, and at the playground. Their health and safety is paramount. Also, all pets should be under proper control at all times, both to ensure their safety as well as that of our residents and guests. Remember that we have wild animals living in the woods around us and they are a potential hazard to both children and pets. Also, if walking on our roadways at night, consider carrying a flashlight or wear something reflective.

## Beaches and Boats

Every vehicle, including golf carts and mopeds, parking in our beach lots must display a current SHCC beach tag (hanging from the rear view mirror) or sticker. Tags are for the use of residents and guests only. Please be aware of the open hours which are posted at both beach parking lots. Their gates are locked during closed hours. Boat use and proper beach storage must be arranged with either of our beach committees each year. Because, from time to time, we have storms off the lake each year, be sure that your boat is securely protected from high waves and storm surge. Clean up all litter and refuse. Be especially careful with glass containers that could break, become hidden under the sand or end up in the water and injure people. Clean-up tools and disposal containers are provided at each beach. The dunes are our storm and high water protection. Please use only existing paths or stairways for access to the beach and help protect our dune plants from damage and our dunes from erosion. Make sure that all fires are completely extinguished before leaving the beach and clean up the next day. At certain times of the year and with certain wind conditions, unattended or uncontrolled fires present extreme hazards for house and grass fires.

Because of safety hazards (as well as nuisance issues), personal watercraft (such as jet-skis and wave-runners) may not be used on the SHCC beach at any time.

## Playground, Tennis Courts, Basketball Court

Instructions for proper use are posted at each of these three facilities. Please enjoy them, but use them safely and courteously.

### Waste Disposal

Members in good standing receive the privilege of household waste disposal and pick-up services, and are also provided with appropriate waste storage containers. Please consult the clubhouse bulletin board for specific information regarding the routine and special waste disposal and pick-up services that are provided by our contractor. Special pick-up of large items that will not fit in the waste storage container may be arranged by personally contacting the waste disposal company. A separate, and one-time, bill will be sent directly to the requester.

### Quiet Hours

As a general guideline, the following have usually been observed as “quiet” hours out of courtesy to one another. Basketball: not before 8 am or after 10 pm. General yard work such as mowing, leaf blowing, tree trimming, weed whacking: not before 8 am or after 10 pm. Major construction (if noisy): only between 7 am and 6 pm. These are guidelines that have worked comfortably and not caused inconveniences.

### Gardening and the Yard

Be aware that at certain times of the year, Chikaming Township may establish restrictions on such activities as watering and outdoor burning. Please consult a local newspaper, the clubhouse bulletin board, or the township office for specific details. Burning permits from Chikaming Township office are required for burning during permitted months. It is each resident’s responsibility to arrange for such permission. On the topic of safety, if vegetation on a resident’s property causes a hazard by creating a blind spot at an intersection, it is the resident’s responsibility to control that growth throughout the year.

### Common Properties

SHCC owns property common to the entire community such as our roads, recreational facilities, the Deer Creek ravine, the beach and common access ways among others. Please use and treat these with the same respect as given to your own individual property, especially regarding littering and the protection of wildlife and plants.

### Responsibility for Others

Other members of your family, guests, renters, contractors or other workers might not be aware of the way in which we live inside SHCC. Please share with them information appropriate to prevent confusion and misunderstanding on these topics. It will make them more comfortable and keep SHCC an enjoyable place in which to relax and live.

### Responsibility to Neighbors

Most minor conflicts or annoyances can easily and courteously be resolved between one neighbor and another, especially if the matter is presented in a courteous and respectful manner. Our experience has been that courteous face-to-face requests or expressions of concern not only generally work to resolve issues, but also increase the respect among neighbors. Though, at times, it may be uncomfortable to do, it generally works and maintains a sense of mutual respect and neighborliness.