



Harbor Hills Homeowners Association and Yacht Club  
1 Carson Cove, Davidsonville, MD 21035

Realtor Packet - "P" Lot Supplement  
to the Subdivision of Harbor Hills  
(updated May 2023)

The community of Harbor Hills is bound by a Declaration of Covenants, Restrictions, Charges and Liens which among other things, grant privileges to its members for use of the ball field, beaches and piers, boat ramp, marina, clubhouse, summer barbecues, community functions, tennis courts and pool.

The "P" Lots consist of 10 home sites located within the apparent boundaries of the neighborhood but are not included on the subdivision plats in the land records of Anne Arundel County, nor are they subject to the Covenants and Restrictions. The home sites are identified here as: 3428 Constellation Drive; 3439, 3435, 3423, 3419 and 3415 Merrimac Road; 635, 626, 632 and 636 Santa Maria Lane.

Two additional home sites, located at 3434 and 3438 Merrimac Road are shown on the subdivision plat 2, section 2, Harbor Hills, are also excluded from the Covenants and Restrictions by the metes and bounds descriptions found therein. These properties were sold prior to the Covenants being recorded in 1974.

Harbor Hills, since its inception, has considered these home sites and their residents as part of the community. It is the practice and desire of the community to include all of the above residents, so long as it is also their desire, to be involved in all aspects of the common privileges inasmuch as they have paid all of the applicable fees and dues.

To that end, upon execution of a written Agreement, Harbor Hills Homeowners Association extends to these residents the rights and privileges of use of the aforementioned common facilities in exchange for payment of the same HHHOA dues and assessments that apply to all other residents and properties in the recorded subdivision of Harbor Hills. Said charges being:

1. A one-time Capital Improvement Fee due upon each sale of property in Harbor Hills - \$8000.
2. Annual assessment due Jan 1 each year. Currently \$\_\_\_\_\_.

Please contact the Realtor Representative for more information.

Respectfully,  
Harbor Hills Board of Directors



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**HARBOR HILLS HOMEOWNERS ASSOCIATION FACILITIES USE AGREEMENT FOR “P” LOTS AND PROPERTIES NOT OTHERWISE WITHIN THE PROPERTY LINES OF HARBOR HILLS.**

**Explanatory Statement:** “P” lots are 10 home sites located within the apparent boundaries of Harbor Hills, but which are not included on the subdivision plats approved by Anne Arundel County and recorded among the land records of Anne Arundel County. These lots are: 3428 Constellation Drive; 3439, 3435, 3423, 3419, and 3415 Merrimac Road; 635, 626, 632, 636, Santa Maria Lane. In addition, two lots, 3434 and 3438 Merrimac Road, shown on subdivision plat 2, section 2, Harbor Hills, are excluded from Harbor Hills by the metes and bounds descriptions found therein. These two properties were sold prior to recording of the Declaration and Covenants, Conditions and Restrictions in 1974.

With the exception of these twelve (12) lots, all other lots in the community are subject to a Declaration of Covenants, Conditions and Restrictions, Bylaws, rules, regulations, policies and procedures.

It is the intention of the Harbor Hills Homeowners Association, by its Board of Directors, to grant owners of these twelve lots a permissive use and enjoyment of Harbor Hills common areas and Harbor Hills Yacht Club facilities (clubhouse, marina, swimming pool, tennis courts, ball field and waterfront land) on an annual basis subject to certain conditions. These conditions, as well as relevant policies and procedures, are periodically under review and development by the Board of Directors of the Harbor Hills Homeowners Association.

**NOW THEREFORE:** Harbor Hills Homeowners Association will grant, on an annual basis, a conditional and permissive use of its common areas and Yacht Club facilities to an owner of any of the twelve lots heretofore identified upon:

1. Payment of a non-transferrable Yacht Club Facilities Capital Improvement Fee, which is currently four thousand dollars (\$8000.)
2. Payment of annual dues, fees and special assessments, and under such other terms and conditions as the Homeowners Association may hereafter prescribe. Homeowners Annual Dues for calendar year \_\_\_\_\_ is \_\_\_\_\_, which should be prorated upon execution date of this Agreement.

The Yacht Club Facilities Capital Contribution Fee and the Homeowners Annual Dues set forth above are in the same amounts as currently paid by members of the Harbor Hills Homeowners Association.

3. In the exercise of a permissive use of the aforementioned facilities, under the conditions detailed in No. 1&2 above, owners, family members, guests and invitees of lots not part of Harbor Hills agree to be bound by the Conditions, Rules and Regulations of Harbor Hills as such apply to the common areas and Yacht Club facilities of which use is being made.
  
4. In the exercise of a permissive use of the aforementioned facilities under the conditions detailed in No. 1&2 above, owners of lots not part of Harbor Hills agree to indemnify and hold harmless the Harbor Hills Homeowners Association, its Board of Directors and its Members for any personal injury or property damages sustained by said non-member lot owners, their family members, guests or invitees by reason of the use and enjoyment of the Harbor Hills common areas and Yacht Club facilities.

\_\_\_\_\_

Homeowner

\_\_\_\_\_

Harbor Hills Executive Officer, Title

Date\_\_\_\_\_

\_\_\_\_\_

Homeowner

\_\_\_\_\_

Date

Date\_\_\_\_\_

Address

\_\_\_\_\_  
\_\_\_\_\_

Yacht Club Facilities Capital Contribution Fee:\_\_\_\_\_,Paid.

Current Year Membership Dues:\_\_\_\_\_.Paid.

Date\_\_\_\_\_