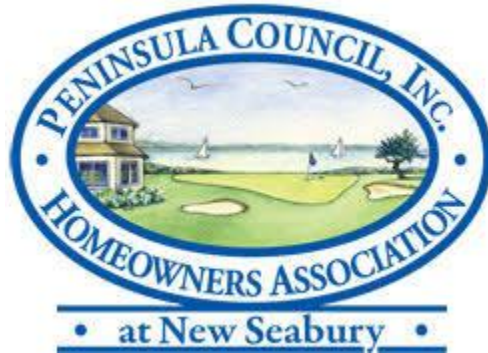


YOUR GUIDE TO THE

# The Mews Village



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# The Mews Village

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## Homeowner information

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# The Mews Village

## Homeowner information

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This guide is prepared by The Mews Village Committee to assist homeowners in understanding how the New Seabury community functions and to alert you to your obligations in maintaining the quality of appearance and lifestyle that attracted you to become a resident.

The Villages form the New Seabury Homeowners Association and cooperate closely with the Peninsula Council. The Peninsula Council has the responsibility to maintain all the roads, common areas and infrastructure of New Seabury. It does this by working with the Village Committees to maintain their roads, common area landscaping, signs and all other necessary common property care.

The Mews Village was designed by noted architect Claude Miquelle and is the most unique village in New Seabury. It was the first (and only) zero lot line single family community in Massachusetts. His goal was to design a village of private single family homes that were to be integrated into a common blended style of home, with a common natural monochromatic appearance, with landscaping in a close, intimate neighborhood. It is an outstanding example of a planned village. The design included all structures, fences, landscape, driveways and roads and is meant to function in a coordinated manner.

**All exterior work** on your property falls under the control of the New Seabury Architectural Review Committee (the ARC). The ARC must be contacted **prior** to doing any exterior work. They can give you information you need to comply with the covenants and to assist in maintaining the Village standards.

The ARC can be contacted at 508-477-8855.

They are temporarily (Fall 2017) located at:

The Grace Brain Center  
33 Seapest Dr., 3<sup>rd</sup> floor  
Mashpee, MA

The following guidelines are unique to **The Mews Village**:

### PAINTING

Only two colors have been approved for use on **Mews Village** houses.

#### Body and/or Trim colors (House and Garage)

Benjamin Moore paint – Smokey Taupe  
Cabot solid stain – Dune Gray

These colors were chosen to stay within the preferred monochromatic palette as originally designed by the architect of **The Mews Village** i.e., one solid color for the house, garage, fences and any auxiliary buildings or landscape timbers.

If you choose to use a second color, you may use these colors in any two combinations for trim or color of your house.

- Dune Gray for body with Smokey Taupe as trim
- Smokey Taupe for body with Dune Gray as trim

No other colors will be approved for **The Mews Village**.

White paint (or any shade of off-white) is NOT ALLOWED on any **Mews Village** home.

Please note – if your painting contractor uses a paint/stain manufacturer other than Benjamin Moore or Cabot Stain the color most likely will not match the approved color.

#### Front door colors (including storm or screen doors)

All Benjamin Moore colors:

Classic Burgundy #HC-82	Old Navy #2063-10
Hunter Green #2041-10	Green #2044-10
Bronze Tone #2166-30	Black #HC-130
Red #2000-10	Wedgewood Gray #HC-146
Wythe Blue #HC-143	Buxton Blue #HC-149

Storm doors should match the color of the front door or a factory color to match your body or trim color.

## PAINTING continued

### Shutters and wood window boxes

Shutters and wood window boxes must be painted to match the body or trim color only.

### Sliding glass doors and windows

Sliding glass doors and windows **must match Andersen Windows – TERRATONE** (matching paint is available at Botello's). White is NOT allowed.

### Fences

Fences must be painted to match the body color of your home. (Other fence requirements, see pages 5-6)

### Timber Retaining Walls

Timber retaining walls must be painted to match the approved body color of your home.

## ROOF SHINGLES

Certainteed "Weathered Wood" or approved equal architectural grade shingles are required. The ARC must be notified and give you approval prior to installing any new roofing.

## CHIMNEY CAPS

Chimney caps (metal flashing around the top of the chimney) must be installed and maintained. The caps must be made of either stainless steel or copper.

## GARAGE DOORS

Garage doors in the *Mews* can be replaced with metal doors as noted in the PAINTING section, but must be painted/stained to match either the body or trim color of your house. New garage doors must be flat panels (as exist); they CANNOT have RAISED PANELS, nor GLASS PANELS at the top. Please see the following picture ...

## GARAGE DOORS – continued

... for the ONLY approved garage door type.



(For garage door painting see page 3.)

## GARAGE LIGHTS

Hinkley Lighting  
Cape Cod Onion Light  
2204SZ in Sienna Bronze  
Width: 10 ¾" Height 22 ½"  
clear seeded glass shade



(available at Ferguson's Mashpee or at many online lighting sites)

The light next to the front door may be replaced to match the garage onion light, but must be a smaller version. Other lamps which coordinate with an "Onion" lamp may also be installed at the front door.

Goose Neck – replace in kind.

## POST LAMPS

The post must be made of wood (either Cedar or pressure-treated wood) and painted to match the color of your home body or trim. The post light must be similar to the onion light as mentioned in garage lights.

## FENCES and "PARTY WALLS"

All fences installed on the property line are owned in common with your neighbor and may require you to work with your neighbor about paying for its replacement. The side of the fence or "party wall" facing your property is yours to maintain. Please note: some garage walls may be common with a neighbor and walls facing your property on the property line are your responsibility to paint.

All fencing must be 4'-6" vertical board fence with 16"-18" square lattice on top, NOT diamond.

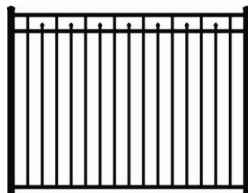


6'-0" vertical board fence can be installed in areas NOT visible from the road. You must speak with your abutting neighbor to make sure they will agree to installing this type of fence.

Please contact your neighbor (as well as the ARC) prior to replacing the fence. According to *The Mews Village* Declaration the responsibility must be shared.

### FENCES – ALONG THE GOLF COURSE

Approved fencing along the golf course is black aluminum metal architectural fencing. See the picture below:



When an existing chain link fence needs to be replaced the above fencing **MUST** be installed.

### SHEDS

Placement of a shed must be approved by the ARC and must be done with consideration of the neighbor's view. The color of the shed must match the approved body color of the house. Siding and roof shingles of the shed should match those on the house. The roof ridge of the shed should be no more than 6'-6", to be minimally visible to neighbors.

## RETAINING WALLS

Retaining walls on the property line, just like fences, are owned in common with your neighbor and may require you to work with your neighbor about paying for their replacement.

Existing timber retaining walls which are visible from the street should be replaced with a masonry wall. Retaining walls may be constructed with fieldstone or Vineyard Blend Pavers as long as they are installed in an alternating vertical and horizontal pattern. Existing timber retaining walls which are not visible from the street may be re-constructed with NEW landscaping timbers that shall be painted to match the body color of the house. ARC approval is required prior to any replacement work.

## DRIVEWAYS

Driveways are to be surfaced with approved pea stone/crushed stone 5/8" diameter or less. The driveways are to have cobblestone aprons abutting the roadway and must have a minimum of a 36" apron.

**Driveways are to be kept free of grass and weeds.**

## LANDSCAPING and MAINTENANCE

Trees, lawns and shrubs are to be kept in a neat and orderly fashion. Any tree on your property can be trimmed and branches removed without ARC approval. Trees in excess of 6" in diameter require ARC approval for removal.

For any new area of landscaping or new planting not in kind, plans must be submitted and approved by the ARC.

Semi-annual yard and driveway clean-up work (Spring and Fall) can be done without ARC approval. Spring yard cleanup should be completed by May 31<sup>st</sup>. Annual refreshing of bark mulch in your front yard is an owner's responsibility and highly encouraged.

Clam shells and wood chips are not considered appropriate mulch.



## BOATS AND TRAILERS

No boats or trailers shall be parked in *The Mews*.

## OTHER

In addition to the major guidelines outlined above, please be considerate of the following:

Garage Doors: garage doors are encouraged to be kept shut at all times, unless you are working in the garage.

Noise: Please be considerate of your neighbor by curbing barking noise, excess noise, loud radios, etc. If you are planning a special party, we suggest you notify your neighbors and tell your guests of these issues.

Parking: Our streets are narrow and parking is limited. Never block the streets so that fire, police or ambulances do not have free access. If you observe an obstruction in a roadway, call the police to report it.

Speed: Drive slowly. We have many walkers and children.

Pets: The Town of Mashpee bylaws require all pets to be leashed and restrained from barking when outside of your private property. **Please pick up after your pet** and be sure renters are aware of this regulation.

Trash: **Never leave trash outside overnight** for trash pickup the next day. If owners will not be home the day the trash will be picked up, they should make arrangements with their trash company to gain access to the garage. Please be sure to tell any renters of this policy.

Renters: please be sure to notify your renters (and your renting Real Estate Agent) of these policies. Also note that should your renter damage another person's property or common *Mews* property, you, the owner, will be held responsible for any and all repairs.

Dues: Our annual HOA dues are billed every January. Prompt payment is appreciated.