

Thinking About Buying a Home in Ulmstead Estates?

Hello and welcome to Ulmstead Estates, one of the more prestigious communities in the Baltimore-Washington corridor, and also one of the most fun!!! This community of 360 homes is situated just north of Annapolis on the Broadneck Peninsula jutting into one of the most picturesque parts of the Magothy River. Our recreational facilities include a beach park and ballfield, two marinas with a boat ramp, pool, tennis courts and community center. We also feature many community social activities for both adults and children.

As a potential new Ulmstead Estate home Owner, there a few important things that we wanted to let you know:

1. **Ulmstead Club, Inc. (UCI) is the non-profit civic association** that manages the recreational facilities and other amenities of the Ulmstead Estates community in the best interests of its members. UCI holds title to all of the real property on which the recreational facilities are located, except for the pool. The pool is owned and operated by Ulmstead Swim Club, Inc., a separate legal entity.
2. **UCI is a civic association with voluntary membership.** It is not a homeowner's association with mandatory membership. However, UCI membership in good standing is required to use the facilities (including joining the Pool) and to participate in UCI-sponsored social activities and community meetings. The Budget Meeting is held in November and the Annual Meeting is in February.
3. **To become a new member of UCI,** you must be a current resident homeowner in Ulmstead Estates, request to join, pay the one-time membership initiation fee and any other fees required. As per UCI's Bylaws, initiation fees go directly into UCI's capital reserves for major repairs or future replacement of community amenities. If there are outstanding dues or other assessments on a property, they must be paid in full before membership will be granted to new residents.
4. **As of January 1, 2024, the Initiation Fee is \$2,500, payable to UCI.** The fee and request for membership can be mailed to Ulmstead Club, Inc., PO Box 9754, Arnold, MD 21012.
5. **Dues are billed annually** in early January to your preferred email address. Dues for 2024 are \$925 as approved at the Budget meeting in November 2023. The dues must

be paid by February 1. There is a \$45 late fee if dues are not paid by February 1. The next Budget Meeting will be held on Saturday, November 23.

6. **UCI's governing documents are online (<http://www.ulmstead.com>).** These documents include a general list of applicable covenants, bylaws, architectural review guidelines and department rules. Article VII of the Bylaws includes the special conditions that help to maintain the general appearance and well-being of the community. See <https://ulmstead.com/about/faqs/> for more information and links to these documents.

We hope you decide to purchase a home in Ulmstead Estates and look forward to welcoming you as a new UCI member soon.

If you have any questions about UCI Membership, please feel free to contact the Membership Department at Membership@ulmstead.org