



A SUMMARY OF THE COVE POINT BEACH ASSOCIATION, INC.

The development of Cove Point Beach began in 1936. In 1952, an informal group of property owners formed the Cove Point Beach Citizens' Association (CPBCA). When the developers decided to begin the transfer of the roads and beach as well as authority to enforce the covenants, it was necessary for the transferee to be a legally recognized entity. Members of the CPBCA incorporated as the Cove Point Beach Association, Inc., in August 1961.

The new corporation included all property owners as members so they could have a vote on their vital interest in the enforcement of the covenants in their deeds and the making of the regulations governing the use of the private roads, and beach areas. In addition to the General Purposes embodied in the new nonprofit corporation's Articles of Incorporation, the bylaws adopted in 1962 stated the following specific purposes:

- To promote the general interest, health, welfare, and social activities among members of the Association.
- To acquire through gift, purchase, or otherwise, such real and personal property as may be necessary to affect the duties and responsibilities of the Association.
- To own, hold and manage on a strictly nonprofit basis, all acquired real and personal property as may be necessary in carrying out the object of the Association.

Deeds to properties in Cove Point Beach contain important covenants — restrictions governing the use of the properties — which run with the land through all successive transfers beyond the original deed. Many of these covenants overlap with Calvert County zoning or health regulations. While the CPBA has the right to enforce all of the covenants, it typically defers to the County for enforcement in matters involving building codes, septic systems, and drainage. The Association often works with the County in the enforcement of other covenants reinforced by zoning and Critical Area regulations such as:

1. Property shall not be used for any business purposes, but shall be used exclusively for residence purposes.
2. That no privy, sewer, or receptacle for similar purposes shall be erected, dug or maintained on the property except a septic tank or similar device of design and construction approved by the Health Department of the State of Maryland or similar Governmental agency.
3. No drainage system shall be outletted and no sewage or refuse shall be emptied or deposited into any street, drive, or the Chesapeake Bay.
5. No fence, signs, billboards, or advertising matter of any kind whatsoever shall be placed upon any part of the premises without written consent of the Association, except signs for sale or rental of the property. Signs constituting the exercise of First Amendment protected speech are also exempted by law.

6. No tent or other temporary structure (which includes RVs) shall be erected or maintained on the property without written consent of the Association.
7. Raising poultry, hogs, or other domestic animals on any part of the premises is not permitted without written consent of the Association.
8. By June 1st of every year, property owners shall pay a fee to the Association to be used exclusively for the construction, reconstruction, and maintenance of the private roads in the subdivision. The fee is included in annual membership dues and may be used for such related purposes as street lighting, signage, snow removal, and right-of-way clearance.

The deeds to both the roads and the beach transfer the right to enforce all the covenants, agreements and privileges reserved by the developer in deeds to lots in the subdivision and the right to regulate and enforce regulations for conduct of persons using the roads, beach, and shore in the subdivision to the Cove Point Beach Association, Inc.

A complete copy of the CPBA Articles of Incorporation, Bylaws (as amended June 2007), Regulations, and copies of the deeds to the beach and roads can be found on our website: www.covepointbeach.com. Additionally, property owners are encouraged to review all covenants.