



KENDALL CAMP

Property Owners Association

Dear Guests, Welcome to Kendall Camp!

We hope that you will enjoy your stay in our wonderful community.

In order to maintain the beauty of Kendall Camp and ensure enjoyment for all guests, the Homeowners ask that you observe the following rules:

- ✚ Parking on the roadways, grass or landscaped areas is not permitted.
- ✚ Please park in your unit's adjacent driveway, assigned parking spaces and/or large parking lot in accordance with the community parking plan, a copy of which is available in your unit.
- ✚ Ensure that all trash is placed inside the community dumpster.
- ✚ If the dumpster is full, do not leave trash bags outside of it; instead, take the bags back to your unit's garage and inform the rental agency.
- ✚ Due to the presence of wildlife, to include bears, the dumpster doors must remain secured between openings; please close the sliding doors and re-latch the clip after use.
- ✚ Please observe the community Quiet-Time which runs from 11pm to 8am daily; these times are established by Garrett County Ordinance and enforced by the MD State Police and County Sheriff.
- ✚ During these hours please avoid excessive noise and loud music that might disturb fellow guests.
- ✚ The operation of ATVs, dirt-bikes, snowmobiles, and other recreational off-road vehicles by renters and their guests, is not permitted in Kendall Camp, on Wisp Resort, in the neighboring communities, or the Fork Run Recreation Area.
- ✚ Trailered off-road vehicles should be parked in the parking lot near the dumpster enclosure.
- ✚ Please use the community pavilion and fire pit responsibly; they may not be reserved.
- ✚ Unattended fires are not permitted; completely extinguish your fire before leaving; use the provided sand (in the plastic container) as needed to help extinguish the flames.
- ✚ Do not move the picnic benches or Adirondack chairs from the pavilion area.
- ✚ Please take all trash back to your unit – do not leave it at the pavilion.
- ✚ Remove all personal belongings from the pavilion area after each daily use
- ✚ Should questions related to above items arise during your stay, contact your rental agency.
- ✚ Your rental agency will contact the Kendall Camp Property Manager to address specific concerns.

Thank you for your cooperation; enjoy your stay at Kendall Camp!

The Kendall Camp Property Owners Association

KENDALL CAMP PROPERTY OWNERS ASSOCIATION
23813 Garrett Highway, Suite 1
McHenry, MD 21541
(301) 387-9202

TO: Kendall Camp Homeowners

FROM: Kendall Camp POA Board

RE: Community Dumpster Instruction Memo – Updated May 2019

1. The community dumpster is solely for the use of Kendall Camp homeowners, their guests and renters. The dumpster is emptied by Sunrise Sanitation on a weekly basis every Monday.
2. To help deal with increased occupancy at Kendall Camp during peak vacation and holiday periods, additional dumpster pickups will be scheduled during the July 4th, Labor Day holidays, and as needed during busy summer vacation weeks.
3. General Instructions:
 - a. Access to the dumpster enclosure is through the side gate on the left; the large swinging front gates are for Sunrise Sanitation use only.
 - b. The dumpster is only for bagged household trash and broken-down boxes. Hazardous materials, fireplace ashes, cinders and partially burnt wood are not to be placed in the dumpster.
 - c. Large items (e.g. furniture, old gas grills, deck furniture, etc) are a homeowner responsibility to take to the dump. Do not leave them in the dumpster enclosure as they will not be removed by Sunrise and incur additional removal charges.
 - d. Use both sliding side doors of the dumpster so trash is distributed evenly; additionally, attempt to throw trash bags to the rear of the dumpster so they don't stack up at the doors. This helps to get as much trash into the dumpster as possible.
 - e. Break down boxes and flatten them as best possible – this is a tremendous saver of space.
 - f. Tie off the tops of trash bags with a knot so trash does not fall out – clean-up of the area around the dumpster incurs additional cost to the POA and the loose trash attracts unwanted wildlife to the area around the dumpster.
 - g. Always secure the sliding doors and close the side gate when done.
4. Recycling: Recycling of the most common items (clear/green/brown glass, #1 and #2 plastic, aluminum cans, cardboard, magazines, and office paper) is available at numerous locations throughout Garrett County. The closest recycling station to Kendall Camp is on Bumble Bee Road, past Garrett College, located next the Hart for Animal facility. Please visit the county website at <http://garrettcountry.org/solid-waste-recycling> for more information.
5. Please direct any issues relating to the dumpsters to the community property manager or the POA Board.

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23813 Garrett Highway, Suite 1
McHenry, MD 21541
(301) 387-9202

TO: Kendall Camp Homeowners and Rental Agencies managing Kendall Camp Units

FROM: Kendall Camp POA Board

DATE: October 26, 2018

SUBJECT: Kendall Camp Community Parking Enforcement Policy

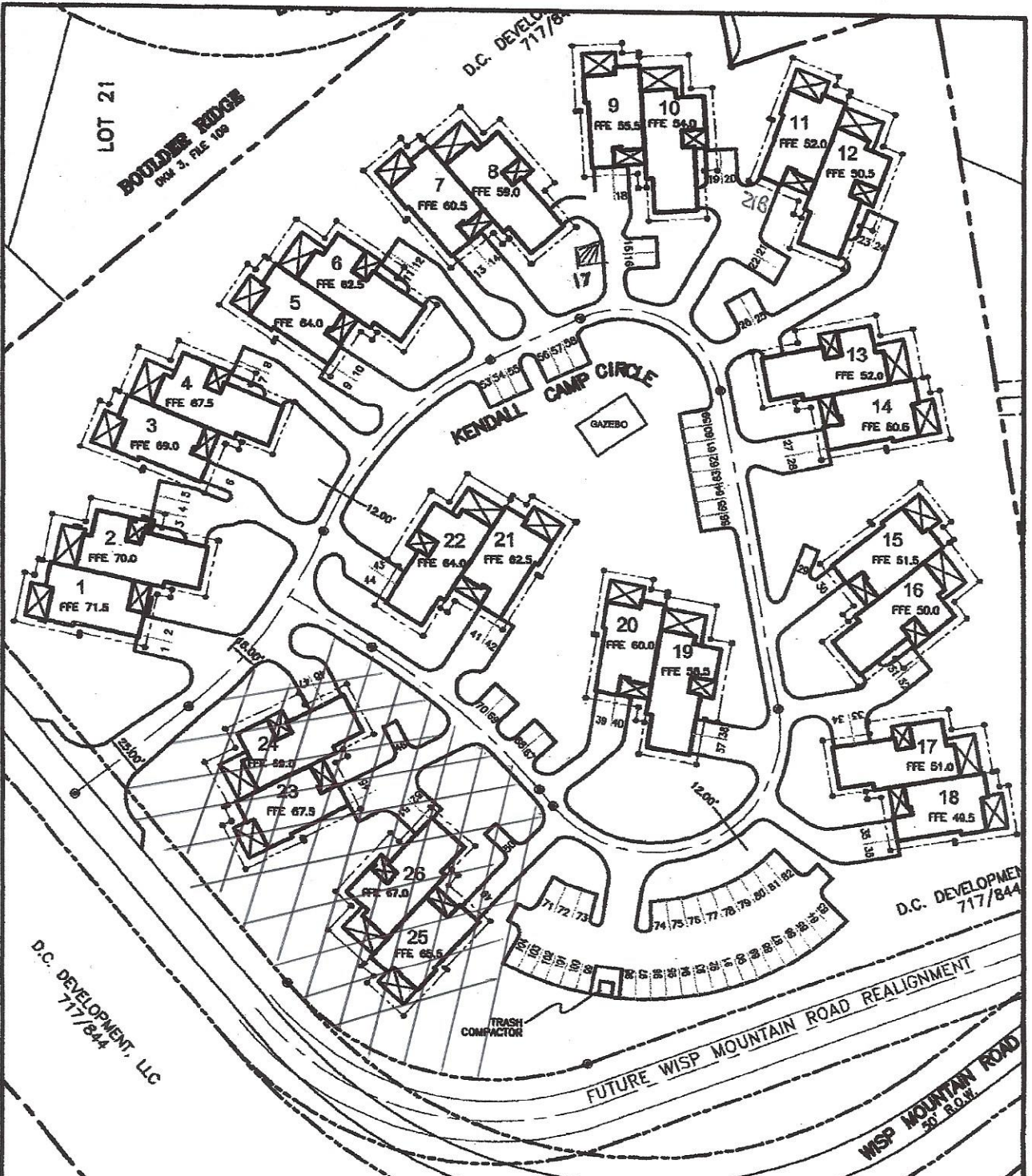
1. The purpose of the Kendall Camp community parking plan (available at www.kendallcamp.org), is to: ensure compliance with Garrett County TVRU parking requirements; minimize damage to landscaped areas; facilitate snow plowing; ensure access to common areas and the adjacent ski area; enhance safety; and maintain community aesthetics. In an effort to improve compliance with the parking plan, the POA Board has implemented the following updated policy effective August 29, 2014.
2. Motor vehicles, trailers, and RVs **NOT** parked in accordance with the community parking rules, which are:
 - No parking on the grass or landscaped areas.
 - No more than five vehicles parked in parking plan assigned unit parking spaces.
 - o No more than three vehicles (in the garage and two surface spaces) parked directly at a unit.
 - o No more than two additional vehicles at other parking plan assigned spaces.
 - All trailers and RVs must be parked in the large parking lot on the west side of the community, which also has eight unassigned spaces for overflow vehicle parking.

ARE SUBJECT TO TOWING AT OWNER'S EXPENSE after:

- a. A reasonable attempt is made to inform the unit occupants of the parking violation in person and/or by a call from the rental agency responsible for that unit.
 - b. If after a reasonable amount of time has passed and the vehicle has not been moved to an authorized parking space, then it is subject to towing at owner's expense.
3. It is the responsibility of a member of the POA Board or a representative of the POA Management Agency (301-387-9202) to call the towing company and request dispatch of a tow truck. The towing company has a current list of those authorized to request dispatch of a tow truck; this list will be updated from time to time as necessary.
 4. Towed vehicles will be brought to Buddy's Towing (telephone # 301-387-6455) located at 19326 Garrett Highway (US 219), Oakland, MD (on the left side of US219 about one mile to the south of Uno's in Thayerville). A sign posted near the Kendall Camp entrance will also serve to remind vehicle operators of the community towing policy and how to contact the towing company. Operators of towed vehicles are responsible for paying any and all fees that may be assessed by Buddy's Towing in order to reclaim their vehicles.
 5. Please address any questions regarding this policy to the Kendall Camp POA Board or management office.

KENDALL CAMP DESIGNATED PARKING SPACES

UNIT # Street Address	PARKING SPACES (4 PER UNIT)			
1 31 Kendall Camp Cr.	1	2	67	95
2 33 Kendall Camp Cr.	3	4	68	96
3 51 Kendall Camp Cr.	5	6	53	94
4 53 Kendall Camp Cr.	7	8	54	93
5 71 Kendall Camp Cr.	9	10	55	92
6 73 Kendall Camp Cr.	11	12	56	91
7 91 Kendall Camp Cr.	13	14	57	90
8 93 Kendall Camp Cr.	16	17	58	89
9 101 Kendall Camp Cr.	15	18	59	88
to 103 Kendall Camp Cr.	19	20	60	87
11 121 Kendall Camp Cr.	21 & 21B (No Garage)	22	61	86
12 123 Kendall Camp Cr.	23	24	62	85
13 141 Kendall Camp Cr.	25	26	63	84
14 143 Kendall Camp Cr.	27	28	64	77
15 161 Kendall Camp Cr.	29	30	65	78
16 163 Kendall Camp Cr.	31	32	66	79
17 181 Kendall Camp Cr.	33	34	80	81
18 183 Kendall Camp Cr.	35	36	82	83
19 170 Kendall Camp Cr.	37	38	74	76
20 200 Kendall Camp Cr.	39	40	73	75
21 254 Kendall Camp Cr.	41	42	69	97
22 46 Kendall Camp Cr.	43	44	70	98
Unassigned Spaces - Overflow	71	72	99	100
	101	102	103	104



**HIGHLAND
ENGINEERING &
SURVEYING, INC.**

Telephone: 301-334-6185
Facsimile: 301-334-8317

1426 Memorial Drive
Oakland, Maryland 21550

EXHIBIT FOR
**KENDALL CAMP
PARING ASSIGNMENTS**
ELECTION DISTRICT NO. 6, GARRETT COUNTY, MARYLAND
SCALE: 1" = 80'
DATE: AUGUST 2007

KENDALL CAMP

Property Owners Association

Kendall Camp Pavilion & Fire Pit Rules

1. **The pavilion and fire pit area** is part of the common area which is the property of all Kendall Camp homeowners. It is intended as a community gathering place open to all and **may not be reserved or blocked off in advance by the placement of chairs, tables, or other items.** **After each daily use** (e.g. a family or group cookout/picnic or an evening campfire gathering) **all personal belongings must be removed.** Personal belongings remaining at the Pavilion at 9:00 AM each morning will be removed by POA Management representatives.
2. Do not move either the picnic benches from their location under the pavilion or the Adirondack chairs from their location around the fire-pit
3. After each use of the pavilion, remove and properly dispose of all trash. Food and trash left at the pavilion will attract bears and other wildlife.
4. Remember that Community Quiet Time of 11 PM to 8 AM must be observed. (Please note that these times are established by **Garrett County Ordinance** and will be enforced by the State Police and Garrett County Sheriff's Office)
5. The Fire Pit is intended for camp-fires of reasonable size, not bonfires that may pose a danger to the surrounding wooded area and houses. **Do NOT start fires when gusting winds are present.**
6. Use of the Fire Pit:
 - a. Fires must be attended at all times by an adult age 18 or older, **until extinguished.**
 - b. **Fire must be completely extinguished prior to leaving the fire pit area.** Use the sand located in the container under the pavilion to assist in putting fires out. The container is not to be used for trash collection.
 - c. Size of the fire must be kept so that flames do not pose a danger to people, buildings, or community property.
 - d. Only organic material or commercially available fire starters intended for camp-fire use are allowed. NO FLAMMABLE LIQUIDS such as gasoline, lighter fluid or the like.
 - e. Trash, tires, building materials are not to be burned or thrown into the fire pit.
7. It is everyone's responsibility (homeowner, guest or renter) to immediately call to the attention of police and fire authorities any unsafe situations resulting from use of the fire pit.

Remember:

- **If the fire is too hot to touch then it is too hot to leave unattended at any time**
 - If necessary, use sand from the container to help extinguish the fire
 - Remove all trash and personal belongings after each daily use

Thank you for your cooperation, enjoy your stay at Kendall Camp!
The Kendall Camp Property Owners Association