

**Quillen's Point Homeowners Association  
450 Bayfront Drive  
Ocean View, DE 19970**

**Common Areas Advisory  
Approved by the Quillen's Point Board of Directors  
December 8, 2018**

The Common Areas of Quillen's Point are defined in the Covenants and the 1982 Subdivision Plat recorded with Sussex County, Delaware, and are the property, collectively, of all the owners through the Quillen's Point Homeowners Association. They include the tennis court, the marina, the recreation and entrance areas, the water system facility and the roadway rights-of-way.

The roadway rights-of-way extend well beyond the street pavement in Quillen's Point, very roughly indicated by the location along the streets of cable-TV utility boxes, which are just inside the Common Area right-of-way. These rights-of-way contain community utilities, such as drinking water pipes, electric conduits for homes and street lights, communication cables and storm drains and swales.

The Covenants explicitly empower the Quillen's Point Homeowners Association to establish rules and regulations for use of the Common Areas. QPHA has, historically, given permission, including without limitation through the Architectural Review process, to individual lot owners to install and maintain paved or paver stone driveways, pilings, stones, sculptures, and/or landscaping improvements beyond their property in the roadway rights-of-way, and QPHA intends to continue giving such permission.

Owners are reminded, however, that if the Quillen's Point Homeowners Association must access or disturb these Common Areas for any reason, including accessing utilities, the Association will take care to minimize the disruption, but is not obligated to restore or reimburse for any owner-installed modifications in the Common Area.

Owners may view the official 1982 Subdivision Plat on the Quillen's Point website [here](#), or at the Sussex County Planning & Zoning office in Georgetown.