

MD HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Chesapeake Estates
Improvement Assoc.
Inc.

Current Owner: Michael Schmidt

Property Address: Lot 7 Maple Rd

Lot 8 Bay Drive

Stevensville, MD 21666

Date Prepared: 8/6/2026

This Resale Certificate is being furnished to the selling unit owner named above by the Association.

The following items are attached to this certificate:

1. A copy of the Declaration (other than plats)
2. A copy of the by-laws; and
3. A copy of the rules and regulations of the association
4. The following information should be conveyed by the selling unit owner to the purchaser.

#	Question	Response
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	The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:	
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	None	
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	The selling unit is subject to a common expense assessment as follows:	
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	\$110 Year Per Lot if Separate Owners - \$120 year if owned by Same Owner- Currently \$120.00 Year	
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	As of the date of this Certificate, the following unpaid common expenses or special assessments currently due and payable from the selling unit owner are:	
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	This account Currently Owes \$0.00 Account is Current Billed 1/1 to 12/31	
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	Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed.	
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	Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit.	
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	Other than common expenses and special assessments, the following fees are payable by the unit owners to the Association:	
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	\$15.00 late fee applied if regular yearly assessment payment is not received by the 30th of the month billed.	
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	Capital expenditures approved by the Association planned at the time of conveyance which are not reflected in the current operating budget are:	
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	None known at this time.	
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MD HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Chesapeake Estates Improvement Assoc. Inc.

#	Question	Response
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The current operating budget of the Association is attached and is for fiscal year:

2026

Does the budget include details concerning the reserve fund for repair and replacement and its intended uses?

No

Judgments against the Association as of the date of this Certificate are:

None

The Association is a party to the following pending suits, as of the date of this Certificate:

None

The Council of Unit Owners has knowledge that the following alteration or improvement to the selling unit, or to the limited common elements assigned to the selling unit, violates a provision of the declaration, by-laws, or rules or regulations:

None

The Association has knowledge of the following violation of the applicable health or building codes with respect to the selling unit, the limited common elements assigned to the selling unit, or any other portion of the Association:

None

The remaining term of the leasehold estate affecting the Association is as follows:

None

The provisions governing the extension or renewal of the leasehold estate are:

N/A

The recreational or other facilities which are to be used or maintained by the unit owners or the Association are:

Community Park

The post-closing fee, New Owner Set-Up, associated with the purchase payable to Chesapeake Estates Improvement Association, Inc. are:

New Owner Set-up Fee \$150.00 Due upon transfer

To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.

MD HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

**Chesapeake
Estates
Improvement
Assoc. Inc.**

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the Homeowners Association within the development. The lot you are purchasing may have restrictions on:

- a. Architectural changes, design, color, landscaping, or appearance;
- b. Occupancy density;
- c. Kind, number or use of vehicle;
- d. Renting, leasing, mortgaging, or conveying property;
- e. Commercial matters.

TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit.

Selling Unit Owner

MD HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Chesapeake Estates Improvement Assoc. Inc.

Comments

If a unit/home is acquired through foreclosure the mortgage company is responsible only for assessments due after acquisition of title by mortgagee.

Leasing Info: The Owner/Landlord shall be required to present a copy of the signed Lease for review and safekeeping by the Board of Directors before the Tenant takes possession of the property. Every Owner who presents a Lease to the Board must show evidence of holding a proper Renter's License.

Any Owner or Tenant found to be operating a Lease which has not been presented to the Board, or which does not comply with all of the requirements, shall be subject to fines, suspension of rights, or any other penalties as provided by Maryland law. Every lease shall be subordinate to any lien filed by the Association, whether before or after such lease was entered into.

Pet Info: The keeping of a reasonable number of dogs, cats, caged birds or other small domestic animals as pets are permitted, provided they are not kept, bred or maintained for commercial purposes; such domestic pets are not a source of annoyance or nuisance to the neighborhood or other Members; and such pets are maintained in strict conformance to all laws and ordinances. Pets shall not be permitted upon the Common Areas unless accompanied by a responsible person and unless they are carried or leashed.

Signs: One temporary real estate sign not exceeding four (4) square feet in area may be erected upon any Lot or attached to any dwelling placed upon the market for sale or rent.

Both of these lots do not have community roads or public road access. The property in front and beside of lot 7 and lot 8 is owned by Chesapeake Estates Improvement Association, Inc. The association has no intention of building the roads to these lots. These lots have NO county or association services. The association has no knowledge that sewer services will ever be offered to these lots. If ever developed these lots are each subject to a \$3,500 One Time Capitol Contribution Fee at time a permit is issued.

**Jeff Bridegum
President**

**Chesapeake Estates Improvement Association, Inc
jeff@workinghard4you.com
301-805-5333**

Everyone on the Board is an UNPAID VOLUNTEER who donates many hours of their time to help the community be a great place to live.

Invoice

Date	Invoice #
8/6/2026	78-01

Bill To
New Buyer Lot 7 Maple Rd Lot 8 Bay Drive Stevensville, MD 21666

Terms
Due at Settlement

Item	Amount
New Owner Set-Up Fee	\$150.00
Total	\$150.00

Chesapeake
Estates
Improvement
Association,
Inc.

A Great Place To Live.....

**Chesapeake Estates Improvement Association
P.O. Box 824
Stevensville, MD 21666
info@chesapeake-estates.com**

Dear Friends,

Welcome to the Community.

Attached you will find copies of the current bylaws, covenants and restrictions for Chesapeake Estates.

Also attached is our 2025 Budget.

Our Current Yearly Home Owners Fee is \$ 110 a year. \$100 to our General Fund and \$10 for Road Maintenance Fund.

We know you will find Chesapeake Estates a great place to live!

Sincerely,

C.E.I.A.

Chesapeake Estates Improvement Association
P.O. Box 824
Stevensville, MD 21666
info@chesapeake-estates.com

Dear New Neighbor,

Welcome to the Community.

Please mail or e-mail the Association your contact info so that we can update you on things happening in the community.

Name(s)

Address

Phone number(s)

e-mail address(s)

Sincerely,

C.E.I.A.

Articles Of Incorporation

ARTICLES OF INCORPORATION
OF
CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation
of Maryland July 8, 1963 at 9:00 o'clock A. M. as in conformity
with law and ordered recorded.

A 4210

* Recorded in Liber 368, folio 228, one of the Charter Records of the State
Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 10.00

To the clerk of the Circuit Court of Queen Anne's County

IT IS HEREBY CERTIFIED, that the within instrument, together with all endorsements thereon,
has been received, approved and recorded by the State Department of Assessments and Taxation
of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION, INC.

7/9/23
THIS IS TO CERTIFY, that the undersigned, Nyles Katz, whose post office address is Stevensville, Maryland, Heinz Becker, whose post office address is Stevensville, Maryland, and James S. Kessler, whose post office address is Stevensville, Maryland, each being over twenty-one years of age, do hereby associate ourselves as incorporators with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland.

SECOND: The name of the Corporation (which is hereinafter called the Corporation) is -

CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION, INC.

THIRD: The purposes for which the Corporation is formed are as follows:

(a) The uniting of all residents or owners of land within the development titled Chesapeake Estates to work for the betterment of the conditions in the community and to engage in activities that will enable it to support these undertakings.

(b) To advance and protect the interest of the members and to promote facilities for the general welfare of the community.

(c) To purchase, lease or otherwise acquire, hold, develop, improve, mortgage, sell, exchange, let or in any manner encumber or dispose of real property.

(d) To make contracts, incur liabilities, and borrow money for its corporate purposes; and to issue bonds, notes and other obligations and secure the same by mortgage or deed of trust of all or any part of its property, franchises and income in accordance with the general corporation laws of said states.

(e) To do all other things and to exercise all other powers that may be necessary or appropriate in the exercise of the powers hereinbefore set forth and also all of the powers conferred upon the Corporation by the General Corporation Laws of the State of Maryland now or hereafter in force.

FOURTH: The post office address of the place at which the principal office of the Corporation in this State will be located in Stevensville, Maryland. The resident agent of the corporation is Fred J. Paradise, whose post office address is Stevensville, Maryland. Said resident agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: This Corporation being a non-profit organization, shall have no capital stock, and shall pay no dividends or salary to its incorporators, members, or board of directors, but the interest of the various members here shall be represented and evidenced by a Certificate of Membership to be issued by the office of the Corporation under the direction of the board of directors.

SIXTH: The number of directors of the Corporation shall be three (3) which number may be increased or decreased pursuant to the by-laws of the Corporation, but shall never be less than three; and the names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are Myles Katz, Heinz Becker and James B. Kessler.

SEVENTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, We have signed these Articles of Incorporation on this 30th day of June, 1963.

WITNESS:

[Signature]

Myles Katz (SEAL)
Myles Katz

[Signature]

Heinz Becker (SEAL)
Heinz Becker

[Signature]

James B. Kessler (SEAL)
James B. Kessler

STATE OF MARYLAND

QUEEN ANNE'S COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 30th day of June, 1963, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Myles Katz, Heinz Becker and James B. Kessler, and severally acknowledged the foregoing Articles of Incorporation to be their respective act.

WITNESS my hand and Notarial Seal, the day and year last written.

[Signature]
Notary Public
My commission expires 5-15-65

BYLAWS

CHESAPEAKE ESTATES
IMPROVEMENT ASSOCIATION, INCORPORATED

BYLAWS

**ARTICLE I - FORMATION, NAME, TERM, BOUNDARIES,
AUTHORITY AND MANAGEMENT**

SECTION 1. Formal Name. The name of the association is *Chesapeake Estates Improvement Association, Incorporated* (hereinafter "Association").

SECTION 2. Organization. The Association is a non-stock Association as organized under the laws of Maryland and in compliance with Title 5 of the Code to solely benefit the property and home owners of Chesapeake Estates, located in Stevensville, Maryland.

SECTION 3. Term. The Association began its existence upon the filing of Articles of Incorporation with and acceptance by SDAT and shall continue in perpetuity unless dissolved or forfeited pursuant to §5-208 of the Code.

SECTION 4. Boundaries. The Community is defined by the geographical boundaries as described below:

Border on the north: (BLOCK A lots) bordered by the lots of "Sunny Isle of Kent" (approximately 160 feet north of Chesapeake Estates Drive.

Border on the east: bordered by Maryland Route 8, approximately 809 feet south of Chesapeake Estates Drive and 160 feet north of Chesapeake Estates Drive.

Border on the south: bordered by farmland and wetlands, to the Chesapeake Bay. The coordinates are: 722.65 ft N 31°14'10"W; 1254 ft S 67°42'00"W; 510 ft N 32°48'00"W.

Border on the west: bordered by the Chesapeake Bay.

All lots of land contained within the above defined tract are part of the Community.

SECTION 5. Authority. The Association derived its rights, powers, duties, and obligations as the successor in possession from the Guaranteed Realty Corporation. The Association is obligated as the successor in possession to enforce all restrictions, conditions, covenants, and agreements. The Association retains its rights in its absolute discretion at any time to annul, waive, change, modify or amend any of the restrictions, covenants, conditions, agreements, charter provisions or Bylaws as provided within these Bylaws and the Original Charter.

SECTION 6. Management. The Association shall be managed by the Board of Directors duly elected by the Members of the Association.

ARTICLE II - TERMS

2.1. Articles of Incorporation. The authorizing document which establishes the existence of the Chesapeake Estates Improvement Association, Incorporated was filed with SDAT on July 8, 1963.

2.2. Code. The Corporations and Associations Annotated Code of Maryland.

2.3. Community. The tracts of land known as Chesapeake Estates as defined in Article I, Section 4 of these Bylaws.

2.4. D&O Insurance. An agreement to indemnify corporate directors and officers against judgments, settlements, and fines arising from negligence suits and other business-related suits.

2.5. Original Charter. The operating agreement established by the Guaranteed Realty Corporation on March 14, 1960 which delineates all the restrictions, conditions, covenants and agreements running with and binding the land of Chesapeake Estates. The charter was filed with the original deed and is located in LIBER 54, PAGES 107 through 113, QUEEN ANNE'S COUNTY, MARYLAND.

2.6. Owner. Any person who owns one or more lots comprised in the tract of land known as Chesapeake Estates, but shall not include a mortgagee, lien holder or holder of other encumbrances as such, or any lessee or tenant.

2.7. Person. Person is any individual, partnership, limited liability company, corporation, or entity which holds title to property.

2.8. SDAT. The Maryland Department of Assessments and Taxation.

ARTICLE III - PURPOSES

SECTION 1. Purposes. The Association is organized exclusively as the management organization for the Community. The Association is formed for the following purposes which include, but are not limited to:

2.1.1. Enforcing the provisions contained in the Original Charter binding the Association to its rights, powers, duties, and obligations as the managing organization of the Community,

2.1.2. Assisting Community Members in maintaining high community standards through the enforcement of the restrictions, conditions, covenants, and agreements binding the Community,

2.1.3. Fostering and advancing matters deemed to be in the best interests of the Community, including, but not limited to, social events such as an annual picnic,

2.1.4. Considering and then to advocate or oppose any existing or proposed legislation and/or administrative action that may affect any or all property owners of the Community and take whatever action may be deemed advisable,

2.1.5 And, for any lawful act or activity for which community associations may be organized in the State of Maryland.

SECTION 2. Individuals Benefiting from Purposes. Per the Original Charter, the restrictions, conditions, and covenants shall run with and bind the land and shall inure to the benefit of the Owner of any land included in the Community, their respective personal representatives, heirs, successors, and assigns.

ARTICLE IV - FISCAL YEAR

SECTION 1. Fiscal Year. The fiscal year of the Association shall begin January 1 and end December 31 of each year.

ARTICLE V - MEMBERSHIP

SECTION 1. Member Qualifications. Any Owner of one or more lots within the tract of the Community expressly agrees to join and maintain membership in the Association per the Original Charter.

SECTION 2. Transfer of Membership. Membership shall cease in respect to any Member when he/she shall cease to be an Owner of property within the Community. In the event of the death of a Member, his/her membership shall descent to such deceased Member's heir or heirs in accordance with the laws of the State of Maryland.

SECTION 3. Number of Members. There shall be one member per lot, or if an individual owns more than one lot, that individual shall be considered "one member" regardless of the number of lots owned by such member. When the legal title to one or more parcels of land contained within the Community is held by two or more persons, the several Owners shall collectively be entitled to one "membership." Property owners cannot assign their membership status or responsibilities to non-property owning residents.

SECTION 4. Duties and Responsibilities of Members. Any Owner of one or more lots within the tract of the Community expressly agrees to accept and abide in all rules and regulations for the conduct of the Association per the Original Charter.

5.4.1. Member in Good Standing. It is the duty and responsibility of every Member to maintain the status as a "Member in Good Standing." Any Member whose payments to the Association are in arrears for more than three (3) months is not considered a "Member in Good Standing."

5.4.2. Dues. Annual dues shall be assessed per Member. Membership dues shall be used for the maintenance of Community property, Association operational expenses, and activities which benefit the Community as a whole. Membership dues shall not be used for the maintenance, repair, or construction of streets. Membership dues shall be payable upon receipt of billing.

5.4.3. Fees. Fees for the maintenance, repair, or construction of streets within the Community shall be assessed for each and every lot. A separate account shall be maintained for the collection and disbursement of these fees. Such fees shall be payable upon receipt of billing.

5.4.4. Assessments. Assessments for extraordinary events or special activities may be assessed as deemed necessary by the Board of Directors for the health, safety, and welfare of the Community. Such assessments shall be payable upon receipt of billing. Proposed assessments shall be established on a lot basis by majority vote of the Members in Good Standing.

5.4.5. Compliance with restrictions, conditions, and covenants of the Association. All Owners and Members are responsible to comply and abide with the restrictions, conditions, and covenants of the Association including, but not limited to:

(i) Maintaining all lots for residential use and not for purposes of any trade or business whatsoever;

(ii) Submitting all plans and specifications for any new construction or alteration of any structures for approval by the Association. Written permission must be obtained from the Association to construct or maintain fences, walls, hedges, buildings, piers, boathouses, bulkheads, bathhouses, garages, water fowl or duck blinds, or any outbuildings whatsoever;

(iii) Submitting plans to the Association for tree removal or excavation of property; no earth or sand shall be removed from said premises except as part of such excavations;

(iv) Not placing any privy or other noxious structure on any lot;

(v) Not using any trailer, motor home, basement, tent, shack, garage, barn, or other outbuilding erected on the property as a residence, temporarily or permanently;

(vi) Maintaining free and open spaces;

(vii) Permitting the Association to maintain the views of the land, water, hills and valleys, and promote free breezes and prevent the harboring places for flies, mosquitoes and other insects. The Association reserves the right to trim any trees or shrubberies on any tract which may, in its opinion, destroy or interfere with such views or the free movement of breezes;

(viii) Permitting the Association to maintain the streets and roadways of the Community in a manner it determines will best benefit the health, safety, and welfare of the Community; and

(ix) Abiding by all other rules, regulations, and policies as promulgated by the Board of Directors of the Association.

SECTION 5. Membership Benefits.

4.5.1. Voting. Each Member maintaining the status as "Member in Good Standing" shall be qualified and entitled to one vote. This vote may be cast by the Member or by proxy. If a Member wishes to vote through a proxy process, the Member shall notify the Association in writing of his/her intent to (1) vote by proxy in writing, or (2) vote by proxy by delegating any one person to be present

at a meeting in the Member's absence to cast the Member's vote.

4.5.2. Holding Office. Each Member maintaining the status as "Member in Good Standing" shall be qualified and entitled to be nominated for the election to a seat on the Board of Directors.

4.5.3. Using Community Property. Each Member and the household members of said Member shall be entitled to the use of Community property, commonly known as the "Community Park," provided the Member maintains the status of "Member in Good Standing." Non-members may not use the Community Park unless accompanied at all times by a Member in Good Standing.

SECTION 6. Membership Meetings. All Members and the household members of said Members are entitled and encouraged to attend Membership meetings. Only a Member in Good Standing is entitled to cast a vote at any Membership meeting.

4.6.1. Annual Meetings. An annual meeting of the Members shall be held during the month of November of each year. The election of the Board of Directors, annual reports, and other matters properly brought before the Membership shall be conducted at the annual meeting. Members shall be given at least thirty (30) days, but no less than fourteen (14) days notice of the date, time, and location of the annual meeting.

4.6.2. Special Meetings. A special meeting of the Membership may be called by (a) the President of the Board of Directors, (b) by the Board of Directors, or (c) upon written application to the Board of Directors by seven (7) or more Members in Good Standing. Any call for a special meeting shall take the form of a written notice stating the purpose, date, time, and location of such meeting. Members shall be given no fewer than ten (10) days advance notice of special meetings. No business other than the stated purpose shall be discussed at any special meeting.

4.6.3. Quorum. At any meeting of the Membership, the presence of fifteen (15) Members in Good Standing shall constitute a quorum. If a quorum is not present at any Membership meeting, the meeting may be adjourned to a later date. Under no circumstance shall any votes be cast at a meeting held without a quorum.

4.6.4. Nomination to the Board of Directors. Members in Good Standing are entitled to be nominated by selection of the Nominating Committee or from the floor at the annual meeting.

4.6.5. Election of the Board of Directors. At the annual meeting of the Members, the election of a slate of candidates for the Board of Directors shall be declared valid upon receiving a majority of votes cast of those Members in Good Standing present at the meeting.

ARTICLE VI - BOARD OF DIRECTORS

SECTION 1. Number, Qualification, and Tenure of Directors.

6.1.1. Number. The Board of Directors shall consist of no more than nine, but no less than four Members.

6.1.2. Qualification. Only Members in Good Standing of the Association shall serve as Directors.

6.1.2. Tenure. The tenure of Directors shall be determined by the following formula:

- (a) Three directors shall be elected to serve for three consecutive years;
- (b) Three directors shall be elected to serve for two consecutive years; and
- (c) Three directors shall be elected to serve for one year.

Directors shall assume office upon the first of the calendar year. The term of office shall terminate at midnight on the thirty-first day of December of the respective tenure. Directors shall serve until their successors have been duly elected and qualified.

SECTION 2. Selection of Directors. A Nominating Committee shall present a slate of candidates for the Board of Directors at the annual meeting of the Members. The slate shall be available for any Member in Good Standing to review no later than two (2) weeks prior to the Annual Meeting. Additional nominations from the floor of the annual meeting shall be considered.

SECTION 3. Vacancies. Upon the death or voluntary resignation of any Director, the President, or Vice President if the President is permanently absent, may appoint a Member in Good Standing to fill any vacancy.

SECTION 4. Compensation of Directors. Directors shall not be compensated for their duties as Directors of the Association.

SECTION 5. Authority. The Board of Directors shall have the authority to transact any and all business of the Association between the annual meetings of Members.

SECTION 6. Expenditures. The Board of Directors shall authorize all large or unusual expenditures prior to dispensation of funds. Large or unusual expenditures are defined as amounts larger than \$500.00 or an unexpected expenditure not typically managed by the Association.

SECTION 7. Meetings.

6.7.1. Regular Meetings. The Board of Directors shall meet quarterly for the purpose of reviewing financial records and other transactions, as well as to discuss those matters properly before the Board. Meetings of the Board of Directors shall be considered open unless matters of confidentiality are presented for discussion. All action of the Board of Directors shall be made in an open meeting.

6.7.2. Special Meetings. Special meetings of the Board of Directors may be called by the President or by written request of two or more Directors.

6.7.3. Notice. Directors shall be notified of all meetings of the Board of Directors by (1) written communication, (2) electronic communication, or (3) by telephone specifying the purpose, date, time, and location of the meeting. The Secretary shall be responsible for the notification of all Directors.

6.7.4. Quorum. Five Directors shall constitute a quorum for the purposes of discussing and voting on Association business.

6.7.5. Voting. Voting may be by (1) show of hands, (2) voice, (3) paper ballot, or (4) electronic communication. The Secretary shall be responsible for noting the method and outcome of all voting.

ARTICLE VII – OFFICERS

SECTION 1. Number and Tenure of Officers. Only Members in Good Standing elected to the Board of Directors of the Association shall serve as Officers of the Association. The tenure of Officers shall be for one year.

SECTION 2. Selection of Officers. At a meeting of the Board of Directors immediately following the Members' annual meeting, the Directors shall elect who will fulfill the positions of President, Vice President, Secretary and Treasurer.

SECTION 3. Vacancies. Upon the death or voluntary resignation of any Officer, the President, or Vice President if the President is permanently absent, may appoint a Member in Good Standing to fill any vacancy.

SECTION 4. Compensation of Officers. Officers shall not be compensated for their duties as Officers of the Association.

SECTION 5. President – Powers and Duties. The President shall be the principal executive officer of the Association. The President shall conduct the affairs of the Association in accordance with these Bylaws and the policies promulgated by the Board of Directors using best business practices. The President shall preside over all meetings of the Association. The President shall conduct the affairs of the Association in accordance with the Bylaws, charter documents, and policies promulgated by the Board of Directors. The President shall approve all bills before payment by the Treasurer. The President shall present an Annual Report of Association business at the annual meeting of the Members.

SECTION 6. Vice President – Powers and Duties. The Vice President shall assume the duties of the President in his absence and shall assist the President in the conduct of the affairs of the Association. In the event of resignation or other permanent absence of the President, the Vice President shall assume the duties of that office.

SECTION 7. Secretary – Powers and Duties. The Secretary shall be responsible for maintaining the minutes of the meetings of the Association. The Secretary shall be responsible for receiving and responding to all correspondences under the general direction of the President. The Secretary shall be the custodian of all records, documents, and other corporate property of the Association. The Secretary shall maintain a complete list of residents, Members, and Owners and their respective addresses. Upon expiration of his/her term of office, the Secretary shall deliver all records, documents, and other Association property to his/her successor.

SECTION 8. Treasurer – Powers and Duties. The Treasurer shall be responsible for maintaining the financial records of the Association. All monies collected shall be deposited in a financial institution designated by the Board of Directors. Disbursements shall be made only upon written approval of the President. All checks covering disbursements of the Association shall be signed by the Treasurer and/or President, or alternatively, countersigned by the President or Vice President. The Treasurer shall submit a report at the regular meetings of the Board of Directors and shall present a written report at each annual meeting of the Members. The report presented at the annual meeting shall be duly audited under the direction of the designated accountant or other acceptable standards of accounting procedures.

ARTICLE VIII – RIGHTS AND DUTIES OF DIRECTORS AND OFFICERS

SECTION 1. Standard of Conduct. At all times, the Directors and Officers of the Association are to direct their activities and conduct themselves by the corporate standards of the duties of care and loyalty; to act in good faith, perform their duties with diligence and honesty, and share in the responsibility to act in the best interests of the Association.

SECTION 2. Duty of Care. The Duty of Care requires Directors and Officers to exercise independent judgment, to be informed, to delegate responsibly when working with volunteers and other agents of the Association, and to adopt policies and procedures to ensure the management of the Association fulfills its purposes and obligations as a non-profit organization.

7.2.1 Rights – The Directors and Officers have the right to be informed, and to the extent that the Directors manage the affairs of the Association, should, whenever necessary, obtain additional information from professional and/or independent resources in performing the task of decision-making.

7.2.2 Responsibilities – The Directors and Officer have the responsibility to be informed. The Directors and Officers are required (1) to attend all meetings of the Association, (2) to communicate openly with the other Directors and Officers of the Association, (3) to supervise such duties as are appropriate to delegate to volunteers and other agents of the Association, and (4) to adopt policies and procedures that serve the Association's best interest.

SECTION 3. Duty of Loyalty. The Duty of Loyalty requires Directors and Officers to exercise their powers in good faith and solely for the best interests of the Association. A Director or Officer is prohibited from using their corporate position for individual personal advantage.

7.3.1 Rights – The Directors and Officers have the right to (1) access to management, (2) review corporate books and records, (3) receive notice of meetings, (4) have the right to dissent, and (4) access to minutes of all

meetings.

7.3.2. Responsibilities – The Directors and Officers have the responsibility to (1) maintain the confidentiality of the Association's affairs, (2) to avoid conflicts of interest, and (3) to fully disclose to the Association material facts regarding any transactions that may result in a breach of the Director's or Officer's duty of loyalty.

ARTICLE IX – INDEMNIFICATION

SECTION 1. Indemnification of Directors and Officers. The Association shall provide D & O insurance for the purpose to indemnify each Director and Officer for any act or omission the Director or Officer performs or omits with respect to Association matters, unless the act or omission involves fraud, gross negligence, or an intentional breach of the Bylaws and Policies of the Association.

SECTION 2. Indemnification of Other Agents. The Association may indemnify other agents of the Association, including volunteers, for any act or omission the agent performs or omits with respect to Association matters, unless the act or omission involves fraud, gross negligence, or an intentional breach of the Bylaws and Policies of the Association.

ARTICLE X - COMMITTEES

SECTION 1. Committee Chairs. The Chairperson of all committees shall be appointed by the President at the beginning of the calendar year. The Chairperson may select a co-chair and solicit the number of Members required to fulfill the responsibilities and tasks assigned to that committee. Any Member in Good Standing may be asked to serve on an Association committee. The Chairperson is responsible for presenting committee reports to the Board of Directors.

SECTION 2. Standing Committees. Standing committees shall meet at least once a year or as needed to complete the tasks assigned to that committee. The Standing Committees of the Association are:

- (i) Building Committee;
- (ii) Grounds Committee;
- (iii) Nominating Committee;
- (iv) Audit Committee; and
- (v) Welcome Committee.

10.2.1. Building Committee. The Building Committee is responsible for submitting Members' plans of all structures proposed to be built in the Community, to determine whether such structures comply with the building restrictions and covenants of the Community, and to make a recommendation to the Board of Directors regarding approval of such plans. The Building Committee is also responsible to advise the Board of Directors of unapproved structures and other building and covenant violations and to make recommendations regarding sanctions or fines of the violations. The Board of Directors shall take the

appropriate corrective or legal action regarding building and covenant violations.

10.2.2. Grounds Committee. The Grounds Committee is responsible for the roadways and community property requiring maintenance, repair, grass cutting, clean-up and other related matters. The Committee is responsible for advising the Board of Directors of current, potential, or emergency maintenance concerns of any community property or Member's lot. The Board of Directors shall take the appropriate corrective actions regarding such matters.

10.2.3. Nominating Committee. The Nominating Committee shall be composed of not fewer than three Members in Good Standing, two of which must be Directors of the Association. The Nominating Committee is responsible for seeking qualified and willing candidates for the slate of directors to be presented at the annual meeting of the Members.

10.2.4. Audit Committee. The Audit Committee shall be responsible for the audit and examination of the books and records of the Secretary and Treasurer. The Audit Committee may examine the books and records in accordance with acceptable standards of accounting procedures or may recommend to the Board of Directors that a qualified professional be consulted or engaged to conduct the annual audit. Such report shall be made at the annual meeting of the Members.

10.2.5. Welcome Committee. The Welcome Committee is responsible for serving as liaison for the Association with new residents to the Community as well as fostering professional links with local realtors and real estate companies. The Welcome Committee is charged with welcoming new members, promoting the Community to the local media, businesses, and other similar communities, as well as to recommend social and publicity activities which will best serve the needs of the Association.

SECTION 3. Special Committees. Other committees may be established by the President, upon approval of the Board of Directors, as determined to be required to meet the needs of the Association.

ARTICLE XI – AMENDMENTS

SECTION 1. Amending Bylaws. These Bylaws may be amended by a two-thirds (2/3) vote of the Members in Good Standing and present at any meeting of the Members, provided that notice of the proposed change(s) accompany the call for the meeting.

SECTION 2. Amending Membership Dues. The Board of Directors has the power to amend, alter, or appeal the annual membership dues. The Board of Directors may, at its discretion, consider hardship situations of Members on a case-by-case basis in a confidential and neutral fact-finding manner.

SECTION 3. Amending Fees. The amount of any fees for the maintenance, repair, or construction of streets and roadways of the Community shall be amended by a two-thirds (2/3) vote of the Members in Good Standing and present at any meeting of the Members provided that notice of the proposed change(s) accompany the call for the meeting.

ARTICLE XII – TERMINATION OF ASSOCIATION

SECTION 1. Event of Dissolution. The dissolution of the Association shall only be approved by resolution of a majority of the entire Board of Directors pursuant to §5-208 (a) of the Code.

SECTION 2. Procedure for Winding up and Dissolution. If the Association is dissolved, the Board of Directors shall wind up its affairs pursuant to §5-208(b) of the Code.

SECTION 3. Filing of Articles of Dissolution. If the Association is dissolved, the Board of Directors shall promptly file the Articles of Dissolution with SDAT. If there are no remaining Directors, the legal representative of the Association shall file the Articles.

APPROVED this 12 day of May, 2005 by a two-thirds vote of the Members qualified and present.

WITNESS:


Secretary
Chesapeake Estates Improvement Association, Incorporated

CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION, INC.
ADOPTION BY THE BOARD OF ADDITIONAL RULES, REQUIREMENTS
AND DUTIES EFFECTING ALL MEMBERS

THIS ADOPTION OF ADDITIONAL RULES, REQUIREMENTS AND DUTIES EFFECTING ALL MEMBERS OF THE ASSOCIATION is adopted as of this 5th day of December, 2024, at the duly held Annual Meeting for the Chesapeake Estate Improvement, Association, Inc. (hereinafter referred to as the "Association"); and

WHEREAS, the Bylaws for the Association allow for the Board to be managed by the Board of Directors. The management of the Association by the Board allows for the adoption of rules, regulations and requirements that must be followed by all Members. Further the Bylaws require all Members of the Association to accept and abide by any and all rules, requirements and duties adopted by the Board for the conduct of the Association; and

WHEREAS, the Annual Membership meeting notice was posted for all Members at the entrance to the development on the Information Board and in compliance with the Association's documents, the Annual meeting was duly held on December 5, 2024. As required by the documents for the Association the quorum requirements were met and the required number of Members in Good Standing voted to adopt the following Rules and Requirement to be effective April 15th, 2025:

WHEREAS, after the Annual Membership meeting all Members were given notice of the new Rules and Regulations by way of the Spring 2025 Newsletter, mailed to each member's address in compliance with the Association's documents.

Late Fees: A late fee of Fifteen Dollars (\$15.00) will be imposed on any unpaid dues forty-five (45) days after the Annual Dues were required to be paid.

Lien(s) on Unpaid Annual Dues: A Lien(s) may be filed by the Association on any unpaid Annual dues. The costs to file the Lien(s), including but not limited to, filing and releasing fees, any

late fees, any interest due, and reasonable attorney's fees will be included in the Lien(s) amount filed and must be paid in full by the Member before the Lien(s) is released. The Member will also be responsible for eighteen percent (18%) interest per year during the time the lien(s) remains unpaid.

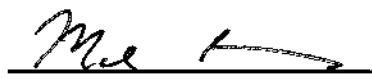
High Grass and/or Brush/Yard Issues: The Association shall have the right to fine any Member in the Association One Hundred Dollars (\$100.00) for grass and/or brush that is higher than ten (10) inches or any other yard issues that the Board finds is a cause for health or safety of the Association and its Members, after notice to the Owner to correct has been sent and not corrected in a timely manner. Furthermore, if any of these conditions are left unresolved, the Association shall have the right to engage a landscaper to remedy the situation without any such work being a trespass and to bill the Member for all such work. Failure to pay the fine and the resulting costs could result in a lien being filed against the Member's property.

New Construction: Any and all Members with a vacant Lot in the Association shall pay a one-time Capital Contribution Fee to the Association of Three Thousand Five Hundred Dollars (\$3,500.00) at the time the building permit is issued for new construction. The Member is required to notify the Association at the time of the filing of such permit. These funds will be used for improvements to the Community and/or Community roads or any other required costs to the Association for the common areas. Failure to pay this fee can result in a lien being placed on the Member's property after proper notice.

IN WITNESS WHEREOF, the Chesapeake Estate Improvement, Association, Inc. has executed these Rules, Requirements and Duties on this 5th day of December, 2024.

ATTEST:


President
Jeff Bridegum


Secretary
Mark Mangold

CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION
STEVENSVILLE, MARYLAND 21666

(Effective March 14, 1960)

The following are the restrictions, conditions, covenants, and agreements filed with the original deed and located in LIBER 54, PAGES 107 through 113, QUEEN ANNE'S COUNTY, MARYLAND.

1. All lots in Chesapeake Estates shall be for residential use and not for purposes of any trade or business whatsoever. Structures erected on any lot shall consist of the main dwelling or residence for the occupancy of one family only, together with private garage and other structures appurtenant to the main residence or to be used in connection therewith and on no lot shall there be more than one main dwelling and on no lot shall more than one family occupy the main dwelling or any structure appurtenant thereto. The main dwelling or residence on any lot shall have a setback from the front line of said lot to be determined by Guaranteed Reality Corporation when the Owner submits his building plans for approval as required by Restriction No.2. The main dwelling shall have setbacks from the dividing lines at least ten (10) feet from each side, and a setback from the rear line of at least ten (10) feet. The term "front line" shall be determined by Guaranteed Reality Corporation at the time building plans are submitted for approval.

1A. The right to construct, maintain, and use water fowl or duck blinds in or upon waters adjacent to and bordering said development hereby is reserved fully and exclusively to Guaranteed Reality Corporation, its successors and licensees. No such right shall accrue by reason of purchase or otherwise to any Owner of lots in said development. Upland game hunting by lot Owners is strictly prohibited in said development.

2. No residence, dwelling, garage or other structure appurtenant to the residence shall be erected or built on said land, nor shall any addition to or change or alteration therein be made, until the plans and specifications for such structure or alterations and location thereof are submitted to and approved by Guaranteed Reality Corporation, or its successors in the ownership or development of the entire tract, or its duly authorized agents. Written permission must be obtained from Guaranteed Reality Corporation to construct or maintain fences, walls, hedges, buildings, piers, boathouses, bulkheads, bathhouses, and outbuildings.

3. All detached garages and other outbuildings of any kind whatsoever shall be in the rear of the dwelling but shall not be within ten (10) feet of the rear boundary of the lot nor within ten (10) feet of the dividing lines of said lot.

(2)
CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION
STEVENSVILLE, MARYLAND 21666

(Effective March 14, 1960)

4. No trees shall be cut and no excavations shall be made on the premises except for the purpose of building thereon and at the time when the building operations are commenced and no earth or sand shall be removed from said premises except as part of such excavations.

5. Free and open spaces shall be left on both sides and to the rear and to the front of every building, structure, dwelling, or part thereof, erected on the said lot, which free and open spaces shall extend the full length of all lots and shall be not less than ten (10) feet in width from the dividing lines from the front and from the rear of said lots.

6. No privy of any kind shall be allowed on said property, but each house shall have inside toilets with adequate water supply and septic tank installation for disposal of sewage approved by the Maryland State Board of Health.

7. No noxious or offensive trade shall be carried on or upon any lot nor shall anything be done or kept thereon which may be or become any annoyance or nuisance to the neighbors.

8. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9. In order to preserve or improve the views of land and water, hills and valleys, obtainable on or from the various lots shown on the said plat, and to promote the free movement of breezes and prevent the harboring places for flies, mosquitoes and other insects, Guaranteed Reality Corporation reserves the right to trim any trees or shrubbery now or hereafter standing in said tract which may, in its opinion, destroy or interfere with such views or the free movement of breezes, or furnish harboring places for flies, mosquitoes or other insects.

(3)
CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION
STEVENSVILLE, MARYLAND 21666

(Effective March 14, 1960)

10. The land hereby conveyed shall, in respect to that part of it which comprises the beds of roads contained in said subdivision or bordering thereon, be subject to an easement in favor of the Owners and occupants of lots and houses bordering other parts of the said road or roads in respect to the free and common use of the said road or roads, both for the purpose of passage to and from and for the laying or erecting of water pipes, gas pipes, electric poles or other public utilities to be used in common by the Owners and/or occupants of the entire tract, and further, that the Owners or Owner of any lot will join in a petition to the proper governmental authorities, that these roads be taken over by the County as public roads under a proper deed of dedication to be signed by such Owner or Owners at such time when two-thirds of the Owners of the lots along such roads shall demand.

11. Guaranteed Reality Corporation hereby reserves the right in its absolute discretion at any time to annul, waive, change or modify any of the restrictions, covenants, conditions, agreements or provisions contained herein, as to any part of said tract then owned, and with the consent of the Owner as to any other land included in said tract; and to grade, change the grade of, or regrade any street, road or land shown on said plat, and shall have the further right before sale to change the size of, locate or relocate any of the lots shown on the said plat.

12. Easements and rights of way are hereby expressly reserved in and over the strips of ground five feet in width along the front and rear lines of the lots for the purpose of erecting, constructing and maintaining wires and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephones and other public utilities or functions, and the Guaranteed Reality Corporation, its successors or nominees shall have the right to enter upon said reserved strips of land for any of the purposes for which said easements and rights are reserved as above set forth.

13. The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by the Guaranteed Reality Corporation or the Owner of any land included in said tract, their respective personal representatives, heirs, successors, and assigns. Failure by the Guaranteed Reality Corporation or any land Owner to enforce any restriction, condition, covenant, or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter to one occurring prior or subsequent thereto; and the declared invalidity of any one or more of the provisions herein shall not affect the validity of the others.

(4)
CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION
STEVENSVILLE, MARYLAND 21666

(Effective March 14, 1960)

14. Any or all of the rights and powers, titles, easements and estates reserved or given to the Guaranteed Reality Corporation in this agreement may be assigned to any one or more corporations or associations that will agree to assume the enforcement of said rights, powers, duties and obligations and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its acceptance of such rights and powers; and such assignee or transferee shall thereupon have the same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by the Guaranteed Reality Corporation, said Corporation thereupon being released therefrom.

15. The Purchaser, or successor in possession, covenants to pay to Guaranteed Reality Corporation, its successors or assigns, on March 1st of each year the sum of Ten Dollars (\$10.00) for each and every lot purchased, to be used for construction, maintenance and repair of streets in the subdivision. At such time as Guaranteed Reality Corporation, its successors or assigns shall form an association of the purchasers and owners of the lots in this subdivision for the purpose of administering the road funds each purchaser or owner expressly agrees to join and maintain membership in such association and to accept and abide in all rules and regulations for the conduct of such Association, when formed.

Architectural Approval Application

Chesapeake Estates
Improvement Association, Inc.
P.O. Box 824
Stevensville, MD 21666
info@chesapeake-estates.com

CHESAPEAKE ESTATES IMPROVEMENT ASSOCIATION, Inc.
ARCHITECTURAL APPROVAL APPLICATION

Date _____

Homeowner Applicant: _____
Property Address: _____
Home Phone: _____ Work Phone: _____
Mailing Address (if different): _____

Drawings Enclosed (check one) ☐ Complete Landscape / Hardscape
☐ Other (Describe below)

Comments:

***** DO NOT WRITE BELOW *****

Final Approval Board of Directors / Architectural Committee

Note* Final approval will be at the sole discretion of the Board of Directors. These plans have been reviewed in accordance with the BYLAWS, for appearance and harmony with the community only, NOT for structural integrity or code compliance. Applicant is responsible for adherence to all city codes and permit requirements. Approval is granted on condition that the as-built improvements do not violate or breach any provisions of the BYLAWS.

☐ Approved ☐ Approved subject to notes ☐ Denied

Comments:

Signed

Title

Date

Jeff Bridegum

President

CHESAPEAKE ESTATES IMPROVMENT ASSOCIATION, Inc.
NEIGHBOR AWARENESS FORM

No person shall construct any dwelling, accessory building, or structures, improvements, patio covers, roofs, balconies, decks, porches, terraces, exterior steps or stairways, walls, fences, antennas, spas, swimming pools, or make any additions to, or modify, any structure, structure, on any property in a residential zone unless the resulting construction is found to be compatible with the neighborhood BYLAWS dated May 12, 2005.

A property owner seeking to make structural changes, additions, replacements, and/or remodels must secure the approval of the architectural review committee or its designated representative, and all adjoining property owners.

I, _____ Am requesting a permit to modify
(name of applicant)
my real property located at _____ in the
(number and street name)
following manner:

The following shall be completed and signed by your adjoining property owners of record.

1. (print name)	.. (print name)	.. (print name)
.. (signature)	(signature)	(signature)
.. (address)	(address)	(address)
.. (phone)	(phone)	(phone)
.. (date)	(date)	(date)

do hereby consent to the above-described residential property improvement(s) at my neighbor's property.

Budget

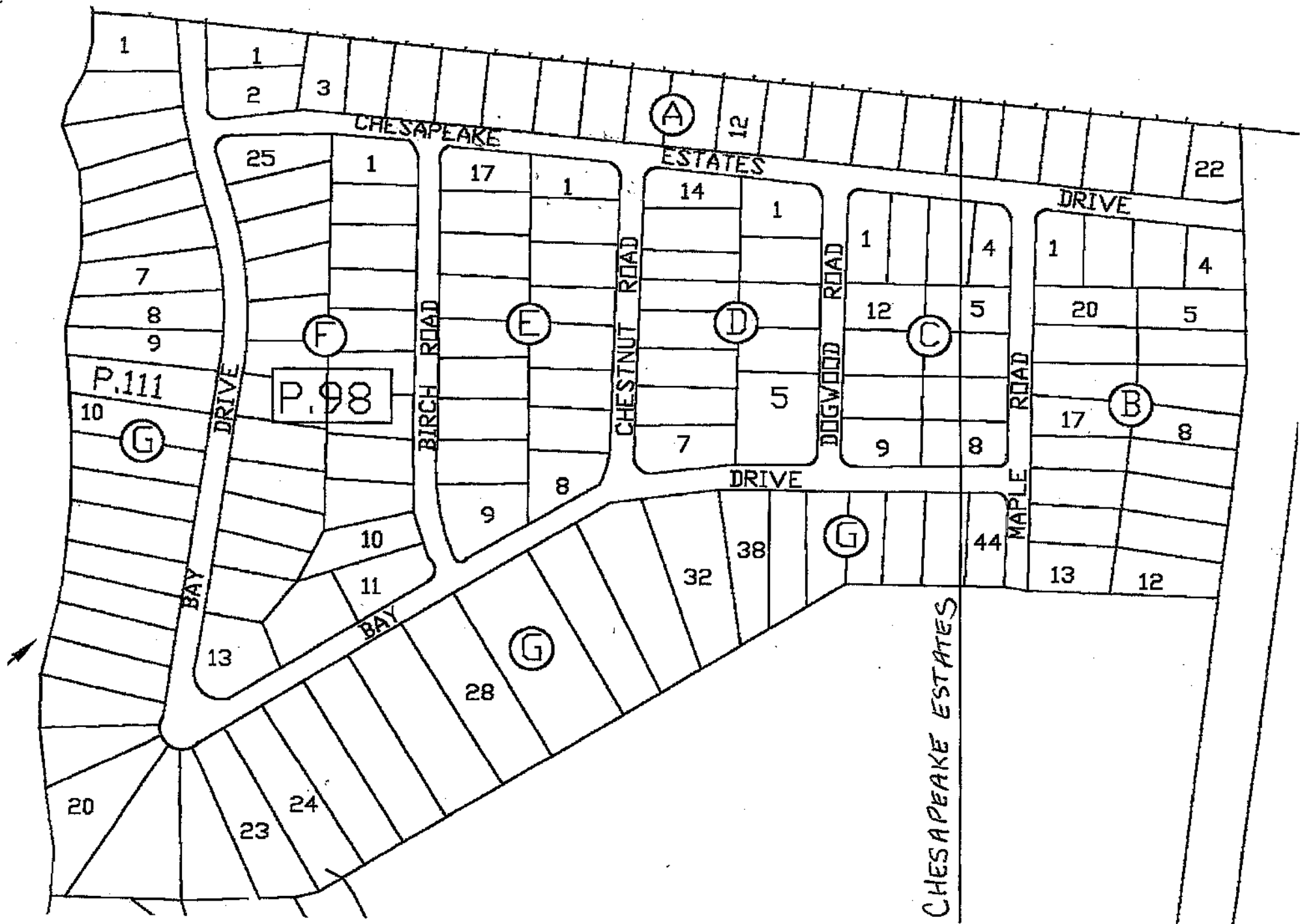
Chesapeake Estates Improvement Association, Inc.

Budget 2026

January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
Dues Income	12,400.00
Fee Income	1,040.00
Road Maintenance Income	1,460.00
Past Due Association Dues	500.00
Past Due Road Maintenance	150.00
Total Income	15,550.00
Gross Profit	15,550.00
Expense	
Filing Fees	0.00
Insurance	
Liability Insurance	1,200.00
Total Insurance	1,200.00
Maintenance	
Grass Maintenance	2,500.00
Maintenance - Other	400.00
Park Maintenance	1,000.00
Park Bulkhead	3,000.00
Total Maintenance	6,900.00
Postage and Delivery	500.00
Printing and Reproduction	250.00
Website/Email	250.00
Professional Fees	
Legal Fees	1,000.00
Total Professional Fees	1,000.00
Road Maintenance	1,200.00
Signage	200.00
Social Activities	1,250.00
Supplies	
Office	300.00
Total Supplies	300.00
Utilities	
Electric	2,500.00
Total Utilities	2,500.00
Total Expense	15,550.00
Net Ordinary Income	0.00
Net Income	0.00

Plat Of Neighborhood



Area Information

About Kent Island

Kent Island is the largest island in the Chesapeake Bay, and a historic place in Maryland. To the east, a narrow channel known as the Kent Narrows barely separates the island from the Delmarva Peninsula, and on the other side, the island is separated from Sandy Point, an area near Annapolis, by roughly four miles (6.4 km) of water. At only four miles wide, the main waterway of the bay is at its narrowest at this point and is spanned here by the Chesapeake Bay Bridge. The Chester River runs to the north of the island and empties into the Chesapeake Bay at Kent Island's Love Point. To the south of the island lies Eastern Bay. The United States Census Bureau reports that the island has 31.62 square miles (81.90 km²) of land area.

Kent Island is part of Queen Anne's County, Maryland, and Maryland's Eastern Shore region. The first English establishment on the island, Kent Fort, was founded in 1631, making Kent Island the oldest English settlement within the present-day state of Maryland and the third oldest permanent English settlement in what became the United States — after Jamestown, Virginia (1607) and Plymouth, Massachusetts (1620). The census-designated places of Stevensville and Chester are located on the island, along with several other communities, including the fishing community of Kent Narrows, which is located partially on the island. Although all of Kent Island's communities are unincorporated, the census-designated places of Stevensville and Chester on the island are both more populous than any of Queen Anne's County's incorporated towns.



A History of Kent Island

Early and Colonial Periods

Prior to European colonization, Kent Island was inhabited by Native Americans for nearly 12,000 years. The island was inhabited by the Matapeake tribe, members of the Algonquian nation for whom the Matapeake area of Kent Island is named. Other tribes that inhabited the area and often visited the island included the Ozinie and Monoponson tribes, the latter of which share their name with the Algonquian name for the island, Monoponson. During the 16th and 17th centuries, early explorers of the Chesapeake Bay, including Captain John Smith, were the first Europeans to see Kent Island; however, it wasn't until August 1631 that the island became an English settlement. At that time, William Claiborne, a resident of Jamestown, founded a settlement near the southern end of the island for the purpose of trading with Native Americans and named the island after his birthplace of Kent, England. The settlement burned down in the winter of 1631-32 but was quickly rebuilt, and in 1634 the settlement included a gristmill, courthouse, and trading station. Following the formation of the province of Maryland, Claiborne continued to recognize the island as part of his home colony of Virginia, while Cecilius Calvert, 2nd Baron Baltimore, recognized it as part of Maryland. Claiborne was forced from and returned to the island twice before leaving permanently in 1658, thus effectively ending the disputes. Virginia's official claims to the island, however, continued until 1776.



Industrial Revolution

Until the early 19th century, Kent Island was used almost entirely for farming of tobacco and corn; however that ended due to the depletion of nutrient-rich soil as a result of the lack of crop rotation and poor farming practices. The island's economy went into decline while the soil recovered, with the exception of the port town of Broad Creek. This began to change around the time of the Industrial Revolution. In 1850, the town of Stevensville was founded after the sale of farms owned by James and Charles Stevens and prospered as a major hub for steamboat travel across the Chesapeake Bay. Stevensville was also the home of a railroad station known as the Stevensville Train Depot that was located near the western end of a railroad that carried ferry passengers to other parts of the Eastern Shore. Also during this time, small resorts on the shores of

the Chesapeake Bay and the Atlantic Ocean were established in the area. Such a resort existed at Love Point, to the north of Stevensville. Farming returned to the economy in the nineteenth and twentieth centuries with farmers growing crops including corn, wheat, berries, and melons. Many of the island's inhabitants worked as watermen in the expanding seafood industry capitalizing on the Chesapeake's supply of Maryland blue crab, rockfish, and oysters.

Twentieth Century

As roads replaced railroads and steamboats into the twentieth century, there was a growing need for a road bridge connecting the two shores of the Chesapeake Bay. In 1952 the Chesapeake Bay Bridge was completed, connecting the island directly to the Baltimore-Washington metropolitan area. The bridge completely replaced the steamboat system and also led to further growth of Kent Island and the rest of the Eastern Shore. In 1973, in order to accommodate growing traffic across the bay, the bridge was expanded with an additional span built next to the existing one. Then, in the late 1980s and early 1990s U.S. Route 50 was converted to a freeway across the island.

Recent History

In September 2003, Kent Island was one of the many places in the Chesapeake Bay area affected by Hurricane Isabel. Local businesses and historic local landmarks were either damaged or destroyed in the storm and the storm surge caused by it. Much of the damage from the hurricane, mostly caused by flooding, took several months to repair.

Today, Kent Island is considered a suburb of the Baltimore-Washington metropolitan area and was home to 16,812 residents at the time of the 2000 U.S. Census.



The combined area of the Stevensville and Chester CDPs had 9,603 residents. Many have relocated from the Washington, D.C. or Baltimore metro areas and continue to commute back there. Stevensville and Chester are also among the most densely populated areas of the Eastern Shore, and the most densely populated in Queen Anne's County, making up 23.67% of its population and only 3.07% of its land area.

Source: Wikipedia

Useful Phone Numbers

Emergency

QAC Sheriffs Department.....	410-758-0770
MD State police.....	410-758-1101
DNR Police.....	410-758-2890
Animal Control.....	410-758-2393
Bay Bridge Police.....	410-757 1977
Delmarva Power/Emergency.....	800-898-8045
Poison Control.....	800-492-2414
Romancoke Fire Department.....	410-643-1162

Services

Batts Neck Dump.....	410-643-2992
Kent Island American Legion.....	410-643-4696
Kent Island Elks Club.....	410-643-2221
Kent Island Senior Center.....	410-604-3801
Stevensville Library.....	410-643-8161
Stevensville Post Office.....	410-643-5640

Queen Anne's County

Board of Education.....	410-543-6181
Burning Permit.....	410-643-2392
Chamber of Commerce.....	410-643-3105
County Ride.....	410-643-7330
Department of Aging.....	410-643-7172
Department of Natural Resources.....	410-643-3194
Health Department.....	410-604-2070
Public Works.....	410-758-0500

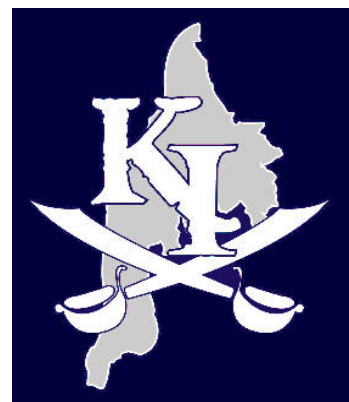
Local Schools

High Schools

Kent Island High School

410-758-0720

900 Love Point Road, Stevensville, MD, 21666



Middle Schools

Stevensville Middle School

410-758-5252

610 Main Street, Stevensville, MD, 21666

Matapeake Middle School

410-758-0848

651 Romancoke Road, Stevensville, MD, 21666

Elementary Schools

Bayside Elementary School

410-758-2403

301 Church Street, Stevensville, MD, 21666



Kent Island Elementary School

410-759-2281

110 Elementary Way, Stevensville, MD,
21666



Matapeake Elementary

410-643-8530

651 Romancoke Road, Stevensville, MD, 21666



Trails on the Island

In September 2001, Queen Anne's County opened a paved trail running across Kent Island.

The Cross Island Trail starts in the Terrapin Nature Area (located directly across the bay from Sandy Point Beach) and runs all the way to Kent Narrows. This wide, paved trail offers some nice views of the Chesapeake Bay and the surrounding forests of Kent Island. The other trail runs down Kent Island from Matapeake Public Beach south to Roman-

coke Pier. The county has also constructed bridges along both trails that offer scenic views of the local waterways.

In addition to bicycling, there are also over 2 miles of hiking trails in the Terrapin Nature Area, located at the western end of the bike trail. After your ride, you can enjoy one of the many restaurants located near the path's end at the Kent Narrows side of the island.



Kent Island Clubs



Chesapeake Moms Club

Welcome



A big Mom's Club "Thank You" to our generous [Corporate Sponsors!](#)

For more information on becoming a CMC Corporate Sponsor, please visit our [Corporate Sponsors page](#)

Welcome to the Chesapeake Moms Club! We are a growing support network made up of nearly 100 working and stay-at-home Moms from Kent Island to Centerville, covering all of Queen Anne's County, Maryland. Members hail from Chester, Stevensville, Queenstown and surrounding areas. We would love for you to join us! We invite you to attend 2 of our events at no charge before becoming a Member. Visit our [Join CMC](#) page to learn more.

We offer organized weekly playgroups, community outreach events, adult socials, special Moms Nights Out, holiday parties, family outings on weekdays and weekends and much, much more! Enrollment for the 2015-2016 season has already begun but is ongoing throughout the year. The season runs from September through May. Membership is \$30 per year due July 1st. If you want to join mid-year, no worries! The amount will be prorated for the month you join.

Once you become a member, you will receive your password to access all areas of this site.

Here at Chesapeake Moms Club, you and your children can begin making lifelong friends. Start finding support for the toughest – and most rewarding – job you will ever have!

We offer our Members support from other Moms as well as fun activities for Moms, kids and families including:

- organized weekly age-specific playgroups
- monthly coffees
- monthly meetings

marketAmerica

SHOP.COM



Members

Search

To start connecting please log in first. You can also [create an account](#)

Username

Password

Remember Me

Log In

Explore

About Us

Join CMC

Mom's Club

American Legion



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APVentures Webmail

Citrix

Connections Acade...

Connections Learn...

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CRM - salesforce.com



Where Every Day is Veterans Day!



Legion

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Legion Hall Rentals

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9323

GENERAL MEMBERSHIP MEETING THE 4TH WEDNESDAY OF EVERY MONTH

THE EXECUTIVE BOARD MEETS Prior to the GENERAL MEETING

Membership Eligibility

you are on active duty today, serving honorably, anywhere in the world, or have served honorably during any eligible war eras, you can become a member of The American Legion!

We're veterans just like you, nearly 3 million strong, who care about America, veterans and their families and your national needs. The American Legion

MARCH MADNESS IS UPON US! Let's support our Legion: March 8th Breakfast (8 am till 7, \$8) March 13th: Boy Scout Troop Spaghetti Dinner (6 pm): March 17th St. Paddy Dinner (Corned beef and cabbage) (6 pm). Saturday Night Subs and more!!! Coming Soon Lunch Time Specials.... and more!!!

GUEST BOOK

Sign In

View Entries

Veterans Information Links

Information

Club Scouts

CUB SCOUT

PACK 496

PACK 496 - KENT ISLAND, MD

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Contact Us

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Welcome!

Welcome to Cub Scout Pack 496 Kent Island, MD! Proudly serving the families of Kent Island and surrounding areas since 1981. Currently we have scouts attending Kent Island, Bayside, Matapeake and Grasonville Elementary Schools.

Pack 496 is currently celebrating over 33 years of sponsorship from the Kent Island Elks. 2525 Romacke Rd. Stevensville. (Pack Est. 1981). Our Pack meets the fourth Tuesday of the month (September- May) at the Kent Island Elks Lodge at 6:30PM.

We invite anyone interested in learning more about Cub Scouting to please come to any pack meeting at mike@linkcommercial.com

Join Pack 496!

Posted on Aug 27 2013 - 8:46am

Click on the attached flyer for more info. If you or someone you know are interested in joining Pack 496 information night on Thursday, August 29 at 6:30 PM at the Elks Lodge on Rt 8 in Stevensville.

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We Support The Men & Women Risking All To Defend Our Freedom God Bless You!



*** The Officers & Members of Kent Island Lodge #2576 ***

*** Welcome You to the Eastern Shore of Maryland ***

*** THE GATEWAY TO THE OCEAN RESORTS! ***

After battling that heavy Ocean traffic and once across the CHESAPEAKE BAY BRIDGE, take the first exit and come South for 'bout 5 miles and stop in & enjoy some EASTERN SHORE Hospitality. Get that Cold refreshment to rejuvenate yourself for that remainder of the trip.

Our lounge will open at 3:00pm Monday - Friday

Saturday at 1:00PM

Sunday at 12:00 PM

Happy Hour from 3 - 7 PM Monday - Friday



Old Post Office



Romancoke Pier



Wings and Wheels



Romanoke Parade



Bloody Point
Bar Lighthouse



Queen Anne's County Fair



Chesapeake Exploration Center Trail



Thunder at the Narrows



Matapeake Beach



Kent Narrows

Kent Island, Maryland

From Wikipedia, the free encyclopedia

"Kent Island" redirects here. For other uses, see Kent Island (disambiguation).

Kent Island is the largest island in the Chesapeake Bay, and a historic place in Maryland. To the east, a narrow channel known as the Kent Narrows barely separates the island from the Delmarva Peninsula, and on the other side, the island is separated from Sandy Point, an area near Annapolis, by roughly four miles (6.4 km) of water. At only four miles wide, the main waterway of the bay is at its narrowest at this point and is spanned here by the Chesapeake Bay Bridge. The Chester River runs to the north of the island and empties into the Chesapeake Bay at Kent Island's Love Point. To the south of the island lies Eastern Bay. The United States Census Bureau reports that the island has 31.62 square miles (81.90 km²) of land area.^[1]

Kent Island is part of Queen Anne's County, Maryland, and Maryland's Eastern Shore region. The first English establishment on the island, Kent Fort, was founded in 1631, making Kent Island the oldest English settlement within the present day state of Maryland and the third oldest permanent English settlement in what became the United States — after Jamestown, Virginia (1607) and Plymouth, Massachusetts (1620).^{[2][3]} The census-designated places of Stevensville, and Chester are located on the island, along with several other communities, including the fishing community of Kent Narrows, which is located partially on the island. Although all of Kent Island's communities are unincorporated, the census designated places of Stevensville and Chester on the island are both more populous than any of Queen Anne's County's incorporated towns.

Kent Island



Marshland on Kent Island



Location within Maryland

Geography

Location	Chesapeake Bay, Maryland
Coordinates	38°56′55″N 76°18′54″W﻿ / ﻿
Area	31.62 sq mi (81.9 km ²)
Country	United States

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History

Early and Colonial

Prior to European colonization, Kent Island was inhabited by Native Americans for nearly 12,000 years.^[4] The island was inhabited by the Matapeake tribe, members of the Algonquian nation who the Matapeake, area of Kent Island is named after. Other tribes that inhabited the area and often visited the island included the Ozinie and Monoponson tribes, the latter of which share their name with the Algonquian name for the island, Monoponson. During the 16th and 17th centuries, early explorers of the Chesapeake Bay, including Captain John Smith, were the first Europeans to see Kent Island; however, it wasn't until August 1631 that the island became an English settlement. At that time, William Claiborne, a resident of Jamestown, founded a settlement near the southern end of the island for the purpose of trading with Native Americans and named the island after his birthplace of Kent, England. The settlement burned down in the winter of 1631-32 but was quickly rebuilt, and in 1634 the settlement included a gristmill, courthouse, and trading station.^[5] Following the formation of the province of Maryland, Claiborne continued to recognize the island as part of his home colony of Virginia, while Cecilius Calvert, 2nd Baron Baltimore recognized it as part of Maryland. Claiborne was forced from and returned to the island twice before leaving permanently in 1658, thus effectively ending the disputes. Virginia's official claims to the island, however, continued until 1776.

Industrial Revolution

Until the early 19th century, Kent Island was used almost entirely for farming of tobacco and corn, however that ended due to the depletion of nutrient-rich soil as a result of the lack of crop rotation and poor farming practices. The island's economy went into decline while the soil recovered, with the exception of the port town of Broad Creek. This began to change around the time of the Industrial Revolution. In 1850, the town of Stevensville, was founded after the sale of farms owned by James and Charles Stevens and prospered as a major hub for steamboat travel across the Chesapeake Bay. Stevensville was also the home of a railroad station known as the Stevensville Train Depot that was located near the western end of a railroad that carried ferry passengers to other parts of the Eastern Shore. Also during this time, small resorts on the shores of the Chesapeake Bay and the Atlantic Ocean were established in the area. Such a resort existed at Love Point, to the north of Stevensville. Farming returned to the economy in the nineteenth and twentieth centuries with farmers growing crops including corn, wheat, berries, and melons. Many of the island's inhabitants worked as watermen in the expanding seafood industry capitalizing on the Chesapeake's supply of Maryland Blue Crab, rockfish, and oysters.^[5]



A map of Kent Island from 1970

Twentieth century

As roads replaced railroads and steamboats into the twentieth century, there was a growing need for a road bridge connecting the two shores of the Chesapeake Bay. In 1952 the Chesapeake Bay Bridge was completed, connecting the island directly to the Baltimore-Washington Metropolitan Area. The bridge completely replaced the steamboat system and also led to further growth of Kent Island and the rest of the Eastern Shore. In 1973, in order to accommodate growing traffic across the bay, the bridge was expanded with an additional span built next to the existing one. Then, in the late 1980s and early 1990s U.S. Route 50 was converted to a freeway across the island.

Recent history

In September 2003, Kent Island was one of the many places in the Chesapeake Bay Area affected by Hurricane Isabel. Local businesses and historic local landmarks were either damaged or destroyed in the storm and the storm surge caused by it. Much of the damage from the hurricane, mostly caused by flooding, took several months to repair.

Today, Kent Island is considered a suburb of the Baltimore-Washington Metropolitan Area and was home to 16,812 residents at the time of the 2000 U.S. Census. The combined area of the Stevensville and Chester CDPs had 9,603 residents.^[1] Many have relocated from the Washington, D.C. or Baltimore metro areas and continue to commute back there. Stevensville and Chester are also among the most densely populated areas of the Eastern Shore, and the most densely populated in Queen Anne's County, making up 23.67% of its population and only 3.07% of its land area.

Historic places



Love Point Road (viewed from Old Cockey Lane) in Historic Stevensville

As of 2006, many of the island's historic places have been preserved and are highlighted by the Chesapeake Country Scenic Byway and the American Discovery Trail, both of which pass through the island. Several buildings on the island that are still left over from the 19th century and earlier include the Cray House, a rare remaining example of post and plank construction, the old Stevensville post office (left, yellow building in center), Christ Episcopal Church, and the Stevensville Train Depot (right).



Stevensville Train Depot

Stevensville's historic district along with some of the buildings in the town are on the National Register of Historic Places.^[6]

Notable residents

Listed are notable people who have lived on Kent Island.

- Brock Adams - United States Secretary of Transportation and United States Senator from

Washington

- Elbert N. Carvel - Governor of Delaware
- William Claiborne - Founder of Kent Island
- James Earickson - former State Treasurer of Missouri
- Henry R. Gibson - U.S. representative from Tennessee
- Theodore N. Lerner - Principal owner of the Washington Nationals

Transportation

Roads

The main mode of transportation on Kent Island, as with most other suburban areas of the United States, is the automobile. Kent Island's main roads include the U.S. Route 50/U.S. Route 301 freeway, which connects the island to Central Maryland via the Chesapeake Bay Bridge and to the Delmarva Peninsula via the Kent Narrows Bridge. The island is also served by Maryland Routes 8, 18, and 552.

Trails

The original section of the Cross Island Trail, a walking and biking trail on Kent Island, was built in the late 1990s, as part of Queen Anne's County's portion of the American Discovery Trail. The full trail was completed in 2001.

By the time the Cross Island Trail was completed, growing concern over the safety of pedestrians using the shoulder of Route 8 prompted the construction of a new trail paralleling the road. When completed, the trail, known as the Kent Island South Trail, will run from Romancoke Pier at the southern end of Route 8, heading north and crossing the road in Matapeake, near Matapeake Elementary and Middle schools. From there it will pass through Mobray Park, then over US 50, through Stevensville to end at the Cross Island Trail in or near Old Love Point Park.^[7]

Both the Cross Island and Kent Island South Trails are part of a planned trail system for Queen Anne's County; the entire Cross Island Trail and the existing section of the Kent Island South Trail represent the only completed portions of the system.

Connections to the Mainland

The bridges that currently connect Kent Island to the mainland, or once did, are as follows:

- The Chesapeake Bay Bridge, or Bay Bridge, spans the Chesapeake Bay and carries US 50/301 to Annapolis.
- The Kent Narrows Bridge spans the Kent Narrows and carries US 50/301 to the Delmarva Peninsula.
- The Old Kent Narrows Bridge, Kent Narrows Drawbridge, or Route 18 Kent Narrows Bridge is a drawbridge that carries Maryland 18 into Grasonville. It was the predecessor to the current Kent Narrows Bridge and now serves local traffic.
- An even older automobile bridge once ran across the Kent Narrows and was replaced by the current Route 18 Kent Narrows Bridge. Also in the past, railroad bridges over the Kent Narrows connected the Kent Island portion of the Queen Anne's County Railroad to the mainland.

Access to Annapolis and Washington, D.C., is available via MTA Commuter Bus Service Route 950. Weekday service to the mainland begins at 4:50 am and the last bus to leave Washington departs at 8:58 pm.

Local airports on the island serve as another type of connection to the mainland. The largest is the Bay Bridge Airport, located near the Chesapeake Bay Bridge. Before the construction of the Bay Bridge, ferry services connected the island directly to Baltimore, Annapolis, and the small peninsula on which St. Michaels, is located. Some of the piers that were used as part of the ferry service are still used for fishing.

See also

- List of islands in Maryland
- Kent Island High School
- *The Kent Island Bay Times*

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2. [1] (<http://www.crabdeck.com/historic%20sites.htm>)
3. Zofia Smardz (July 11, 2007). "Somewhere Over the Bay Bridge". The Washington Post. Retrieved 2008-09-15.
4. "History of Kent Island". The Official Kent Island Guide. Retrieved 2013-01-03.
5. <http://www.mdoe.org/kentisland.html>
6. [2] (<http://www.historicqac.org/Stevensville.htm>)
7. [3] (<http://www.qac.org/depts/parks/facs/west.htm>)

External links

General information

- Live Video Rt 50 / Rt 8 Bridge (<http://www.chart.state.md.us/video/videolow.asp?feed=24>)
- Live Video Rt 50 Kent Narrows (<http://www.chart.state.md.us/video/videolow.asp?feed=4>)
- Information from the Maryland Online Encyclopedia (<http://www.mdoe.org/kentisland.html>)
- Kent Island Online (<http://www.kentisland.org>) Kent Island Online - A guide to Kent Island aimed at both locals and tourists
- Cross Island Trail (<http://www.bikewashington.org/trails/crossIsland/>)
- Kent Island Annual Festival Island Bay Day (<http://www.kentisland.cc/islandbayday.htm>)



Wikivoyage has a travel guide for ***Kent Island***.

History

- Historic Sites in Queen Anne's County (<http://www.crabdeck.com/historic%20sites.htm>) (Includes Kent Island)
- Historic Sites in Stevensville (<http://www.historicqac.org/Stevensville.htm>)
- Maps showing early settlements on the island (<http://nabbhistory.salisbury.edu/dbs/kentcourt/kentimages.html>)



The Chesapeake Bay Bridge

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Stevensville, Maryland

From Wikipedia, the free encyclopedia

Stevensville is a census-designated place (CDP) in Queen Anne's County, Maryland, and is the county's most populous place among both CDPs and municipalities. The Stevensville Historic District is one of only two registered historic districts in the county, the other being the Centreville Historic District.

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History

Stevensville was founded in 1850 as a steamboat terminal. Today, the Stevensville Historic District contains roughly 100 historic structures dating back to the town's early days.

In addition to the Stevensville Historic District, the Christ Church, Cray House, Friendship, Legg's Dependence, Mattapax, and Stevensville Bank are listed on the National Register of Historic Places.^[1]

Geography

Stevensville is located at 38°58′52″N 76°19′8″W﻿ / ﻿38.981128, -76.318757﻿ / 38.981128; -76.318757.^[2]

According to the United States Census Bureau, the CDP has a total area of 6.1 square miles (16 km²), all land.

Climate

Stevensville, Maryland

CDP



Downtown Stevensville



Coordinates: 38°58′52″N 76°19′8″W﻿ / ﻿

Country	United States
State	Maryland
County	Queen Anne's
Area	
 • Total	6.1 sq mi (15.9 km ²)
 • Land	6.1 sq mi (15.9 km ²)
 • Water	0.0 sq mi (0.0 km ²)
Elevation	7 ft (2 m)
Population (2000)	
 • Total	5,880
 • Density	958.0/sq mi (369.9/km ²)
Time zone	Eastern (EST) (UTC-5)
 • Summer (DST)	EDT (UTC-4)
ZIP code	21666
Area code(s)	410
FIPS code	24-75025
GNIS feature ID	0598122

The climate in this area is characterized by hot, humid summers and generally mild to cool winters. According to the Köppen Climate Classification system, Stevensville has a humid subtropical climate, abbreviated "Cfa" on climate maps.^[3]

Demographics

As of the census^[4] of 2000, there were 5,880 people, 2,071 households, and 1,609 families residing in the CDP. The population density was 958.0 people per square mile (369.8/km²). There were 2,165 housing units at an average density of 352.7/sq mi (136.1/km²). The racial makeup of the CDP was 93.88% White, 2.60% African American, 0.37% Native American, 1.14% Asian, 0.02% Pacific Islander, 0.68% from other races, and 1.31% from two or more races. Hispanic or Latino of any race accounted for 1.02% of the population.



A restored 1902 train station.



Another view of downtown Stevensville

There were 2,071 households out of which 45.1% had children under the age of 18 living with them, 65.1% were married couples living together, 8.6% had a female householder with no husband present, and 22.3% were non-families. 16.9% of all households were made up of individuals and 4.1% had someone living alone who was 65 years of age or older. The average household size was 2.84 and the average family size was 3.22.

In the CDP the population was spread out with 31.5% under the age of 18, 5.0% from 18 to 24, 37.9% from 25 to 44, 19.4% from 45 to 64, and 6.2% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 101.7 males. For every 100 females age 18 and over, there

were 99.6 males.

The median income for a household in the CDP was \$63,962, and the median income for a family was \$68,190. Males had a median income of \$49,245 versus \$31,017 for females. The per capita income for the CDP was \$23,887. About 1.8% of families and 2.5% of the population were below the poverty line, including 1.7% of those under age 18 and none of those age 65 or over.

Notable people

- Frank E. Petersen, first African-American Marine Corps aviator and the first African-American Marine Corps general
- Brock Adams, former United States Secretary of Transportation and United States senator from Washington
- Edward "E.J." Pipkin, Former Maryland state senator
- Frank Kratovil, former U.S. congressman
- Paul Reed Smith, luthier, founder of PRS Guitars
- Ryan Barrett, Famous GW2 player and playboy.

Aviation

- Bay Bridge Airport (W29) is a small, county owned, public landing strip in Stevensville, overlooking the Chesapeake Bay Bridge. Many private airplanes take off and land there every day.^[5]
- Kentmorr Airpark (3W3) is a small airpark community adjacent to Kentmorr Marina.

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Wikimedia Commons has media related to ***Stevensville, Maryland.***

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2. "US Gazetteer files: 2010, 2000, and 1990". United States Census Bureau. 2011-02-12. Retrieved 2011-04-23.
3. Climate Summary for Stevensville, Maryland (<http://www.weatherbase.com/weather/weather-summary.php3?s=593631&cityname=Stevensville%2C+Maryland%2C+United+States+of+America&units=>)
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Categories: Kent Island, Maryland | Census-designated places in Queen Anne's County, Maryland
| Census-designated places in Maryland | Populated places established in 1850
| 1850 establishments in Maryland | Populated places on the Chesapeake Bay

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