



# Rules &

# Regulations

The Rules & Regulations are written and adopted by the Board of Directors.  
These rules and regulations have been developed to enforce the  
Condominium's By-Laws and Master Deed.  
(Please familiarize yourself with both documents.).

**Amended by the Board of Directors May 18, 2007**



## **HIDEAWAY VILLAGE CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS**

### **1. UNIT NUMBERS**

Unit numbers are required by HVCA and the Town of Bourne. The unit owner will incur the cost for the Association to replace a damaged or missing unit number.

### **2. UNIT RENTALS *(By-Law: Art IV, Section 1. Sales and Leases)***

If an owner rents his/her unit for more than 60 days, the unit owner must provide the tenant with a "Tenant Information Package" that is available in the HVCA office. The Tenant Information Form must be completed, signed and returned to the office prior to occupancy.

(Massachusetts General Law Chapter 183A Section 4, Subsection 6 States: "Each Unit owner shall provide in writing to the organization of unit owners the name or names of any tenants or occupants of the unit, other than visitors for less than thirty days.")

### **3. UNIT SALES *(By-Law: Article IV, Section 1. Sales and Leases)***

Unit owners may sell a Unit by complying with the By-Law stated above to include upon request, a 6D Certificate, issued by the Condominium. The 6D will be processed, notarized and furnished to the seller prior to the sale of a unit following a vote of the Board to exercise its right of first refusal.

### **4. UNIT RENOVATIONS *(By-Law: Article V, Section 13, D4)***

An HVCA Construction Application must be submitted, for Board approval, for any exterior alteration or addition to a Unit owner's unit or exclusive land area prior to commencing work. (This is to insure required State and/or Town permits are obtained, when applicable, protecting Unit Owners' exclusive land areas and allows for consideration of impact on other units.) Please refer to the HVCA construction policy.

### **5. ROADWAYS *(By-Law: Article V, Section 13, D7)***

All roadways must be clear and accessible for Emergency vehicles at **ALL** times.



## **6. SPEED LIMITS AND ONE-WAYS**

Speed limits and one-way road signs are posted throughout the village and must be complied with at all times.

## **7. VEHICLE SIZE LIMITATIONS**

Trucks larger than one-ton in rating are not allowed in the Condominium, except for service or deliveries.

## **8. UNATTENDED VEHICLES**

Registered vehicles may not be left unattended in the Village for over 30 days (i.e. leaving for winter) without prior written approval of the Board.

## **9. USE OF UNREGISTERED VEHICLES (By-Law: Article V, Section 13-D18)**

The use of any unregistered motor vehicle is prohibited in the Condominium. This includes, but is not limited to cars, trucks, mini bikes, motorized scooters and any other motorized vehicle. Handicap transportation will be allowed with Board approval.

## **10. STORAGE OF UNREGISTERED VEHICLES (By-Law: Article V, Section 13-D6)**

Unregistered motor vehicles are not allowed on any portion of the condominium.

## **11. UNDERAGE/UNLICENSED DRIVERS (By-Law: Article V, Section 13-D19)**

Underage and/or Unlicensed individuals are prohibited from operating any registered vehicle throughout the village.

## **12. UTILITY TRAILERS**

Utility trailers cannot be parked on any common land area without prior Board approval. If parked on a Unit Owners exclusive-use land area, the trailer must not impede another Unit Owner's access or water view.

All utility trailers must have be registered and have the owner's unit number (minimum of 2" in height) clearly displayed on the trailer.



**13. CAMPERS ETC. (By-Law: Article V, Section 13, D5 & D14)**

Tents, camp trailers or mobile homes are not allowed in the Village, either on the common or exclusive land areas. Sleeping in a motor vehicle is also prohibited.

**14. FIRES AND OUTDOOR STOVES**

Open fires are not allowed anywhere in the Village.

The use of commercially-produced screened fire pits are allowed.

Absolutely no open fires will be allowed.

**THIS WILL BE STRICTLY ENFORCED!!!!**

**15. YARD MAINTENANCE (By-Law: Article V, Section 13, D12)**

Each unit owner is responsible for the upkeep of his/her exclusive-use land at all times; this includes proper storage of all yard equipment during winter months. The initial spring yard maintenance must be completed no later than Memorial Day weekend.

**16. TRASH, BOTTLES, CANS (By-Law: Article V, Section 13, D13)**

All unit owners must comply with the Condominium procedures for trash removal and recycling.

**17. YARD /TAG/GARAGE SALES**

Yard sales are not allowed anywhere in the Condominium.

**18. LOITERING**

Loitering is not allowed on any common land area, including the ball field, beaches, beach stairs etc., after 11 pm.

**19. VANDALISM (By-Law: Article V, Section 13, D20)**

When a unit owner, tenant or guest commits an act of vandalism within the Condominium the unit owner will be responsible for either a fine/restitution or both.



**20. FENCES** (*By-Law: Article V, Section 13, D16*)

Fences are not to be installed without prior written approval of the Board. Installation of NEW stockade fences will NOT be approved.

**21. TREE REMOVAL** (*By-Law: Article V, Section 13, D8*)

Trees may be cut only with permission of the Board.

**22. TREE PLANTING** (*By-Law: Article V, Section 13, D8*)

New trees shall not be planted without Board approval.

**23. BUSHES AND SHRUBS**

- A. Bushes and shrubs, on all unit exclusive use areas, must be maintained so they do not have a negative impact on the Condominium.
  
- B. The Village will maintain all shrubs and bushes on common elements. A unit owner may maintain common area shrubs, bushes and vegetation that directly abuts and/or grows into a unit owner's exclusive use land area, only with the permission of the Board.

**24. SHEDS** (*By-Law: Article V, Section 13, D17*)

All sheds and outside buildings require prior written Board approval.

**25. DOGS** (*By-Law: Article V, Section 13, D9*)

Dogs are not allowed on the beaches at anytime. Dogs are to be leashed at all times within the Association property. The dog owner/caretaker is responsible to "pick-up" after their dog, and to make sure their dog (s) is not a nuisance to other unit owners.

**26. BOAT LAUNCHING** (*By-Law: Article V, Section 13, D21*)

Launching of boats, jet skis, etc. over the beaches, by any type of trailer is prohibited.

**27. BOAT FUELING** (*By-Law: Article V, Section 13, D22*)

Fueling of any boat, jet skis, etc. from the beaches is prohibited.



**28. SEAWALL (By-Law: Article V, Section 13, D23)**

Climbing, removal of stones or storage of any object, on or against the seawall, is prohibited.

**29. PARKING AND STORAGE OF WATERCRAFT AND WATERCRAFT TRAILERS**

- A. All motorized watercraft and watercraft trailers parked and/or stored within the village must be registered.
- B. All watercraft anchored or left on the beaches must have the Unit Owner's unit number displayed on the watercraft. The unit number being a minimum of 2" in height.
- C. Watercraft or watercraft trailers are not to be parked and/or stored on any common area other than those designated by the Association for that purpose.
- D. In the event of a storm, it is the responsibility of the Unit owner to remove or secure all of their watercraft.
- E. Registered watercraft and registered trailers may be stored on a Unit Owner's exclusive use area provided it does not have a negative impact on other unit owners and does not obstruct or hinder access to a common way.
- F. Dinghies and other watercraft and/or trailers may not be stored on top of beach grass or other planted vegetation.
- G. Dinghies and any other watercraft items left on the beaches after November 30<sup>th</sup> will be relocated by the Association and the unit owner will be assessed a fee for removal. **If being used after November 30<sup>th</sup>, the unit owner must notify the office in writing to prevent relocation.**

**30. COMPLAINTS**

Unit owner complaints must be submitted in writing to the Board of Directors.

**31. VIOLATIONS**

The violation(s) of any By-Law, Rule & Regulation Policy or Procedure may result in the unit owner being assessed a fine(s) in accordance with the HVCA fine schedule.