

# **Henlopen Acres Property Owners Corporation Rules Regarding Block W Beach Use & Events**

---

## **Eligibility**

All property owners in Henlopen Acres are members of the Henlopen Acres Property Owners Corporation (HAPOC).

The sole purpose of HAPOC is the maintenance and control of Block W, which is an approximately 8.82-acre parcel of beach front property in Henlopen Acres that is located south of the Henlopen Acres Beach Club (HABC) extending to the Delaware State owned lands to the south.

The parcel includes the beach and dune lands from the mean high water mark of the surf to the State-owned road called "Duneway" that leads to North Shores, and it extends from the foot of the bridle path adjacent to Pine Reach northward to the HABC.

Although a part of Henlopen Acres, the Block W Beach is privately owned and controlled by the Corporation. Among the tasks performed by the Board of Governors of the Corporation are:

- Oversight of use by HAPOC members
- Enforcement of use by non-members
- Maintenance of dunes and protective sand fences
- Maintenance of access paths to and from beach
- Maintenance of signage advising of privately-owned beach
- Maintenance of liability insurance coverage
- Collection of periodic assessments to fund operations
- Annual report to members
- Periodic meetings with membership

## **Club Officers - 2017-2019 Seasons**

### **Board of Governors:**

John Scheurer            President  
[johnscheurer@gmail.com](mailto:johnscheurer@gmail.com)

Paddy Richards        Vice President  
[paddyrichards3@gmail.com](mailto:paddyrichards3@gmail.com)

Henry DeWitt           Treasurer  
[hdewitt@dewitt-assoc.com](mailto:hdewitt@dewitt-assoc.com)

Kathy McGuinness    Secretary  
[baystorm5@gmail.com](mailto:baystorm5@gmail.com)

Jack Richter            Sergeant at Arms  
[jackrichter733@gmail.com](mailto:jackrichter733@gmail.com)

### **Rights of Use**

The Block W Beach is intended to be used by Henlopen Acres property owners and members of their immediate family, including spouse and children. Guests are permitted if accompanied by the owner or a family member.

### **Renter Rules**

Renters of homes in Henlopen Acres may use the Block W Beach as long as they adhere to the rules and obtain a parking and use permit from the Town. The use permit is necessary even if they are walking or riding bikes to the beach so it can be shown to any security officers.

## **Beach Rules**

1. **Beach Hours**: Regular beach swimming hours are 10 am to 6 pm. The Beach is not guarded. All swimming is at one's own risk. No one is permitted on the beach after midnight.
2. **Chairs/Umbrellas**: Members may bring their own beach chairs and umbrellas or may rent them from Lynam.
3. **Alcohol**: No alcoholic beverages permitted on the beach.
4. **Glass**: No glass containers are permitted on the beach.
5. **Water Devices**: No use of boats, surf boards, or large rafts is allowed. Use of boogie boards, skim boards, or small rafts is permitted
6. **Dogs**: Dogs are not allowed on the beach between 10 am and 6 pm. Dogs are allowed on the beach after 6 pm and before 10 am but must be leashed and under the control of the owner. It is expected that pet owners will clean up any dog waste.
7. **Fishing**: No fishing is permitted during regular beach swimming hours.
8. **Dunes**: No one is permitted to cross through the dunes. The dunes are restricted and protected areas.
9. **Sports**: Sports activities such as volleyball and frisbee are permissible on the beach but it is requested that play take place away from others.

10. Music: Radios and CD players are permitted to play music however the volume should be adjusted so as not to disturb others.
11. Tents: No tents are permitted for sleeping on the beach. Use is not permitted after midnight.
12. Clean-Up: Owners and their guests must clean up their debris and litter after each visit.
13. Events: Owners must request permission to hold any event on the beach, other than regular swimming and sunning, for more than 12 persons. (See below).
14. Fireworks: Fireworks are illegal in Delaware under Title 16 Chapter 69 and are not permitted on the beach.

### **Events on the Beach**

As a privately-owned beach, the Board of Governors asks for your cooperation in adhering to the following rules for events on the beach:

- The beach is available for members to enjoy for casual picnics and small gatherings with family and friends.
- The beach may also be used for a bonfire at night, with such service available for hire by Lynam. A permit currently is not required from the Fire Marshall however all debris must be cleaned up and removed.
- Gatherings for or by teenagers must be supervised by an adult.

- For any Bonfires or groups above 12, please notify the Vice President and complete an Event Request Form, paddyrichards3@gmail.com
- A property owner may not sponsor a gathering or event on the beach for non-members or on behalf of another organization.
- If there are any questions about these restrictions, please contact the President.
- The Corporation reserves the right to require, for large events if approved, evidence of a liability insurance rider naming the HAPOC as the indemnified in an amount not less than \$1,000,000.