



**Beacon Park
Condominiums**

Owner/ Tenant Rules & Regulations



Beacon Park Rules and Regulations

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Beacon Park Rules and Regulations

Enforcement:

The obligations (including by way of illustration and not by way of limitation, the obligation to pay common fees and bound by restrictions), rights and liabilities set forth in this condominium's Master Deed, By-Laws, and rules and regulations may be enforced both in Law and in Equity, and in the event that the Organization of Unit Owners as represented by its Board determines, at its discretion that it is reasonable, necessary, or proper, that an attorney at law be hired for advice or legal action in the interpretation and/or enforcement of these documents against an offending unit owner and/or said unit owner's tenants, guests or invitees, then the subject unit owner shall be responsible for and shall indemnify and hold the Condominium harmless from all costs and expenses attributable thereto including any and all legal fees incurred.

Further, in the event of any violation of the Master Deed, the By-Laws, or Rules and Regulations by any unit owner, his or her guests, invitees, and licensees as well as his or her tenants and those holding under them; there shall be a series of fines levied against each such unit owner, and will be the responsibility of the unit owner. They will be charged to the owner and become part of the common charges or not, shall be collected in the same manner as provided for in the collection of common charges. They shall amount to a lien against the unit in the same manner as other liens established pursuant to and under Mass. G. L. ch. 183A.

For each day that a violation or infringement exists, it shall be considered a separate violation. Fines shall be cumulative and shall be assessed as follows:

1. For the first offense the fine shall be ten (\$10.00) dollars.
2. For the second offense the fine shall be fifteen (\$15.00) dollars.
3. For the third and each subsequent offense the fine shall be twenty-five (\$25.00) each additional day of violation.

Fines may be suspended the Board of Trustees, after a hearing, upon application for good cause shown to them.



Beacon Park Rules and Regulations

Pets:

1. Customary household pets only (limit of one per unit) may be kept in any unit.
2. In no event shall animals (pets) be kept, bred or maintained for and commercial purpose.
3. Any pet which causes a nuisance or unreasonable disturbance or noise shall be permanently removed from the premises upon ten (10) days written notice from the Trustees.
4. In no even shall any pet be permitted in any portion of the common areas and facilities unless accompanied by its owner and either carried or held on a leash (refer to definitions for the common area facilities).
5. Pets may not be leashed, chained or tied in common areas, including in front of or behind individual units, on decks, or left in townhouse hallways.
6. No pets are allowed in the pool area or on areas of the beach designated for swimming.
7. Pets shall be walked on a leash in the areas designated for dog walking for the purpose of defecations. Pet waste must be scooped up by its owner(s) and placed in the receptacle provided for that purpose.
8. Pets running loose in the common areas will be turned over to the Town of Webster dog officer.
9. Pets may not weigh more than twenty-five (25) pounds.
10. Visitors' pets are prohibited at Beacon Park.
11. Fine assessments are applicable for violations of any of the above Rules and Regulations.



Beacon Park Rules and Regulations

Parking:

1. Each unit shall have an easement for the exclusive use of two (2) parking spaces, one within the attached/unattached garage(s) assigned to each unit and one on the surface parking space designated for that unit on the condominium plan.
2. Unit owners shall have the right to assign or sublet, or both, the garage and surface parking spaces to which they have exclusive easement only to occupants of other units of the condominium.
3. The surface or garage parking spaces on the premises may be used only for parking of currently registered and licensed private passenger vehicles of unit occupants and their guests and invitees.
4. Trucks or other vehicles may occupy said parking spaces with the prior written permission of the Trustees.
5. Boats and trailers shall be kept in the garages.
6. Vehicles, boats boat trailers, and trailers parked in the fire lanes, next to fire hydrants or in the common areas will be fined and/or towed at the owner's expense. Boat trailers are not allowed in front of designated parking garages. Storage is allowed inside the garage only.
7. Parking spaces will be designated for guests or invitees for their exclusive use. Failure to park in these spaces will result in fines and/or towing at the owner's expense.
8. Fine assessments are applicable for violation of any of the above rules and regulations.



Beacon Park

Rules and Regulations

Common Areas:

1. LP gas grills or charcoal grills are not allowed on decks or patios (per order of the Town of Webster Fire Department). Grills must be placed a minimum of ten (10) feet from any building. Kerosene heaters are not allowed according to Mass. State Law.
2. Included in item 1 above is the use of any open flame (i.e. candles, bug torches, etc).
3. Gasoline or other flammable liquids cannot be stored under or near any deck or patio. State Law prohibits the storage of more than seven (7) gallons of flammable liquid in your garage. The garage is the only area where storage is permitted per order of the Town of Webster Fire Department. Gasoline cans must be UL or FM listed flammable containers.
4. Positively no pets are allowed in common areas unless accompanied by its owner and held on a leash or carried (refer to pet rules and regulations). This includes all common area hallways and decks.
5. The storage of personal items in common area hallways is prohibited. Exception: decorations are permitted, provided that they do not impede the egress from any unit. A minimum clear width of thirty-six (36) inches must be maintained. Unit owners who share hallways must obtain verbal consensus when decorations go beyond the unit entrance's immediate area.
6. The architectural integrity of the buildings and the exterior of the units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, no awning, screen, antennae, sign, banner or projection, or other feature shall be erected or placed upon or attached to any unit or part thereof; no addition to or change or replacement of any exterior light, door knocker or other exterior piece of hardware, exterior door unit, or door frames shall be made (except so far as practicable, with one of an identical kind). No painting (except in a uniform color designated by the Trustees) or decoration shall be done on any exterior surface of any unit or on the interior surface of any window; provided that the foregone restrictions may be waved in writing in specific cases by the Trustees.
7. No nuisances shall be allowed on the premises nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the premises by its residents.
8. No improper, offensive or unlawful use shall be made of the premises or any part thereof (i.e.-fireworks are prohibited), and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
9. Unit owners or tenants of any unit may erect a sign on the exterior of such unit that shall serve to identify the name of such owner or tenant, provided it shall



Beacon Park Rules and Regulations

Common Areas: (continued)

conform to the architectural integrity of the buildings as the same may be, from time to time, exclusively determined by the trustees.

10. Prior written permission from the Board of Trustees must be obtained at least (30) thirty days prior to any event which consists of more than twenty (20) people.

Common areas will be designated for the exclusive use of such events.

11. Fine assessments are applicable for violations of any of the rules and regulations.



Beacon Park Rules and Regulations

Unit Owners and Tenants:

1. Each unit may be used only for single-family residential use as permitted by the zoning ordinance of the Town of Webster.
2. No Unit shall be used for any purpose prohibited by any applicable law, rule, regulation or ordinance of any federal, state, or local government authority.
3. No unit may be leased for periods of less than four (4) weeks and no unit may be leased for more than (2) two times within any twelve month period.
4. All leases must be approved by the Trustees prior to leasing said unit.
5. No unit shall be leased unless the terms and provisions are in writing, a copy of the lease shall be supplied to the Trustees prior to occupancy by the lessee. The lease must obtain all the restrictions pertaining to the use of the unit and other portions of Beacon Park. Unit owners shall give a copy of the rules and regulations to all new tenants.
6. The Trustees of Beacon Park Condominium Trust, any managers or managing agent appointed by the Trustees, and any other person authorized by the Trustees, manager or agent shall have a right of access to each unit, at reasonable times and upon reasonable notice, for the purpose of making inspections on, or for the purposes of operation, inspection, protection, maintenance, repair or replacement of common elements. In the event of an emergency, such right of access may be exercised immediately and without prior notice.
7. Fines and assessments are applicable for violations of any of the above rules and regulations.



Beacon Park Rules and Regulations

Swimming Pool:

The following rules and regulations have been distributed to all unit owners and/or their tenants so all personas residing at Beacon Park can familiarize themselves with the Master Deed Rules and Regulations.

The following rules apply to all Unit owners, tenants and Guests. Individuals who violate these rules and regulations will be asked to leave the pool area if they are unwilling to comply upon request. PLEASE REMEMBER, THERE IS NOT LIFEGUARD AT THE POOL!

1. Pets are not allowed in the pool area.
2. Glass and other breakable containers are not allowed in the pool area
3. Intoxicated persons are not allowed in the pool area.
4. Styrofoam floatation devices are not allowed in the pool area.
5. Floatation devices larger than one person capacity are prohibited.
6. Children under the age of 14 years must be supervised by an adult at all times, while in the pool area.
7. Disposable diapers are not permitted in the pool; however, cloth diapers with rubber pants are permitted.
8. Garbage should be disposed of in the receptacle provided.
9. Proper attire for swimmers is required, i.e., no cutoffs.
10. Groups of 8 or more must notify the Trustees prior to use. Groups of 12 or more must receive prior written approval of the Trustees prior to use of the pool.
11. No horseplay, loud behavior, or running is permitted.
12. All personal belongings must be removed from the area each day.
13. No diving in less than 6 feet of water.
14. The pool gate is to remain closed at all times.



Beacon Park Rules and Regulations

Swimming Pool: (continued)

15. Lost keys will be replaced at the owner's expense.
16. Use of the pool is at the user's own risk!



Beacon Park Rules and Regulations

Definitions:

1. The outer boundaries which enclose the perimeter of each townhouse and Garden Unit are as follows:
 - a. FLOORS: The upper surface of the sub floor
 - b. CEILING: The plane of the upper surface of the gypsum wallboard.
 - c. INTERIOR BUILDING WALLS: The plane of the exterior surface of the gypsum wallboard.
 - d. DOOR AND WINDOWS: The exterior surface of doors and door frames and the exterior surface of the glass and frames of windows and skylights.
2. Each Garden and Townhouse Unit has, as appurtenant rights, the exclusive easement to use the decks or patios adjacent to that unit, the garage space, and the surface parking space designated for that unit.
3. COMMON AREAS:
 - a) The swimming pool and beach
 - b) The gazebo
 - c) Walk-out decks, external stairways and walk-out patios, subject to any easement for the use thereof.
 - d) The garage structures (and parking space contained herein) appurtenant to the units, subject to any easement for the use thereof.
 - e) All foundations, bearing walls (not including drywalls or plaster walls included within a unit), ceiling joists, roof rafters, and trusses.
 - f) All lawns, gardens, driveways, pathways, and other unpaved areas within Beacon Park.
 - g) All surface parking spaces, subject to any easements for the use thereof.
 - h) All utility services, lines, pipes, wires, flues, ducts, cables, conduits, chimneys, public utility lines, meters (and the room in which they are contained) and utility installations located within buildings. (i.e. – other than those located exclusively within a unit and servicing only such unit, subject to any easement for the use thereof.