

Dear Chesapeake Isle **Vacant Lot Owner**:

As a property owner in Chesapeake Isle, please be aware of the following:

- 1) **Chesapeake Isle is governed by the Chesapeake Isle Civic Association (CICA).**
All required information is on file in the Home Owners' Association section at the Cecil County Courthouse. The "Chesapeake Isle Community Guidebook" and our website www.chesapeakeisle.org contain information about the community and the CICA and its By-Laws and Rules & Regulations.
- 2) Each January an invoice for the mandatory annual maintenance fee is mailed to all property owners.
For more details, please refer to the CICA By-Laws, Article 6: Obligations to and of Property Owners.
- 3) **Construction of any kind in Chesapeake Isle requires prior approval from the CICA Architectural Review Committee.** The Architectural Review Committee will notify submitter in writing of approval or rejection within three weeks of receipt of plans. For details, please refer to the Restrictive Covenants, the Architectural Review Committee Charter, and the Construction in Chesapeake Isle - Requirements Checklist.
- 4) Restrictive Covenant #3 requires that property owners keep the **grass and weeds** on their lot (vacant or otherwise) mowed to **no more than 6" in height**. In the event the required height is not maintained, the CICA reserves the right to mow that lot (vacant or otherwise) and bill the property owner accordingly. CICA members owning vacant lots may contract with the CICA for a fee-based seasonal grass mowing service. Contracts are mailed to all "open lot" owners in the spring of each year.
- 5) Common-use areas such as the harbor and beach are subject to the general rules and regulations created and enforced by the Chesapeake Isle Civic Association. For details, please refer to the CICA Rules & Regulations and Boating Information.
- 6) Every property owner's name, mailing address and phone number is published in a telephone directory maintained by the CICA. Any changes to owner information can be reported to the Membership Committee at membership@chesapeakeisle.org or by calling Andrea Gilde at (410) 287-6568.
- 7) A quarterly newsletter is published and distributed by the CICA in January, April, July and October.
 - for the most cost-effective delivery, consider receiving the newsletter via email (delivered straight to your inbox as an attached .pdf file which can be read with the Adobe Acrobat Reader downloaded free from www.adobe.com)
 - newsletters may also be viewed on our website at www.chesapeakeisle.org (under the community tab)
- 8) Optional items are available on the January invoice, including keys to the bath house at the beach, CICA membership and CICA member-only items such as shuffleboard cabinet keys, small boat storage (on CICA grounds), and mooring set/pull and pick-up/return services.
- 9) Membership in the Chesapeake Isle Civic Association is optional and encouraged.
For details, please refer to the CICA By-Laws, Article 1: Membership.

Thank you for your cooperation.

The Chesapeake Isle Civic Association
membership@chesapeakeisle.org

Janet McKenna,
President
president@chesapeakeisle.org

Please keep this letter for future reference