

Beach Harbor Directive 01-04: Queen Anne's County Guidelines

Updated: 10/1/2019

***THE PURPOSE OF THIS DIRECTIVE IS TO ADDRESS WHAT THE COUNTY AND BEACH HARBOR HAVE AGREED UPON
AS ACCEPTABLE PRACTICES WITHIN BEACH HARBOR***

1. NEW DECKS: No new deck shall be approved that is larger than 200 square feet. All new decks shall be at ground level.
2. EXISTING DECKS: Oversized decks may continue to be repaired or maintained. If more than fifty percent (50%) of a deck is removed it cannot be replaced. Decks can be moved around on the existing lot, and/or reshaped or repositioned around a new trailer.
3. FRONT PORCHES: No new porches are allowed in front of trailers. Trailers must be able to be pulled out without having to tear down decks, porches, in front of them.
4. GRANDFATHERING: Oversize rooms, decks, and trailers apply to that lot only. They cannot be moved to other lots within Beach Harbor. If an oversized room or deck is taken down, it must be replaced with a 200 square foot room or deck. If an oversized trailer is removed from a lot it must leave the park and cannot be moved to another lot in Beach Harbor.
5. NEW TRAILERS:
 - A. All new trailers coming into Beach Harbor must have a valid license tag, be road ready, and the trailer tongue shall remain in place. All trailers license tags must be kept current.
 - B. All new trailers shall not exceed 102 inches wide, excluding any tip-outs.
 - C. All new trailers shall not exceed 400 square feet of living space
 - D. The County will work with Beach Harbor to ensure that all new trailers are within their guidelines, by coming into Beach Harbor monthly or as needed.
6. NEW PORTABLE ROOMS:
 - A. Portable rooms cannot exceed 200 square feet total.
 - B. Portable rooms must have single pane glass windows.
 - C. Portable rooms may not have a source of heat or air conditioning inside the room.
7. ROOF OVERS: Can be built as long as the trailer can still go down the road without an oversize height or width permit, and/or at built at a 4/12' pitch.
8. AWNINGS MAY BE ERECTED but must be hinged or otherwise retractable (refer to hinged specification document).
9. TRAILERS may be raised to prevent future damage from standing water according to manufacturer's recommendations.
10. STONE OR CEMENT PADS may be used under trailers for raising or leveling purposes.

11. GRAVEL OR STONE is allowed at no more than two (2) inches every four (4) years on existing stone.
12. NO NEW FOUR-SEASON ROOMS will be permitted, as they are considered permanent.
13. HVAC: Requires a Maryland Licensed HVAC mechanic to install or replace a unit. No permit is required for the trailer as they are considered motor vehicles.
14. HVAC PERMITS: Required for permanent structures such as the Clubhouse and Maintenance building.
15. DIRECTOR OF RESTRICTIONS AND COVENANTS will inspect each site prior to and after improvements are completed, to be sure the site plan was followed. (Remember, a site plan must be submitted and approved before any work can be started.)
16. THE COUNTY reserves the right to enter Beach Harbor any time to be sure we are in compliance.
17. ANY IMPROVEMENTS, REPAIRS, OR CONSTRUCTION of any kind shall have an approved site plan before activity may begin.
18. IN THE EVENT OF AN EMERGENCY REPAIR (roof leaking), a phone call to the office is required before you begin the repair, followed by a site plan within seven (7) days.
19. A SITE PLAN is required before any trees or shrubs are removed. A County Permit must be obtained before any tree or shrub is removed measuring over 4" inch at the base.

THESE GUIDELINES MUST BE FOLLOWED WITHOUT EXCEPTION OR PAST REFERENCE TO PREVIOUS GUIDELINES EFFECTIVE OCTOBER 1, 2019. FAILURE TO FOLLOW THESE GUIDELINES AS WRITTEN MAY RESULT IN COUNTY FINES, AND/OR LOSS OF MEMBER(S) PRIVILEGES.