



The Queen Anne Colony Association warmly welcomes you to our community. You have chosen one of the BEST communities on the Eastern Shore. We want to acquaint you with the following:

- The History of Queen Anne Colony
- Queen Anne Colony Amenities
- Queen Anne Colony Association information
- Queen Anne's County Information and Phone numbers

You will also find information in this packet about our Architectural Committee/Process for Approvals, an official copy of the Bylaws & Covenants, current Board Contacts and a Contact Information sheet to fill out and send back.

We encourage you to join us in helping your neighborhood by volunteering your time and talent. The success of our activities and the maintenance of this beautiful neighborhood we all call "home" depends on the active participation of our members. We hope you will enjoy living here and make many good friends among your neighbors. Please reach out if you ever have any questions, we are always here to help.

Welcome to the neighborhood,

Your Board of Directors  
Queen Anne Colony Association, Inc.

### **History of Queen Anne Colony**

Queen Anne Colony is nestled between the Chesapeake Bay and Price Creek. The land has been in use for over 300 years. The developers had a vision of a very special community and took advantage of this land's many natural features. The community was developed in 1961 by several businessmen from Montgomery County and the D.C. area. They ventured to this farm known as "Airy Acres", as friends and avid sportsmen. The original manor house on Columbia Lane, was once flanked by a barn with horses. Families could ride freely to the beach on the bay front where the beach was wide. The Price family cemetery on Big Holly Court is a testament to our past

### **Queen Anne Colony Amenities**

**Caroline Park**, on Columbia Lane, has a pavilion, playground, picnic tables, basketball court and an open field for all residents to enjoy. Small parties may be held in the playground area, however, we

do not take reservations and we do not close the park for private parties. Association events are often held here, a great place to meet your neighbors.

**Chesapeake Bay Overlook**, located at the intersection of Kenwood and Queen Anne Club Drive, is a great place to watch beautiful sunsets. On Independence Day fireworks can be seen from all across the Western Shore. The memorial brick path was donated by residents and built by community volunteers.

**Kayak Launch**, on Big Holly Court, next to Price's Cemetery, provides easy access to the creek and the bay for kayaks and canoes.

**Price's Cemetery**, on Big Holly Court, has the fourth largest holly tree in the United States and some of the tombstones are over one hundred years old. We ask that everyone is respectful of the grounds and does not trespass through the property.

## **Queen Anne Colony Association Information**

### **Covenants and Bylaws**

Included in this packet is your copy of the Covenants and Bylaws. We urge you to review the community's standards, conditions, and restrictions.

**Covenants, Conditions and Restrictions for Queen Anne Colony**, is a legally registered document. Through the Covenants, our Association seeks to maintain high community standards and restrictions that support our neighbors' enjoyment of the community. Our restrictions are, in some cases, more stringent than the county requirements.

**Queen Anne Colony, Inc. By-Laws** direct the Board of Directors in the operation and fiduciary responsibilities of the Queen Anne Colony Association, Inc.

### **Membership Meetings**

General Membership Meetings are held quarterly in February, May, August and November. These meetings offer the opportunity for input into community affairs and they frequently include guest speakers discussing topics of interest and provide time for meeting and socializing with neighbors. Dates, times and location will be sent out via our various communication platforms (email, newsletter & our private community Facebook Group).

### **Communications**

**Burst Emails:** Periodic emails are sent to the community. These emails contain important information such as meeting dates/times, upcoming events, notices, etc.

**Quail Call:** Our quarterly newsletter, the Quail Call, provides information to keep everyone aware of community activities and minutes from Board & Community meetings. You are invited to submit items of interest to the editor.

**Association Mailing Address:**  
Queen Anne Colony Association, Inc.  
PO Box 785  
Stevensville, MD 21666

**Email Address:** HOA@queenannecolony.org  
**Facebook:** "Residents of Queen Anne Colony"

## Architectural Guidelines

Information on all architectural guidelines may be found in the Covenants. All exterior construction, remodeling, fences and sheds require detailed information to be submitted to the Architectural Committee for approval. In this packet you will find a letter from our Architectural Committee.

## Queen Anne's County Information

**Critical Areas:** Almost all of the homes in Queen Anne Colony fall within the "Critical Areas" of the Chesapeake Bay. This is most important for the removal of trees. A sediment permit must be obtained from Queen Anne's County Planning and Zoning prior to removing any tree. (see County phone list) Also, please refer to our Covenants concerning trees (p.6-7).

**Trash Removal:** Removal of trash is not provided by the county. There are several residential trash removal companies that service our community or you may take your garbage and yard waste to the Batts Neck Transfer Station, 422 Batts Neck Road. Dump tickets are required and may be purchased at local grocery stores.

## Important Queen Anne's County Phone Numbers

Fire, Ambulance, Police (Emergency)	911
Blue Heron Golf Course	410-643-5721
Delmarva Power Outage	800-898-8045
Kent Island High School	410-604-2070
Kent Island Library	410-643-8161
Maryland State Police (non emergency)	410-758-1101
Matapeake Elementary School	410-643-3105
Matapeake Middle School	410-643-7330
Matapeake Annex (9 <sup>th</sup> Grade)	410-643-7172
Natural Resources Police	800-628-9944
Poison Control Center	800-222-1222
Queen Anne's County Board of Education	410-758-2403
Queen Anne's County Planning & Zoning	410-758-1255
Queen Anne's County Sheriff (non emergency)	410-758-0770
Queen Anne Marina	410-643-2021
Silver Swan Bayside	443-249-0400
Stevensville Post Office	410-643-5640