



Guidelines and Regulations for The Mews Patio Homes

2025

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Introduction to The Mews Patio Homes

This *Guidelines and Regulations for The Mews Patio Homes* has been prepared by The Mews Patio Homes Committee in order to help assist and alert you to your obligations in maintaining the appearance and quality of your property for the benefit of the entire community.

The Mews Patio Home village was designed by noted architect Claude Miquelle and is one of the most unique neighborhoods in New Seabury. It is the first zero lot line single-family community in Massachusetts. The architect's goal was to design a village of one-story, private single-family homes integrated into a cohesive, unified and intimate neighborhood. The design included all structures, fences, landscape, driveways and roads. Thus, The Mews Patio Homes are an outstanding example of a coordinated, planned community.

Committee Responsibilities

The various villages of New Seabury form the Peninsula Council. The Peninsula Council, along with Common Area Maintenance and Infrastructure (CAMI) 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 shared roads, common area landscaping, signs and other necessary common area care.

The Village Committees are responsible for working with the Peninsula Council and CAMI, communicating maintenance needs within each village regarding shared roads and common areas. This includes lighting, clean-up, and tree pruning and removal. It is also the responsibility of The Village Committees to work with homeowners to ensure village guidelines are met at each home. It is important to understand that maintaining each home in accordance with the *Guidelines and Regulations for The Mews Patio Homes* is a larger issue than color and style choices. Noncompliance is a challenge to our guidelines, regulations and neighborhood values. As Committee members, we have a responsibility to enforce these guidelines. We are most concerned about the potential value impact to The Mews Patio Homes if we fail to uphold the architectural consistency that sets our neighborhood's standards.

This is certainly a difficult task. Homeowners are friends and neighbors, and this is not personal. We also are aware that the cost to the homeowners for rectifying noncompliance could be substantial. We do not undertake this course lightly.

Homeowner Responsibilities

You, as homeowner, are responsible for maintaining the exterior of your entire property in accordance with the *Guidelines and Regulations for The Mews Patio Homes*. While exterior modifications and remodeling are allowed, anything proposed must be in the spirit of compatible diversity and within the guidelines set forth in these documents.

All exterior work on your property falls under the control of the New Seabury Architectural Review Committee (ARC). The ARC must be contacted prior to doing any exterior work, including your back yard and (if applicable) easement. They can give you the specific information you need to comply with the covenants. Most exterior work requires a permit from the ARC. The permitting process is outlined in *The New Seabury ARC Guidelines and Specifications* or online at peninsulacouncil.com.

The ARC can be contacted at:
Phone: 508 477-8855
Email: ARC@peninsulacouncil.com

The ARC is located at:
The Veterans' Outreach Center
33 Seaneast Drive, 3rd Floor
Mashpee, Ma. 02649

Colors

For the body of your house and garage, the following colors are the only colors approved for The Mews Patio Homes, to be applied as outlined below. While the original intent in the Mews Patio Homes is a monochromatic paint scheme, complementing trim colors are allowed as specified below. All colors are Benjamin Moore paint, unless otherwise noted.

Smokey Taupe (983). Trim with this color must be one of the following: Smokey Taupe, Icicle (2142-70) or Distant Gray (2124-70).

Dune Gray (Cabot solid stain). Trim with this color must be one of the following: Dune Gray, Icicle or Distant Gray.

Rockport Gray (HC105). Trim with this color must be one of the following: Rockport Gray, Icicle or Distant Gray.

Stormy Monday (2112-50). Trim with this color must be one of the following: Stormy Monday, Icicle or Distant Gray.

Smoke Embers (1466). Trim with this color must be one of the following: Smoke Embers, Icicle or Distant Gray.

Silver Spring (2120-50). Trim with this color must be one of the following: Silver Spring, Icicle or Distant Gray.

Cloudy Sky (2122-30). Trim with this color must be one of the following: Cloudy Sky, Icicle or Distant Gray.

No other colors or combinations of colors are approved for Mews Patio Homes. Other brands of paint and stain of equivalent color may be used. In cases where neighbor's homes, garages or other structures form a common wall with your property, the side(s) facing into your property should be painted to match the body and trim colors of **your** home.

Window Boxes/ Garage Doors must match either the body or trim color of your home.

Fences must match the body color of your home. Shared fences may need to be painted a different color on each side. Do not paint trim on your fence.

Zero Lot Line House and Garage Walls must match the body and trim color of your home.

Gutters must match the trim color of your home.

Timber Retaining Walls visible from the street can be left natural or must match the body color of your home.

Sliding Glass Door and Window Frame colors must be either:

- Anderson Windows brand Terratone (an equivalent color from a different manufacturer is acceptable), or:
- Black (Charcoal is acceptable)

All sliding glass door and window frames visible from any and all streets must be the same color.

Roof Shingles must match Certaineed - Weathered Wood (an equivalent color from a different manufacturer is acceptable).

Front doors must be one of the following colors. No other colors are approved for Mews Patio Homes. All colors specified are Benjamin Moore paint. Other brands of paint of equivalent color may be used.

Classic Burgundy, PM-17
Red, 2000-10
Bronze Tone, 2166-30
Black, PM-9
Old Navy, 2063-10

Green, 2044-10
Hunter Green, 2041-10
Wythe Blue, HC-143
Buxton Blue, HC-149
Wedgewood Gray, HC-146

Shutters, Storm and Screen Doors must match the front door color, or the body or trim color of your home. Shutters may not match Red, 2000-10.

Fences and Retaining Walls

All fences and retaining walls installed on property lines are owned in common with your neighbor. Where a fence abuts a common area or street (not a shared driveway), the HOA will serve as neighbor. The side of the fence or retaining wall facing into your property is yours to use and maintain. Neither owner should use

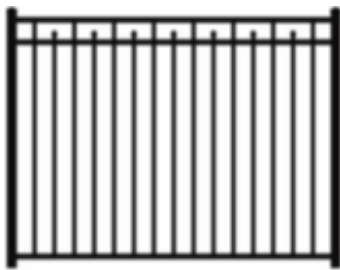
any portion of the fence or retaining wall in a way that interferes with the use and enjoyment of the other owner. If any portion of the shared fence or retaining wall is damaged, or needs replacement, repair or maintenance (other than isolated to one side of the fence or wall), it should be repaired or replaced at both owners' equal expense.

A shared fence or retaining wall damaged by one homeowner should be repaired or replaced by that homeowner.

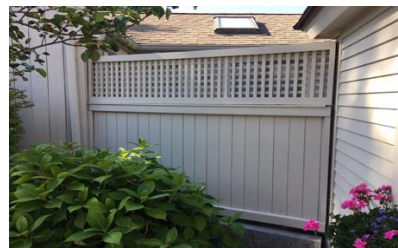
All fences must be 4'-6" vertical board fence with an additional 16"-18" square (not diamond) lattice on top, with the following three exceptions only:

1. For the purpose of privacy, a 5'-0" vertical board fence with a 12" square lattice on top must be used where abutting Mid-Iron Way.
2. Fences not visible from the street that do not abut the golf course should be 6' tall in total, with or without lattice on top.
3. Fencing along the golf course must be black aluminum architectural style the same as, or similar to, the photo below. **All chain link fences should be replaced by black aluminum architectural style fences by May 31, 2026.**
4. New chain link fences are not allowed.

Black aluminum architectural style fence

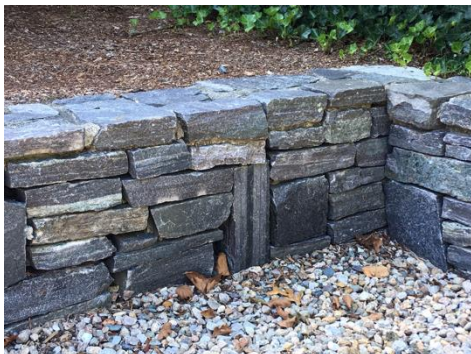


Wood Fence



When an existing timber retaining wall that is visible from the street needs to be replaced, it must be replaced with a masonry wall of either fieldstone or Vineyard Blend colored pavers.

Fieldstone Wall



Vineyard Blend Pavers



When an existing timber retaining wall that is not visible from the street requires replacement, it may be replaced with either a new timber wall or a masonry wall of either fieldstone or Vineyard Blend colored pavers. Pavers must be installed in an alternating vertical and horizontal pattern (staggered).

Windows, Doors and Garage Doors

Caseament style windows must be used.

Storm doors, screen doors and shutters are allowed, but not required.

Garage doors must be constructed of wood, MDF, metal or fiberglass. They must be flat panels with wood grain texture. No raised panels, glass panels or windows are allowed.

Zero Lot Line House and Garage Walls

On most house lots, a neighbor's house and/or garage wall is constructed on the lot line, forming a barrier, or "fence" between the two properties.

It is the responsibility of the homeowner into whose property these walls face to paint them (see Colors: Fences, and Zero Lot Line House and Garage Walls).

It is the responsibility of the homeowner whose walls face into the neighbor's property to otherwise maintain them, such as replacing siding, trim boards or gutters.

Exterior Lighting

All garage, house and post exterior lights must be Onion-style (see photo below).

The "benchmark" style is Hinkley Lighting, Cape Cod Onion Light 2204SZ in Sienna Bronze, Aged Zinc or Burnished Bronze with a clear seedy glass globe.

An equivalent style from a different manufacturer is acceptable.



The garage light size must be large. The front door and other house-mounted light size must be small. When an existing gooseneck garage light needs replacing, it must be replaced by an approved Onion-style light.

Posts for post lamps must be made of pressure-treated or cedar wood, and must match either the body or trim color of your home.

Chimney Caps

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

Sheds and Structures

The placement of your shed or other exterior structure must be done with consideration of ARC requirements and your neighbors' views. The maximum height allowed is 6'-6". Siding style and roof shingles must be the same as on your home. Color must match the corresponding body and trim colors of your home.

Flagpoles and clotheslines are not allowed.

Driveways

The surface material for driveways must be pea stone or crushed stone no larger than approximately 5/8" diameter. The larger stones tend to stay in the driveway and out of the road, so they are preferred. Native Gray color is preferred.

Crushed shells are not allowed.

Driveways must have a 24" - 36" cobblestone apron abutting the road.

Cobblestones in aprons should be a staggered pattern.

Landscaping

The front yard of your home must be kept in a clean and orderly fashion.

Driveways and mulch areas should be kept weed-free, lawns should be mowed, and trees and shrubs should be maintained. Limited use of bark mulch to avoid drain clogging is encouraged.

Both spring and fall cleanup in your front yard should be done, and does not require ARC approval. Spring clean-up should be completed by May 31.

ARC approval is required prior to the removal of any tree whose trunk is larger than 6" in diameter anywhere on your property.

Wherever visible from any street, the trunks of removed trees must be ground down to below surface level so as not to be seen.

ARC approval is required prior to the planting of new areas of landscaping anywhere on your property. When modifying or replacing existing areas of landscaping, ARC approval is not required unless you are removing or planting a tree whose trunk is larger than 6" in diameter.

Bark mulch is the only type of mulch approved by the ARC. Other mulches such as wood chips, nuggets and crushed shells are not allowed.

Granite cobblestones must border driveways, parking spaces, walkways and plant beds. The road may act as a border in lieu of cobblestones for landscaped areas.

Golf Course Easements

Approximately half of the backyards in The Mews Patio Homes abut the golf course. The area between your backyard and the golf course is the easement. The easement is the property of the homeowner.

On Brassie Way, the border of the backyard and easement is marked by a white post.

On Mashie Circle, the border of the backyard and easement is not physically marked, so a lot plan is required to determine exactly where your backyard ends and the easement begins. Pre-existing fences, landscaping or other grooming should help you determine where your backyard ends and the easement begins.

Homeowners are required to maintain their easement in several ways in order to accommodate out-of-bounds play for golfers:

- Tree branches must be cut twelve feet up from the ground. This is called vista-pruning.
- Brush and debris must be cleared and weeds kept to a minimum.
- Dead or diseased trees must be removed, with ARC approval.

There are instances when the maintenance of your backyard and home require access through your easement, and thus through the golf course (New Seabury) private property. The process to gain permission for such access is:

- Apply for an ARC permit. Note on your permit application that your project requires access through the golf course (ARC applications may be modified to specifically ask for this information). If possible, include the type of equipment that will be brought through the golf course. Your contractor should be able to give you this information. If possible, it is preferable to specify a date when you need golf course access on the permit application. However, this can be provided to the ARC closer to the start of your job.
- The ARC will contact golf course management for its approval so that when you receive your permit, you will have approval from both the ARC and golf course management. Golf course management will need a specific start date for your job.

There are no specific blackout dates for access to your yard through the golf course. If possible, plan your job to begin after Columbus Day and finish by May 1st. You are not likely to obtain golf course access during summer months unless your job is an emergency.

Document the condition of golf course property prior to the start of your job. Any and all damage caused to golf course property as a result of your job is the homeowner's responsibility. Repairs will be made by golf course personnel and billed to the homeowner.

Signs and Flags

No signs may be visible from the road or golf course easement, with the following exceptions:

- Signs of 200 square inches or less which identify the name, address and/or the profession of the homeowner.
- During construction or maintenance, contractors may display a sign of less than 200 square inches during the duration of their job at the home.
- **“For Rent” signs are not allowed.**

Solar Panels

Solar panels are allowed in New Seabury. In The Mews Patio Homes, solar panels cannot be installed on the zero lot line side of your roof so that they face into your neighbor’s yard.

Boats and Trailers

No boats, trailers or unregistered vehicles may be parked or stored visible from the street.

Trash

No trash barrels or bags, or debris may be left outside overnight in the front of your home. Please notify renters of this policy.

Parking

Street parking is allowed unless otherwise noted by street signage. Never block the road so that fire, police, ambulances and other vehicles cannot pass. Please recognize that our streets are narrow. If you observe an obstruction in the road, please notify the police. Please make every attempt to not park directly across from a driveway so as not to block it.

Speed

The speed limit within The Mews Village is 20 miles per hour. Please be very considerate of the many walkers and children in our neighborhood.

Pets

The Town of Mashpee requires all pets to be leashed and restrained from barking when outside of your private property. If you observe an unrestrained pet in the neighborhood, please notify the police.

You must pick up after your pet. Please notify renters of this policy.

Please note Mashpee policy regarding pets at the Mashpee town website:

<https://www.mashpeema.gov>

Noise

Please be considerate of your neighbors by minimizing pet barking, loud music, and other excessive noises. Additionally, the Town of Mashpee prohibits unreasonable noise from any building, structure, vehicle or premises from the hours of 10:00 p.m. to 8:00 a.m. If you experience excessive noise, please notify the police. Please refer to **Renting**, below.

Contractor Hours are as follows:

Monday through Friday: 7:00AM (7:30AM July 4 – Labor Day) until 5:30PM

Saturday: 7:00AM until 1:00PM (Saturday no work allowed from July 4 – Labor Day)

Sunday: no work allowed

Work personally performed by the homeowner is allowed from 7:00AM (7:30AM July 4 – Labor Day) until 5:30PM, all days.

Renting

There is a 5-night minimum rental policy in July and August.

Most homeowners are respectful of their neighbors and the surrounding community...many renters have no affiliation with neighbors or the community so are here for their own personal enjoyment, and can occasionally create issues for others.

Please notify your renters and renting real estate agent of the *Guidelines & Regulations for The Mews Patio Homes*. Please leave the *Guidelines & Regulations for The Mews Patio Homes Renters* in your home for renters to see. Renters, through the homeowner, are responsible for following all applicable guidelines. Should your renter damage another owner's property or common Mews Village property, the homeowner will be held responsible for any and all repairs.

Pursuant to Massachusetts General Law Chapter 272, Section 53, a person may be found chargeable for being a Keeper of a Disorderly House. Specifically the law prohibits a person that "controls or manages the premises" from engaging in disorderly conduct such as: noise that disturbs the public peace of the neighborhood; drinking of alcoholic beverages resulting in disorderly behavior; and gatherings of persons engaged in unlawful practices thereby endangering the public peace and corrupting of good morals. Disturbing the Peace may be found in Massachusetts General Law Chapter 272, Section 53. Each breach of the peace is an arrestable offense. Additionally, the Town of Mashpee prohibits unreasonable noise from any building, structure, vehicle or premises from the hours of 10:00 p.m. to 8:00 a.m.

Dues

Our annual HOA dues are billed every January, and apply to all homeowners. Prompt payment is appreciated. An interest charge will apply to late payments.

Rental Policy

Failure to adhere to the 5-night minimum stay policy during July and August may result in a fine to the homeowner of \$300.00.

Non-Compliance Remedy Process

The Mews Patio Homes Committee's #1 concern is maintaining the beauty and property value of our neighborhood. To this end, The Mews Patio Homes Committee does periodic inspections of all properties from the road. Any non-compliance of the *Guidelines & Regulations for The Mews Patio Homes* are noted and photographed from the road.

In the event that the Committee or the ARC request a correction be made to a property not in compliance with the *Guidelines and Regulations for The Mews Patio Homes* and/or *The ARC Guidelines and Specifications*, the homeowner will be contacted and the following process followed:

- The management of the compliance process has been transitioned to Distinctive Property Services (DPS).
- The Committee will be responsible for identifying and notifying DPS of compliance issues so it can move them through the notification and escalation process.
- DPS will send an initial communication to the homeowner identifying the compliance issue based on the Issue Tiers in the section below.
- The homeowner will have 30 days from the date of the first letter to communicate the remedy or plan to remedy (recognizing that not all non-compliance issues can be corrected within 30 days), including proof of action such as a contractor's estimate/ scope of work.
- If the homeowner fails to remedy or communicate the remediation plan with proof of action within 30 days, DPS will send a second notice of non-compliance by traditional and certified mail.
- Following the second notice, the homeowner will have 30 subsequent days from the date of the second notice to remedy or communicate the remediation plan including proof of action.
- If the homeowner fails to remedy or communicate the remediation plan after 60 days, DPS, on behalf of the Committee, will levy fines according to the Fine Schedule outlined below.

Issue Tiers and Fine Schedule

A fine schedule will apply as listed below, effective the 61st day of non-compliance. After three months of levying fines, DPS, on behalf of the Committee, will take legal action. This may include Committee remediation, where the cost, plus a 25% administrative fee, will be passed to the homeowner, a property lien, or other measure to be determined in partnership with DPS, legal counsel and the Committee. A homeowner may be subject to fines in both tiers.

Tier One (\$500.00/ month fine)

Neglecting Home Care and Property Maintenance
Incorrect Roof Shingle/ Material Color
Neglecting to Clear Debris/ Moss from Roof (incl. Garage)
Rust/ Damage on Garage Door
Rust/ Damage on Chimney Cap
Incorrect Retaining Wall Material
Incorrect Driveway Material
Missing Cobblestone Apron
Incorrect Slider/ Window Style or Frame Color
Incorrect House/ Trim/ Fence Color
Broken Light in Need of Replacement
Fence Panel(s) in Need of Repair or Replacement
Weeds in Driveway/ Beds
Neglecting Spring/ Fall Cleanup
Boat or Trailer in View on Property

Tier Two (\$250.00/ month fine)

Missing Cobblestone Border
Incorrect Front Door Color
Incorrect Shutter or Gutter Color
Lacking Paint/ Stain on Fence Panel(s)
Incorrect Exterior Lighting
Tree Stump Visible from Street
Incorrect Flag
Incorrect Flag Placement
Incorrect Fence Style Abutting Golf Course
Flagpole or Clothesline

Please note that an independent attorney reviewed these changes, which comply with the Declaration. Specifically, Section 3.9 of the Declaration states that each structure, and all landscaping and other improvements, shall be maintained by the owner of each lot in accordance with the Guidelines & Specifications document promulgated by the Committee. Additionally, based on Section 8.4 of

the Declaration, when an owner is notified of a deficiency in the way the home is maintained, the homeowner has 60 days to remedy the situation. The Committee may levy fines after that point.

Based on the foregoing, homeowners are obligated to maintain their homes and landscaping on their lots. If a homeowner fails to do so, the Committee has the authority to send a notice, which gives the owner 60 total days to remedy the issue. Following that, the Committee can levy fines.