

August 29, 2022

To: All Hillsmere Residents and Property Owners

From: The HSIA Board of Directors

Subject: HSIA Covenants and Guidelines

Hillsmere Shores remains one of the most attractive, spacious, and green waterfront communities in Anne Arundel County. One reason for this are the Covenants and Deed Restrictions which control and limit the use of all residential lots in Hillsmere. These covenants are in your deeds and are recorded among the Land Records of Anne Arundel County. They are binding as a matter of law and are for the benefit of all property owners in Hillsmere.

The HSIA Board of Directors invites your attention to all eleven (11) Covenants, and specifically to the following excerpts. As a reminder, these are and have been, available at <https://hillsmershores.org/hsia-covenants-rules/>

HSIA Covenants and Deed Restrictions in Hillsmere Shores, Item #2

No building or other structure may be erected, converted, permitted, maintained, or operated for any other purpose than residential, and no business of any kind shall be permitted except by special permission by HSIA, and then must be in a specially designated area.

HSIA Covenants and Deed Restrictions in Hillsmere Shores, Item #3

The Building Committee of HSIA must approve the exterior plan and construction or any alterations of any building and the position of the building on the lot. No construction shall commence without first having a permit issued by the HSIA Building Committee. No building shall be more than 2 ½ stories in height. No fence, sign, billboard or advertising matter of any kind may be placed upon any lot without the approval of the HSIA.

HSIA Covenants and Deed Restrictions in Hillsmere Shores, Item #4

No building, or part thereof, except as hereinafter provided, shall be erected or maintained on any part of any lot, as shown on the plats of Hillsmere, closer than thirty (30) feet to any road, street, or highway thirty (30) feet or more in width on which the plot upon which the building is erected fronts. No building or any part thereof erected shall be closer than fifteen (15) feet from the division line of any lot, and only one building for private residential purposes shall be erected on each lot. HSIA has the right to approve deviation

from these distances if the contour or shape of a lot will not permit compliance with these restrictions.

It is the responsibility of the HSIA Board of Directors to enforce these Covenants, and the Board fully intends to do so. It is your responsibility as the owner of your property to ensure that these Covenants are adhered to. If you have rented your property, it is your responsibility to convey this information to renters, but it is still your responsibility to ensure that these Covenants are adhered to.

Please contact the HSIA Board with any questions you may have on these issues at permits@hillsmereshores.org.

Respectfully,

The HSIA Board of Directors