

YOUR GUIDE TO THE
THE MEWS VILLAGE



The Mews Village
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ARC

The Architectural Review Committee
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THE MEWS VILLAGE
HOMEOWNER INFORMATION

ALL EXTERIOR WORK AND LANDSCAPING MUST BE APPROVED BY THE ARC

The ARC will require compliance with the Mews Covenants before signing off on any transfer of homes.

For Additions and/or modifications to your home you will need to call the ARC for the ARC Guidelines & Specifications for more in-depth information on what is needed for presentation before the ARC.

HOUSE BODY COLORS

*Benjamin Moore- Smokey Taupe
Cabot Stain - Dune Gray*

TRIM

*Benjamin Moore- Smokey Taupe
Cabot Stain - Dune Gray
Ben Moore - Cedar Key – TRIM COLOR ONLY*

These colors were chosen to stay within the preferred monochromatic pallet 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 of the combinations for trim or the color of your home.

- Dune Gray for body with Smokey Taupe or Cedar Key as trim;
- Smokey Taupe for body with Dune Gray or Cedar Key as trim.

CEDAR KEY CAN ONLY BE USED AS A TRIM COLOR

No other colors will be approved for the Mews Village.

FRONT DOOR (INCLUDING STORM OR SCREEN DOORS) COLORS

*Benjamin Moore
Classic Burgundy
Classic Navy
Green
Bronze Tone (Brown)
Classic Hunter
Red*

SHUTTERS

Shutters **must** be painted to match the trim or the body color **ONLY**.

SLIDERS & WINDOWS

Sliders and windows **must be Terratone. White is never allowed on any Mews home.**

ROOFING SHINGLES

Certainteed's Weathered Wood

FENCING “PARTY WALL”

- 4’ 6” Vertical Board with 16”-18” lattice top Square **NOT** Diamond

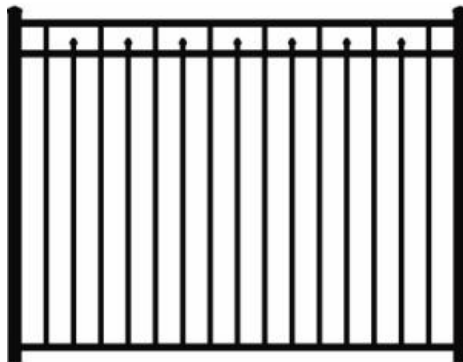


- 6’ Vertical board fence can be used in an area NOT visible from the road. You must speak with your abutting neighbor to make sure that they will agree to this type of fence.
- Fence must be painted to match the **approved** MAIN body color of your home.
- Please contact your neighbor prior to replacing the fence. According to the Mews Village Declaration the responsibility must be shared.

**The ARC can provide you with the names and addresses of your abutting neighbors upon request.

FENCING – ALONG GOLF COURSE

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



*****CHAIN LINK FENCES ARE NOT ALLOWED ON ANY PART OF YOUR MEWS PROPERTY*****

DRIVEWAYS IN THE MEWS

- Native crushed stone (5/8” diameter or less)
- Cobble stone edging (NO RAILROADTIES/TIMBERS)
- A minimum of 36” stone apron (could be larger – Call the ARC if you think it should be)

BULKHEADS

The ARC for **Mews Village ONLY** will approve the High Density Polyethylene Bulkhead (Basement Door) from Bilco.

The Bulkhead comes in only one color that the ARC feels blends well with the **approved** colors of the Mews Village.

RETAINING WALLS

- Fieldstone
- Vineyard Blend Pavers can be used as an alternative as long as they are installed in alternating vertical and horizontal pattern.

Railroad ties can replace old railroad ties but must be painted the same color as your home.

CHIMNEY CAPS (metal flashing around top) - **Stainless Steel or Copper only**

GARAGE LIGHTS

Hinkley Lighting - Cape Cod Family
2204SZ in Sienna Bronze
Width: 10 ¾" Height 22 ½"
Clear Seedy Glass Shade
Available at Daddario's Mashpee



Light next to front door can be replaced to match the garage light but must be a smaller version

OR you can have:

Goose Neck – replace in kind.

GARAGE DOORS

Garage doors in the Mews can be replaced with metal doors but must be painted/stained to match either the color of your home or your trim. A third color **CANNOT** be introduced. (*Please note approved colors for the Mews Village*)

*NO DOORS CAN HAVE THE GLASS PANELS AT THE TOP. Please see picture below for the **ONLY** approved garage door type.*



SHEDS

- Placement of a shed must be approved by the ARC.
- Placement of the shed should be done with consideration of neighbor's view
- Color should match approved ARC color of home
- Shingles should match approved ARC color of home (weathered wood)
- Siding should match the home
- Roof or ridge should be no more than 6'6" so it is minimally visible to neighbors.

LANDSCAPING

- Trees larger than 6" in diameter must be approved for removal
- Any tree can be trimmed on your property
- Clean-up can be done without a permit
- Any new area of landscaping or new plantings not in kind must be submitted for approval
- Keep shrubs, trees and lawn neat and orderly.

NO BOATS ARE ALLOWED ON ANY PROPERTY IN THE MEWS VILLAGE

ARC FEE SCHEDULE

New Home

Filing Fee Amount	\$.50 per sq ft of gross area*
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF
Number of Meetings included	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

Large Addition (Addition (1000 sq ft or larger) to home requiring landscaping/hardscape)

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

Large Addition (**Significant Architectural changes to existing home)

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

Large Addition (**Significant Architectural changes to existing home with landscaping/hardscape)

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

Garage with Living Space

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

Medium Addition (Expansion of living space (less than 1000 sq ft))

Filing Fee Amount	\$750
Performance Guaranty Fee (PGF)	\$1000
Total Amount Due	\$1750
Number of Meetings included	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

Medium Addition (Garage with no living space)

Filing Fee Amount	\$750
Performance Guaranty Fee (PGF)	\$1000
Total Amount Due	\$1750
Number of Meetings included	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

Cabana

Filing Fee Amount	\$500
Performance Guaranty Fee (PGF)	\$1000
Total Amount Due	\$1500
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

Pool with Landscape

Filing Fee Amount	\$500
Performance Guaranty Fee (PGF)	\$1000
Total Amount Due	\$1500
Number of Meetings included	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

General Revisions to Landscape

Filing Fee Amount	\$250
Performance Guaranty Fee (PGF)	\$250
Total Amount Due	\$500
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

*****Dock**

Filing Fee Amount	\$500
Performance Guaranty Fee (PGF)	\$500
Total Amount Due	\$1000
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

Fresh Water Dock

Filing Fee Amount	\$200
Performance Guaranty Fee (PGF)	\$200
Total Amount Due	\$500
Number of Meetings included	0
<i>All meetings over 0 will be charged at \$150 per meeting</i>	

Existing deck converted to Screened Porch or 3-season Room

Filing Fee Amount	\$750
Performance Guaranty Fee (PGF)	\$1000
Total Amount Due	\$1750
Number of Meetings included	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

Existing Carport to Screened Porch

Filing Fee Amount	\$350
Performance Guaranty Fee (PGF)	\$500
Total Amount Due	\$850
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

Existing screened porch to 3-season room

Filing Fee Amount	\$150
Performance Guaranty Fee (PGF)	\$150
Total Amount Due	\$300
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

Small Addition (Expansion of living space up to 150 sq ft.)

Filing Fee Amount	\$350
Performance Guaranty Fee (PGF)	\$500
Total Amount Due	\$850
Number of Meetings included	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

Small Additions/Alterations (*Installing deck, patio, fence, outdoor shower, residing; adding and/or deleting windows/doors; replacing railroad tie retaining wall with natural stone; addition of retaining wall; extending existing fence*)

Filing Fee Amount	\$150
Performance Guaranty Fee (PGF)	\$150
Total Amount Due	\$300
Number of Meetings included	1
<i>All meetings over 1 will be charged an additional \$150 per meeting</i>	

Minor Changes

Pre Tree Removal Inspection	ARC Inspection required prior to removal		
Change	Filing Fee	PGF	Total
Replacing Shrubs in kind	No Charge	No Charge	No charge
Repaint home either same ARC approved or new ARC approved color	\$50	\$50	\$100
Replace Existing Fence in kind	\$50	\$50	\$100
Replacing existing fence with difference ARC approved	\$50	\$50.	\$100
Replacing existing deck in kind or composite	\$50	\$50	\$100
Re-roofing (whether in kind or different)	\$50	\$50	\$100
Install Shed	\$50	\$50	\$100
Install Window Boxes	\$50	\$50	\$100
Install Shutters	\$50	\$50	\$100
Install Gutters	\$50	\$50.	\$100
Replacing existing fence with difference ARC approved	\$50	\$50.	\$100
Replacing existing windows	\$50	\$50	\$100
Replacing existing door/slider	\$50	\$50	\$100
Replacing RR ties with Cobblestone AND adding cobble edging to driveway	\$75	\$75	\$150
Replacing RR ties with Cobblestone	\$50	\$50.	\$100
Adding apron	\$50	\$50	\$100

Mail Boxes - Please refer to ARC Guidelines and Specifications - Section IV-M.

***GROSS AREA:** The sum of all floors and areas used for human occupancy, including stairs, garage, cabanas measured to the outside face of exterior walls. Not included are cellars, unenclosed porches or attics not used for human occupancy.

****SIGNIFICANT ARCHITECTURAL CHANGES:** To be determined by the Committee at time of review and approval.

*****DOCKS:** The Committee reserves the right to levy surcharges in the event additional time is required due to issues relating to Homeowners' Associations and/or abutters or involvement with governmental permitting agencies.

THINGS YOU SHOULD KNOW:

PLEASE NOTE: In the event that more than the Included Meetings are required, there will be a charge of \$150.00 per additional meeting. In addition, if a project is terminated for any reason, each meeting of the Committee will be charged at the rate of \$150.00 per meeting.

- **A Filing Fee** is used to defray Architectural Review Committee costs, including but not limited to, site inspections, board review and administrative time.
- All plans and/or documents must be submitted and approved within six (6) months from date of application unless an extension is granted by the Architectural Review Committee.
- If all Plans (Architectural, Landscape, and Site/Septic), are not received within the six (6) month time period, a new application and fee will be required to obtain approvals.

- If construction does not commence within ONE (1) YEAR following the date of approval of the Plans, then it shall be treated as a new submission with a new application to be filed along with a new Filing Fee/PGF amount to be paid.

If residents engage in unauthorized activity on their property without submitting an Application, Filing Fee/ PGF amount, and Plan(s) to the ARC – the cost of the Filing Fee will DOUBLE to cover time and expense of the Committee members.

The Committee reserves the right, per Village Declarations, to modify fees and assess fines in addition to legal and administrative costs.

FINAL INSPECTION AND RETURN OF PGF

- At the time of completion of construction, a member of the Architectural Review Committee will make an inspection to verify compliance with the construction documents and plan(s) as approved at the Final Review. This approval is necessary before the Certificate of Compliance is granted by the Committee. Full compliance will result in the return of the PGF; however, The Committee may choose to withhold a portion of the PGF if some of the items remain deficient.
- In the event the subject project is not built according to the approved plan(s), the PGF amount will be forfeited irrespective of whether a Certificate of Compliance is subsequently issued.
- **The Architectural Review Committee reserves the right to forfeit a PGF Three (3) years after permitting unless the Committee is working with the Builder/Owner on a time frame for completion of a project. The ARC will notify the Property Owner via registered mail of its intent to forfeit the PGF and to allow the homeowner the opportunity to request a Final Inspection and to receive a return of Performance Guaranty Fee.**
- **After three (3) years from when the permit was issued if a Final Inspection has not been requested, the homeowner will be notified via registered mail asking the homeowner to let the ARC know that the work has been completed.**
- **The ARC reserves the right to recover legal and administrative expenses in the event of enforcement of compliance with these Guidelines and Requirements.**

TRANSFER OF PROPERTY

In order to close on a property in New Seabury, you must provide the ARC office, via fax or hand delivered, a completely executed copy of the P & S. The ARC will provide all other necessary documents to obtain the ARC *Certificate of Compliance and Non-Assessment, 6D* from the Peninsula Council and the *Certificate of Waiver of Right of First Refusal* from the developer, New Seabury Properties, LLC. The Cost of the ARC *Certificate of Compliance and Non-Assessment* is **\$400.00**. You must request this information within a minimum of one month before the closing date. Please keep in mind that the ARC does do inspections of homes before the *Certificate of Compliance and Non-Assessment* is executed.

Revised: December 2009

MINOR CHANGE APPLICATION FOR NEW SEABURY

DATE: _____ **STREET ADDRESS:** _____
LOT NUMBER: _____
VILLAGE: _____ MEWS

OWNER: _____ **MAILING ADDRESS:** _____
TELEPHONE: _____ **CITY/STATE/ZIP:** _____
CELL PHONE _____ **EMAIL ADDRESS** _____

BUILDER/CONTRACTOR: _____ **ADDRESS:** _____
TELEPHONE: _____ **CITY/STATE/ZIP:** _____
CELL PHONE _____ **EMAIL ADDRESS** _____

To be completed by applicant:

CHANGE DESCRIPTION: Use other side, if necessary, for complete information.
(Please attach sketch of proposed changes, if applicable.)

<input type="checkbox"/>	Replace RR Ties in Kind retaining wall only	<input type="checkbox"/>	Replace RR Ties with Cobblestone edging at driveway	<input type="checkbox"/>	Replace Fence – Left side
<input type="checkbox"/>	Replace Chimney Flashing	<input type="checkbox"/>	Repaint Home/Trim/Door	<input type="checkbox"/>	Repair Fence – everywhere else
<input type="checkbox"/>	Add cobblestone apron	<input type="checkbox"/>	Replace/repair light – garage	<input type="checkbox"/>	Driveway ground lights need to be replaced
<input type="checkbox"/>	Install retaining wall	<input type="checkbox"/>	Replace RR w/ approved retaining wall	<input type="checkbox"/>	Re-roof - WEATHER WOOD ONLY
<input type="checkbox"/>	Removing Trees	<input type="checkbox"/>	Replacing Windows/Sliders/Doors <u>Windows/Sliders must be Terratone (Anderson Window)</u>	Other	
<input type="checkbox"/>	Replace garage door	<input type="checkbox"/>	Repair/repaint garage door		

Explanation of colors; manufactures; etc.

REASONS FOR CHANGE:

Permit Certificate must be issued before any work can begin

Check to ARC for \$_____ (\$___ Filing Fee/\$___ refundable Deposit - PGF)

A Filing Fee and Performance Guaranty Fee (PGF) are required with your request. Kindly make your check payable to the **ARC** and mail it, along with this Form and any other necessary paperwork (i.e. site plan, sample, etc) to:

NO WORK IS ALLOWED ON THE WEEKENDS FROM 4th of July Weekend THROUGH Labor Day Weekend

The ARC, 12 Mall Way, Mashpee, MA 02649
Any Questions? Call the ARC office at: (508) 477 – 8855 ❖ Fax # (508) 477 –8825 or
Email: arc@peninsulacouncil.com