

MOUNTAINSIDE RENTERS

Welcome to our *Mountainside Resort and Marina Community*. We hope that you enjoy your visit to our development and take full advantage of all that the Deep Creek Resort area has to offer. The Mountainside Homeowners are very proud of our community and welcome the opportunity to share it with visitors.

As a guest in our community, you are afforded most of the privileges that our homeowners enjoy. The tennis courts, basketball court, volley board court, picnic area, trash compactor, trails etc. are available for your use and enjoyment. Those privileges come with the same responsibilities and accountability that are imposed upon homeowners. The Marina Clubhouse is reserved for the exclusive use of homeowners. The continued success of our community depends upon the responsible behavior of homeowners and visitors alike.

A few specifics:

1. Renters in the Mountainside Community are governed by the Garrett County Transient Rental Unit Ordinance. This ordinance governs the use of rental units relative to safety, health, and nuisance issues (e.g., excessive noise, especially during the hours of 11:00 p.m. and 9:00 a.m., improper parking). This ordinance will be strictly enforced.
2. The boat docks at the Marina are owned by certain individual homeowners and are not for the use of renters without the specific permission of the homeowner of the rental unit in which you are staying. Only certain homeowners are entitled to a dock and are assigned a specific slip.
3. Since we share the area with several local black bears, please ensure that all garbage is kept inside or in a bear-proof container. A trash compactor is located at the intersection of Mountainview Drive and Tarn Drive.
4. Drivers of ATV's and snowmobiles must abide by Park Department regulations. Reckless, speeding, or unsafe operation of the vehicles will not be tolerated.
5. A County ordinance and HOA regulations require that dogs be on a leash at all times when off the grounds of their property.
6. Please abide by the posted speed limit of 20 miles per hour on all the roads within the development.
7. Snow conditions in Garrett County can become severe in the winter. Road conditions on the mountain can be particularly challenging. Motorists are advised that 4-wheel drive vehicles are recommended.

We truly hope that you enjoy your stay in our lovely community and are mindful of your responsibility to help maintain the quality of life that we all enjoy. We thank you for your cooperation.

The Mountainside Homeowners Association