

# Sengekontacket Community Corporation

## General Rules

### July, 2018



#### Membership

1. The Secretary will distribute a welcome letter and links to the Covenants to all new owners.
2. Minutes of each annual meeting and a list of owners by lot/condo unit will be distributed by email to all members after each annual meeting.
3. Lessees of houses or condo units shall have the same rights as owners to use the common and recreational facilities.
4. Guests of a member must be accompanied by the member when using the facilities.
5. Membership will not be extended to abutters to Sengekontacket.
6. The Corporation indemnifies the officers and directors for any liabilities incurred in defending any suit or legal action brought against them, singly or together.

#### Assessments

1. Invoices for annual dues are issued in the spring and payments are due by July 1.
  - a. After July 15th unpaid invoices will incur interest charge of \$50.00.
  - b. At the end of July property owners who have unpaid assessments will be notified that the Corporation will file for recovery from Small Claims Court if not paid by August 1st.
  - c. On August 15 the Corporation will initiate action with Small Claims Court.
  - d. After judgment has been awarded, if payment is not received promptly, a lien will be placed on the delinquent owner's property.
2. Special assessments approved by the members follow the same procedure:
  - a. 15 days after the due date unpaid invoices will incur a \$50.00 late fee.
  - b. 30 days after the due date property owners who have not paid will be notified that the Corporation will file for recovery from Small Claims Court if not paid.
  - c. 45 days after due date the Corporation will initiate action with Small Claims Court.
  - d. After judgment has been awarded, if payment is not received promptly, a lien will be placed on the delinquent owner's property.
3. No approval will be given by the Architectural Committee for construction until all past and current assessments have been paid.

#### Houses and Lots

1. House numbers must be visible from the street and satisfy Oak Bluffs Fire Department requirements.
2. Concrete corner bounds, if missing, are required to be identified and installed upon the sale, transfer of ownership, any modifications, or brand new home construction. The Committee recommends that any required concrete bounds be installed at the time of survey.
3. Noise from parties, music, etc. must be minimized after 9:00pm.
  - a. Residents should contact the offending neighbor, or call the police, not members of the Board, if they are annoyed by excessive noise.
4. Yard, lawn and garage sales are prohibited in Sengekontacket.
5. Draining chemically treated pool water into the ground is prohibited.

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#### Rubbish

1. From the last week of June through Labor Day, rubbish will be picked up from each house on Monday and Thursday mornings, or the day following if a holiday.
2. From Labor Day until the last week of June, rubbish is picked up on Monday mornings.
3. Rubbish must be in tied plastic bags inside a receptacle.
4. Wooden flags at each property should be raised to signify that rubbish needs to be collected.
5. Construction materials cannot be included in rubbish.
6. Waste too large to fit in a plastic bag will not be picked up.
7. Recycling, available at the Oak Bluffs recycling center on County Road, is property owners' responsibility.

#### Community Areas

1. All dogs must be leashed and their waste picked up and disposed of in tied rubbish bags.
2. Dogs are not allowed on the tennis courts or in the clubhouse.
3. Dogs must be controlled at the saltwater dock and beaches.
4. Hunting with firearms is prohibited within the community unless approved by the Board and specific permission is granted.

#### Vehicles

1. The maximum speed for all vehicles using the common roadways is 15 mph.
2. Parking on SCC roads is prohibited. Individual exceptions, such as for social functions, may be granted by any SCC Director. Property owners must notify contractors and landscapers not to park on roadways.
3. Temporary parking only is permitted at the clubhouse and the salt water pond.
4. No unregistered vehicle may be stored or operated on SCC property.
5. No unlicensed operators may drive on SCC roads, parking lots or greenbelts.
6. No fixed-wing, helicopter or other aircraft shall be permitted to land or take off from Sengekontacket.

#### Clubhouse and Fresh Water Pond

1. Use of the clubhouse is limited to property owners, their guests or renters with prior Board approval.
2. The clubhouse must be left clean and undamaged.
3. SCC members can reserve the clubhouse and surrounding area with a \$200 deposit. Parties with over 50 people or that entail an additional temporary structure (tent, portajohn, etc) require liability insurance and a \$500 deposit.
4. Children under 10 must be accompanied by an adult to use the clubhouse.
5. Motors on the fresh water pond are prohibited.

#### Tennis Courts

1. The tennis courts are for the exclusive use of property owners and their guests or tenants.
2. Tennis courts are locked; current combination has been published with the minutes. Owners will be notified of changes to the combination.
3. Play is limited to one hour per day per lot or unit if others are waiting.
4. The tennis courts are not to be used for bicycling, skateboarding, roller blading or other non-tennis activities.
5. Proper tennis shoes must be worn on the tennis courts (no black-soled shoes).

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## Salt Water Dock

1. Valid SCC boat stickers are required for all boats.
2. The saltwater dock is primarily to be used for picking up or discharging passengers.
3. Boats should not be tied up at the dock for more than an hour, and overnight tie-ups are prohibited.
4. Cleaning fish or shellfish at the salt water dock is prohibited.
5. The saltwater dock is closed to commercial enterprise.
6. Boat trailers may be left in the greenbelt area adjacent to the dock for a maximum of one day, during daylight hours only.
7. Cars should not be parked between two trees closest to the water as trailer maneuvering is difficult.
8. Winter storage of any boats at the saltwater dock is prohibited.