

# CAMELOT ESTATES RULES AND REGULATIONS

Revised 02/20/2023

## INTRODUCTION

The purpose of this booklet is to summarize the rules and regulations governing all members of the Camelot Estates Association. This includes all property owners, including those owning developed and undeveloped lots, in Camelot Estates.

The covenants which govern Camelot Estates state that no noxious or offensive activity will be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance, nuisance or safety issue to the neighborhood. It is the duty and responsibility of Camelot Estates Board of Directors to determine those situations which constitute noxious, offensive, or unsafe activity. It is also their duty to review and revise these rules and regulations from time to time.

This booklet of rules and regulations is being provided to each current member and will be provided to future owners of improved or unimproved lots Camelot. They are designed to be common sense policies which will allow all Camelot residents to live in better harmony. Please be advised that these are not new rules, merely a collection of policies and procedures already in place for use by Association Members. Failure to comply with the rules and regulations herein may result in penalties fines or the loss of membership privileges.

**APPEARANCE: All owners are expected to maintain their property and home in reasonable condition and neat appearance. Specific restrictions include:**

### **SIGNS:**

No signs will be placed on common ground by anyone, resident or non-resident without the permission of the Board and then only on a temporary basis (such as on the day of a property Open House).

No signs may be attached to Camelot Estates signs under any circumstance. Any approved sign must be attached to a stake and placed in the ground. These signs should be removed immediately upon completion of the event.

Property owners may place one (1) sign on their property. For example a political sign may be placed on individual property for three weeks prior to an election and must be removed the day after the election.

A sign showing that an improved or unimproved lot is for sale is exempt from the time limitation and may remain on the subject property until the property is sold. Signs showing lot number or building permit signs are also exempt and will be allowed until the building process is complete.

### **FENCES, OUTER BUILDINGS & DOCKS:**

All structures on residential property including fences, storage sheds, culvert installation and docks must be approved by the building committee and/or the Board of Directors. Contact the office for specific guidelines and application process.

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## **VEHICLE STORAGE:**

No inoperable, unsightly RVs, trailers, vehicles, boats, etc. are to be stored on residential property unless stored in a garage. No construction equipment such as bull dozers, tractors, etc. may be stored on improved or unimproved lots at any time. The only exception is during the building process

## **TRASH:**

All permanent residents must make arrangements for weekly trash pickup. The association enters into an agreement with a trash hauler for the entire area at a negotiated lower fee. Information can be obtained by contacting the Camelot Estates office. Residents are expected to place their receptacle at the curb the night before or the morning of the designated trash pick-up day. During other times, residents are asked to store their trash receptacle in the garage or next to the house. Members in good standing who are only at their homes part time may contact the office to make arrangements for disposal of their trash and garbage at a cost per bag. Large items do not qualify for this service and should be disposed of by the resident.

## **FIRES/BURNING:**

- Any fires/burning in CEA must comply with federal, state and local ordinances/restrictions. CEA is part of the Mid County Fire Protection District. Prior to any fires/burning within CEA, the member must call the burn notification line to (1) verify that it is an appropriate day to burn and (2) provide the required address and contact information. The burn notification line phone number is available through Mid County Fire Protection District's website or calling the Office during business hours. The burn notification does not relieve you of liability issues should your fire/burning get out of control. You are responsible for the fire you start.
- No fires/burning will occur on common ground (to include the campground) without prior written approval of the Camelot Estates Board of Directors. Written approval may be in electronic form.
- In the event of major storm damage, Camelot Estates Board of Directors may declare an emergency and allow members to bring downed trees/limbs to a designated area in the common ground (to include the campground) for disposal. This declaration would only apply for a fixed period of time.

## **DEBRIS:**

Debris is not allowed on residential lots for longer than 30 days. Debris includes construction materials, equipment, appliances, fixtures, waste, downed trees, brush piles, etc. Items can be stored on a residential lot during actual construction but must be removed within 30 days. If necessary, the Association will clean up the area and bill the owner for any time and expense incurred. This is not a service offered by the Association, but a penalty for failure to comply. Rates charged for services will be considerably higher than cleaning it up yourself

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## YARDS/LAWNS:

All residents are expected to keep their yard neat and well maintained. If lawns are not mowed and maintained, Camelot Estates Association may choose to do the clean-up and charge the property owner for the service. This is not a regularly offered service by the Association, but a penalty for failure to comply. Please be advised that rates charged for these services will be considerably higher than if you resolved the problem yourself.

## NOISE:

It is requested that “quiet time” in Camelot be between 11 p.m. and 8 a.m. throughout the year. Noise, music, etc. during other times should be guided by consideration of all Camelot residents.

## PET SAFETY AND CONTROL:

Rules have been developed to address the problem of pets running free throughout Camelot. They are designed to protect pets and residents. It is recommended that all pets have current rabies shots for their own protection and the protection of all the Camelot community. All pets should wear current vaccination tags and owner identification tags; in case of an emergency situation. Dogs may only be off a leash if the owner is with the dog, and the dog will come when called. All outdoor dogs should be fenced or chained. All dogs must have shelter and water. Intact, outdoor dogs (not spayed or neutered), MUST be contained within a fenced yard. A chain alone will not keep other dogs away and could be dangerous for other animals. Homeowners that allow their dog or cat to run free in Camelot will be assessed a fine per each occurrence. ~~The initial fine will be a minimum of \$30.00. Each time thereafter, the charge will be tripled. Fines will be posted to the homeowner's account. All payments received will first be posted to any past due balance and then to assessments.~~ No language in this section will override the authority of Camden County to enforce its Animal Ordinance.

## MOTORIZED VEHICLES, ROADS & PARKING:

The speed limit in Camelot is 20 miles per hour except where posted at 25 mph. Vehicles on Camelot roads and designated trails may be operated by licensed drivers only. No vehicles, ATVs, motorbikes, dune buggies, OR golf carts are allowed on common ground anywhere in Camelot, ~~with exception of Board approved areas~~ except during Board approved events. Neither are they allowed on private developed and undeveloped property without written permission of the property owner. Reckless and or dangerous operation of vehicles and ATV's will not be tolerated in Camelot Estates. ~~A minimum fine of \$50.00 will be assessed to all drivers disrupting the peace. The Board of Directors will determine the appropriate fine based upon the offense. Individuals using the trails near the stables with ATVS, motorbikes etc. are asked to avoid the immediate stable area and yield to horses on the trails.~~

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## **PARKING:**

The roads throughout Camelot are narrow. Common sense and consideration for neighbors should guide parking decisions. Overnight parking on undeveloped lots is not allowed. Overnight parking is not allowed at any of the Camelot common ground including the area around the Clubhouses and their parking lots. The one exception is the campgrounds for those with overnight permits. During snowstorms and immediately following, no parking is allowed on the streets. Snow plow access is needed to clear snow and ice from roadways. Parking vehicles on the street hinders this process. No parking is allowed on any street that will block access of emergency vehicles.

## **AMENITIES:**

Only members in good standing and their guests are entitled to use the amenities.

## **CLUB HOUSES:**

All facilities at the Yacht Club and the Lodge are available for use by Association members in good standing. Children under the age of 16 are not allowed to use the facilities without the presence of an adult who is 18 years of age or older. No smoking is allowed in either clubhouse.

The Yacht Club and the Lodge may be reserved or rented for temporary use by any member in good standing. There are restrictions and rules which are part of the reservation agreement. Reservations can be made by contacting the Association office. When a club house is reserved and a rental fee paid, it is for the exclusive use of the renter and his/her guests during that designated period of time. This does not include exclusive use of the swimming pools or restrooms.

The stoves, microwaves and refrigerators at the club houses are for the use of those members who have reserved the space for private parties. These items are not to be used by campers or persons using the swimming pools. Any items left in the kitchen area, except for during reserved periods, will be disposed of.

No one under the age of 16 is allowed to use the pool table at the Yacht Club without parental supervision. Parents should be present at the pool table at all times.

No skateboard, scooters, roller skates, bicycles, ATV's, dune buggies, motorcycles or any other similar type of item which is designed for use on outside surfaces are allowed inside the Camelot Estates clubhouses for any reason. Camelot Estates prohibits the use of these items inside the clubhouses as they cause damage to inside surfaces. Outside use is limited to asphalt areas only, NOT on concrete or wood surfaces. Anyone found using such items inside the clubhouse will be assessed a fine determined by the Board of Directors. Members or guests who bring such items to the clubhouses should secure them properly outside the clubhouse. Camelot Estates is not responsible for personal property, which may be damaged, lost or stolen while on the clubhouse grounds or any other common ground area.

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No wet bathing suits or pets are allowed in the clubhouses.

Both the interior and exterior of the Yacht Club and the Lodge, as well as both swimming pools, are under camera surveillance 24 hours a day.

## **SKATEBOARDS:**

Skateboarding is allowed on the asphalt portion of the clubhouse parking lots. It is NOT allowed on any of the concrete portions of the Clubhouse areas. Common sense must be used in determining the safety of skateboarding.

## **SAUNA/WORKOUT ROOM:**

The sauna is located at The Lodge and is available for use by members in good standing and their guests 10:00am-4:00pm Monday-Friday. An adult, parent or assigned guardian must accompany any person under the age of 18. An adult or guardian is defined as a person over the age of 21. A key is available from the Camelot Estates office. The workout room, located in the Yacht Club is also available to all members in good standing. No one under the age of 18 is allowed to use the workout room. The workout room is located in the upper level of the Yacht Club. Members wishing to use the equipment in the workout room may access it by using their clubhouse key.

## **SWIMMING POOLS:**

Any member in good standing, their immediate family and two guests or one additional family per member may use the pools. Violation of any pool rules may cause suspension of pool privileges. The Yacht Club and Lodge pools are open from 10:00 a.m. to 10:00p.m. Individuals under 18 years of age must be accompanied by an adult or guardian over the age of 21.

### **POOL SAFETY RULES INCLUDE THE FOLLOWING:**

- No running on pool deck area.
- No pushing or shoving of others in the pool or on the pool deck.
- Users must have Camelot Estates membership.
- No glass bottles or glass containers of any kind are allowed in the pool area.
- No plastic bags or balloons are allowed in the pool area.
- No profanity or obnoxious language is allowed in the pool area.
- No throwing of objects in pool with the exception of water toys.
- No playing or sitting on pool rope.
- No **LIFEGUARD** will be on duty at any time.  
**ALL USERS SWIM AT THEIR OWN RISK.**
- Any person with any open cuts or wounds will not be allowed in the pool.
- Pools will close and remain empty at specific intervals for routine maintenance.
- No street clothes are allowed in the pool at any time.

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## STORAGE AREA:

- The storage area is provided exclusively to Camelot Estates Association (CEA) members in good standing and is available on a first-come first-serve basis. The area will be mowed and otherwise maintained by Camelot staff.
- The gate is to be kept locked at all times. Your property is stored at your own risk. Limited security is provided but CEA cannot ensure the protection of your property. You must furnish a copy of insurance coverage or identify as self-insured. You must furnish a photo(s) of your property CEA is not responsible for lost, stolen, and or damaged items.
- The combination to the lock on the front gate is subject to change periodically. Sufficient (no less than 14 days) notice of the change and new combination will be provided to all paid storage users via email. The storage area is designated for trailers, campers, and boats. No cars or trucks are to be stored in the storage area. All equipment stored is to be kept neat and in usable condition.
- At the time your contract is signed, a numbered “zip tag” will be issued for each item stored. The tag MUST be visible at all times.
- Storage area will be rented based on CEA’s fiscal year (April 01 thru March 31). The annual storage fee is ~~\$75.00~~ **\$100.00**. A monthly storage fee of \$10.00 per month may be assessed if an item is brought in to be stored with less than ~~7~~ **9** months remaining in fiscal year. These prices are set by the C.E.A.’s Board of Directors and are subject to change annually (April 01). There are No Prorated Refunds.

## STABLES:

The stables are available for members in good standing who wish to board a horse or horses. There is a specific stall rental agreement which must be signed and there is a monthly fee per horse, as well as a deposit requirement and other required documents that must be provided prior to boarding a horse. The stable area is available only to those with current rental agreements and should not be accessed by anyone else for any reason. Horses in the stable and round pen area located next to the stables are not to be fed, petted or disturbed by anyone other than the owner as horses may kick or bite and could cause injury to others. Fencing around the stable area contains electric charge and should not be tampered with. Rental of the space in the stable is on an “availability basis.” Specific information is available at the Association office.

## CAMPGROUND:

The campground is available for use by Association members in good standing. Members wishing to camp overnight must notify the office for a camping permit. The campground closes at 10 p.m. except for individuals with overnight camping permits. Anyone under age 18 must be accompanied by an adult (21 or older) at all times. No camper units or tents are allowed to be left unattended for over 24 hours. No fireworks are allowed in the campground area. All trash must be removed from the area and all campfires extinguished when leaving the area. Sewage waste must be kept in holding tanks and not released into any area.

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## **FISHING HOUSE/DOCK:**

The fishing house/dock is for use by Association members in good standing and their guests. The enclosed portion of the dock is locked at 10 p.m. each day. The dock is available year round. All trash should be removed from the area and cleaning stations left in good condition after use.

## **TENNIS COURTS:**

The tennis courts are available on a first come first served basis and are for the purpose of tennis only. Users are asked to respect the property and to be sure the gate is closed when they leave. No skateboarding, rollerblading or other activities are allowed. No bicycles allowed inside the tennis court area. No pets are allowed inside the tennis court area.

## **BOAT RAMPS:**

The boat ramps are for the use of members in good standing and/or their guests. Vehicles and trailers should not be left in the launch ramp parking areas overnight. No swimming is allowed from any boat ramp.

## **MARINA:**

The boat docks and slips are available for rent or lease based on availability. Specific agreements are required and are available at the Association office.

### **GENERAL MARINA RULES ARE:**

- No swimming is allowed from the docks or boat ramps.
- No children under the age of 14 are allowed on any dock unless accompanied by an adult.
- Only renters or lessors and their authorized guests are allowed on the docks.
- No overnight stays are allowed on boats or docks.
- Slip renters or leasees and their authorized guests may fish off the dock in which their slip is located.
- All trash should be removed from the dock and the security gates should be shut and locked properly before leaving. The marina is monitored by surveillance cameras and all violators will be fined or prosecuted.

## **NEW DEVELOPMENT/CONSTRUCTION:**

There are very specific covenants which must be adhered to and a building packet must be completed and submitted to the building committee before construction begins. Copies of these documents are available at Association office. All builders are expected to adhere to all covenants of the Camelot Estates Association and any applicable rules and regulations. They must also follow all guidelines established by Camden County Planning and Zoning and Mid-County Fire Dept.