



Homeowners Association
Rules and Regulations
Updated September 2025

- Dogs are to be walked or permitted to relieve themselves along the perimeter of the Common Area.
- Owners are obligated to clean up waste for pets under their control.
- Garbage and recyclables only are to be deposited in the dumpster area. Any other refuse (boxes, Christmas trees, paint cans, large items, etc.) must be taken to the town transfer station.
- Speed limit within Golf Beach Shores is set at 15 MPH.
- Security lights should light up in the evening. If yours is not working, contact a Board Member.
- Residents are prohibited from playing games in the common paved areas.
- Bicycles, skateboards and non-motorized vehicles are not to be ridden on lawns, sidewalks, or the common paved area.
- Young children playing outdoors are to be supervised by an adult at all times.
- Balls and/or toys are not to be bounced off any wall or roof.
- Bed sheets, towels, blankets, etc. are not to be placed on windows or doors.
- Cars should be parked so they do not block the sidewalk.
- Only licensed vehicles are allowed on Golf Beach Shores property.
- Only car repairs completed within 24 hours are permitted. You must clean up any mess.
- Seasonal furniture, utensils and sporting equipment are allowed on patios or decks.
- Storage is not to extend beyond the patio fence.
- Homeowners are responsible for the actions of their guests.
- Loud music and noise should be toned down after 11 PM.
- Glass in garage doors is to be free of any obstruction.
- For any and all violations of the offering plan, bylaws, or rules and regulations, the violating homeowner will be levied a fine of \$50.00 per day until the violation is corrected. If the violation is not corrected and the fine not paid within 30 days, then a lien will be placed against the unit. The lien will be increased monthly as the fine accumulates. If still outstanding at 90 days, the Board will consult with the attorney for further options available.
- Shrubs and trees are the property of the Association. Residents may add flowers and plants within their unit area.
- Long term parking of Trailers, boats, RV's and the like is prohibited. The landscaping trailer is exempt from this.
- Outdoor grills must be kept away from the building and patio walls when in use.
- No hazardous materials, explosive devices or illegal substances allowed on property.
- Any and all firearms kept on site must be registered and licensed.
- Media cable service is available in each unit for TV and internet use. Satellite dish service and dish installations require HOA Board approval and may not be allowed.
- Residents that choose to garden/improve landscaping in the common areas are not allowed to use ladders or potentially dangerous high powered equipment. Any liability falls under the resident's personal insurance.

- Standard measurements have been decided for gardens/decks/patios off the rear of the buildings of 12 feet 6 inches from the building foundation out. Any modifications that the homeowner does within this 12'6" space is the responsibility of the homeowner. If the homeowner decides to make a garden, it is also the responsibility of the homeowner to return the space to grass if/when gardening is no longer utilized. Any changes/modifications will still need Board approval.

Community Rules and Regulations

As with all Homeowner Associations, certain Rules and Regulations are required to provide for the safety and overall governing control of the community and enforcement of the Bylaws. It is important that all homeowners be aware of these requirements and abide by them.

The Association is responsible for all common property in and around the community, the exterior of all buildings and all permanent landscaping and as such will provide for its upkeep, care and associated liabilities.

Homeowners are responsible for the care, maintenance, safety and general condition of the inside of their units including windows, doors, patio fences and decks. Homeowners are encouraged to tastefully plant and or decorate the areas within their footprint.

Insurance Coverage

The Association will keep in force a Commercial Property and Liability Insurance policy for the common ground areas and dwellings. Provisions, endorsements and policy records for the complex are kept by the Board and should be on record with individual homeowner mortgage lenders. Homeowners are strongly encouraged to keep their own individual policies in effect to protect the interior structure, home furnishings, contents and personal possessions.

Landscaping

The Association owns all the common areas and permanent landscaping and will provide for the care, trimming, mulching, fertilizing and maintenance of such.

Snow Removal

The Association will provide for the plowing, clearing and snow removal of all common areas and walkways. Generally, main thoroughfares will be cleared first then individual parking areas. To expedite clearing, homeowners are encouraged to move parked vehicles once thoroughfares are opened.

Mail Service

Mail service is provided by the US Postal Service, each homeowner shall be assigned a locked mail box on premises. Keys may be obtained from the previous owner or issued from the local Post Office for a \$25 fee.

Building Alterations

A completed variance request form is required for any modification to the outward appearance of your unit including but not limited to doors, windows, satellite dishes and patios. Requests are to be sent to the Board for approval before any changes are made.

Parking

Each unit is provided a minimum of two reserved parking areas directly in front of their units. Additional parking spaces for guests are available near and around each building. Individual homeowners are expected to honor each others areas and are responsible for informing their guests.

Expectations

Homeowners are expected to exercise reasonable care in keeping their units, surrounding areas and vehicles in good order. Tasteful and modest outdoor and seasonal decor is allowed.

No unlicensed vehicles can be kept on property.

Homeowners are expected to keep the area in and around their units clean, uncluttered and free of hazards. Large personal effects such as outdoor storage units, bikes, toys, tools, boxes, refuse shall not be kept or visible in the front of units or in common areas.

Pet Policies and Procedures

Domestic pets are allowed. A limit of two pet is allowed per unit. Cats are not allowed to roam freely on the complex. Cat litter is not to be flushed into toilets or common sewer lines. Dogs must be leashed when outdoors. Barking dogs must be controlled and limited. Pets cannot be left tethered or unattended in common areas. Owners are responsible for any damage or injuries caused by their pets.

Smoking and Outdoor Grills

Extreme caution and common courtesy should be exercised when smoking or grilling outdoors and in the common areas to avoid fires and second hand smoke inhalation. Cigarette butts are not to be discarded on the grounds and grills must be kept 10 feet away from buildings and combustible materials when in use. While marijuana is legal, it should be consumed inside private units only to avoid exposing others to secondhand smoke. Please respect the comfort of your neighbors by refraining from smoking or vaping marijuana in outdoor or common areas.

Trash and Refuse Guidelines

Trash and refuse pickup is provided for in your Association Dues. A collection site is located at the far south end of the complex and includes a large dumpster and several collection bins marked for recyclables and items requiring separation. As a courtesy to all we ask that you close container lids after use, do not leave trash outside of a container and cleanup any mess which may occur. Refuse is generally picked up twice weekly.

Long Term Vacancy

In the event that your home will be vacant for an extended period of time, it is strongly recommended that you notify the Board and appoint someone of your choice as an Emergency Point of Contact. During the cold weather period of November through April the heat must be left on to prevent damage from possible pipe freezing or the system must be drained and winterized preferably by a reputable contractor. Outside garden hoses must be disconnected from faucets to prevent valve damage and freezing. Homeowners are responsible for any damage resulting to their homes or adjacent structures.

Rules for Hot Tubs and Fire Pits

Hot Tubs: Installation and Removal

- A variance request must be submitted and approved by the HOA before any installation activities. The request must include copies of applicable permits or applications for permits if the permits have not been obtained at that time. The hot tub and installation can be subject to a final inspection by the HOA. Once compliance has been verified, no changes may be made to the hot tub or installation without prior written approval from the HOA board.
- All hot tubs must be located on the homeowner's deck and not encroach on the common areas.
- All conduits must be buried or neatly routed against the building at deck-level with only a minimal amount exposed to reach the nearest ground point and all outlets and receptacles shall be flush mounted
- The unit owner shall be solely responsible for any and all damages and liabilities resulting from the operation and use of a hot tub.
- The unit owner shall be responsible for maintaining/sanitization of the water.
- The unit owner shall be required to carry a minimum of \$500,000 of general liability insurance naming the Golf Beach Shores HOA as an Additional Insured.
- The colors of the hot tub, cover and any accessories should be neutral tones that match or blend with the exterior colors of the unit.
- No pump, heater, or other mechanical equipment used in the operation of the hot tub which produces noise at a level higher than 70 decibels shall be allowed.
- Removal of the Hot Tub: The grounds and yard must be returned to an HOA approved condition.
- Failure of a unit owner to comply with these specifications may result in the HOA initiating such action(s) as may be appropriate and necessary to remedy the non-compliance, including, but not limited to making needed alterations and/or removing the hot tub. Costs incurred by the HOA in remediation and/or correcting any noncompliance, including but not limited to attorney's fees and costs, shall become the financial obligation of the unit owner. Any costs and expenses incurred by the HOA in enforcing the terms of these Specifications and Guidelines may be collected, but not limited to the same manner as unpaid dues as set forth in the Declaration
- In no event will the Golf Beach Shores HOA, nor its board members or members of any committee created by the board, be liable for any inaccuracies or changes regarding town or county regulations.
- **Maintenance and Use:**
 - The unit owner shall be responsible for maintaining/sanitization of the water.
 - All water from the hot tub must be drained to the common street area in the front of the unit and not on the common lawn areas

Fire Pits

- Only portable propane fire pits are permitted, no wood burning and no permanent structures.
- Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 8 feet of a structure or combustible material.
- Portable outdoor fireplaces must be stored in the homeowner's garage or deck once cooled and when not in use. They cannot be left in the common area lawns.
- Portable fire pits cannot be larger than a 2 foot circumference.
- The unit owner shall be solely responsible for any and all damages and liabilities resulting from the operation and use of fire pits.

Rules for Heat Pumps

- A variance request **must** be submitted **and** approved by the HOA before any installation activities. Once variance has been approved and work completed, no changes may be made to the installation without prior written approval from the HOA board.
- All ventilation and components must be on the exterior rear of the unit (nothing on front of building).
- All conduits must be buried or neatly routed against the building with only a minimal amount exposed to reach the nearest ground point and all outlets and receptacles shall be flush mounted.
- The homeowner shall be solely responsible for any and all damages and liabilities resulting from the operation and use of the heat pump.
- The homeowner shall be responsible for maintaining building/system.
- The colors of the unit and ventilation components should match or blend with the exterior colors of the building.
- No pump, heater, or other mechanical equipment used in the operation of the heat pump which produces noise at a level higher-than 70 decibels shall be allowed.
- Removal of the heat pump: The grounds, yard and siding must be returned to an HOA approved condition.
- Failure of a homeowner to comply with these specifications may result in the HOA initiating such action(s) as may be appropriate and necessary to remedy the non-compliance, including, but not limited to making needed alterations and/or removing the heat pump. Costs incurred by the HOA in remediation and/or correcting any noncompliance, including but not limited to attorney's fees and costs, shall become the financial obligation of the homeowner. Any costs and expenses incurred by the HOA in enforcing the terms of these specifications and guidelines may be collected, but not limited to, the same manner as unpaid dues as set forth in the Declarations.
- In no event will the Golf Beach Shores HOA, nor its board members or members of any committee created by the board, be liable for any inaccuracies or changes regarding town or county regulations.

Solar Panel Rules

- Solar panels cannot be installed in common ground areas
- Solar panels are only permitted on the rear roof areas of the building so not visible from the street/driveway side of the building
- External conduits cannot be visible from the front (driveway side)
- Panels and components must not encroach on neighboring homes
- Homeowner and/or installer must obtain Board approval through a variance and any necessary building permits prior to the start of the installation
- Installation of all solar heating and cooling systems must be done by a licensed installer. The applications submitted to the HOA should include the following:
 - A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed with precise measurements
 - Photos of the roof area where the array will be mounted
 - Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - Where possible, provide photos of similar existing systems as examples
- Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles
- The highest point of a solar panel array will be lower than the ridge of the roof where it is attached
- Installation must be reversible
- Limit on percent of roof that can be covered: 75%
- Panels must be flush-mounted panels (i.e. – the plane of the array is parallel to the roof)
- The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
- Owner is responsible for maintenance, repair removal of panels and any damage caused to exterior of buildings
- Owner is responsible for any roof damage or leaks caused by panels
- Owners must pay for the removal and reinstallation of panels when deemed necessary for the HOA to maintain, repair, or replace the roof