

RESIDENT HANDBOOK

Rugged Scott Owners Association and Trust (“RSOAT”)
Beach Plum Village
Nantucket, MA 02554

2023

INTRODUCTION

The Rugged Scott Owners Association and Trust (RSOAT) is the name of Beach Plum Village's homeowner association. Beach Plum Village is governed by a Declaration of Trust, Declaration of Restrictions & Easements, and the First, Second and Third Amendments to the Declaration of Restrictions & Easements that will be referenced throughout this handbook. These documents can be found online via www.beachplumcommunity.com.

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I. CONTACT INFORMATION

Current Trustees

Please see <https://beachplumcommunity.com> for the current list of trustees.

Financial Manager

Please see <https://beachplumcommunity.com> for the current Financial Manager.

II. GENERAL COMMUNITY RULES & INFORMATION

Annual Meeting

Two Homeowners' Association meetings are held each year, typically in January and July. The purpose of the meetings is to discuss any pertinent business of the Association and to elect Trustees. In addition to Trustees meetings, informal and non-binding meetings are open to all homeowners. Association meetings require a quorum (51%) of homeowners to be present (in person or by proxy) to enact most decisions. Therefore, it is important that homeowners attend these meetings, either in person or by phone. Homeowners are notified by e-mail as to the time, date, and location of the meetings.

Architectural Review Committee

Homeowners contemplating changes to their home or grounds, must obtain approval of the Architectural Review Committee (the "ARC") and Trustees before proceeding with obtaining building permits, zoning permits, or Historic District Commission approvals. No exterior alteration to any building or lot, including changes to exterior colors or materials, may take place without approval. If you have any questions about seeking ARC approval or the process, please direct them to the Trustees. Any modifications to building lots must also be in compliance with the NHDC (Nantucket Historic District Commission), the Comprehensive Permit, and the Declaration of Restrictions and Easements. (Declaration of Restrictions & Easements 1.02 & 3.07)

Assessments

Annual Assessments (AKA "Common Charges") are based on an operating budget established each year by the Trustees. Annual Assessments shall be paid by the homeowners in accordance with their percent of beneficial interest, which is designated in Exhibit A of the Declaration of Trust. In addition to Annual Assessments, Special Assessments may be made from time to time and are also paid in accordance with homeowner's percent of beneficial interest.

Invoices are e-mailed to each homeowner by the Financial Manager. Checks should be made out to "Rugged Scott Owners Association Trust" and mailed to the address indicated on the invoice by the invoice due date. Assessments that are not paid within 30 days of the invoice due date are deemed delinquent and shall be subject to a late fee. If you have a question regarding your assessment, please send an email to beachplumcommunity@gmail.com. (Declaration of Restrictions & Easements 6.01-6.06)

Issue & Complaint Form

The Beach Plum Community has an [Issue & Complaint Form](#) on the www.beachplumcommunity.com. This form is for common area maintenance issues, such as broken clubhouse lights, faulty fitness equipment or broken pool chairs for example. Please submit the maintenance issues via the form and they will be directed to the Maintenance Committee who will address them.

Additionally, the form is for general complaints and violations of our community rules, such as issues with noise levels, pets, inappropriate use of amenities, renter courtesy issues or any other violation. Please feel free to discuss issues directly with the homeowner if you feel comfortable doing so. If there is no satisfactory resolution or you are not comfortable doing, please submit

the issue or complaint via the [Issue & Complaint Form](#) and it will be dealt with according to this handbook.

Certificate of Occupancy

All Beach Plum homes have either 3 or 4 bedrooms per the Declaration of Restrictions and Easements. The Certificate of Occupancy from the Town of Nantucket for each home also states the approved/permitted number of bedrooms. The maximum occupancy is 2 adults (>=18 years) per bedroom and one child (<18 years) per bedroom. (Declaration of Restrictions & Easements - 3.11 & 3.19 & Exhibit A & Amendments to Declarations of Restrictions & Easements 2&3)

Common Areas

Common areas include the roadways, sidewalks, grounds, clubhouse, playground, tennis and bocce courts, and the pool. Personal property may not be stored in a common area. Any personal property left in common areas may be discarded without notice.

Homeowners, guests and their tenants should take all reasonable precaution to protect the common areas and facilities against damage. Repairs to any common areas and facilities due to misuse or negligence of either a homeowner, or tenants, guests, and contractors of homeowners, will be billed to the appropriate homeowner. All homeowners, their guests and tenants should help maintain the common areas by cleaning up after themselves and following the rules in Sections II & III of this handbook.

Contractor Work Hours

Exterior construction activity is restricted to the hours of 7:30am-6pm Monday through Friday and 8am-5pm on Saturdays. No construction activity may occur on Sunday or legal holidays. Homeowners (not contractors) may use lawnmowers and hedge clippers on Saturdays from 8am-3pm or Sundays from 11am-3pm. (Declaration of Restrictions & Easements 3.17)

Driveways

The Association is responsible for the snow removal, landscape maintenance and repair of the roadways. Each homeowner is responsible for the upkeep of their driveway and walkway including routine upkeep, seasonal cleaning of weeds, adding shells to driveways as necessary and the removal of snow. In addition, each homeowner is responsible for keeping debris, sand or gravel from migrating from their driveway onto the common sidewalks and roadways, especially during construction and remodeling. (Declaration of Trust 6.05 & Declaration of Restrictions & Easements 3.16)

Maintenance of Home and Building Lot

Care should be taken to maintain the exterior of your home and building lot, including landscaping, fencing, driveways and front porches. Lawns should be mowed, weeds whacked and trees, shrubs/bushes trimmed to prevent overhang into common area walkways. Clutter and storage of inappropriate items is not allowed on porches or in any areas visible from roadways or neighboring properties. (Declaration of Restrictions & Easements 3.12)

Noise

We live in a community in close proximity of others. Please be respectful of other homeowners in regards to noise. Volume should be turned down after 10pm and shall at all times be kept at a

sound level to avoid bothering neighbors. Noise complaints should be directed first to the homeowner. If there is no satisfactory resolution, then please submit a complaint via [Issue & Complaint Form](#) or contact the Nantucket Police Department.

Owner Contact Information

Please provide the Beach Plum Village the Trustees with your primary contact person, phone numbers, e-mail addresses, and an off-island address. This information is important in the event of an emergency. Please also provide your caretaker's name and contact information if you contract with one for your home. A current Homeowner Directory is available on www.beachplumcommunity.com.

Parking (Declaration of Restrictions & Easements 3.13 & 3.18)

1. Homeowners have a minimum of two parking spaces provided with their house purchase. If a homeowner requires more than two spaces, these options exist:
 - a. Park on the BPV side of Rugged Road south of Wood Lily Road
 - b. Park on the BPV side of Scotts Way between Wood Lily Road and Blazing Star Road.
 - c. Arrange with another homeowner to utilize that owner's unused parking space(s).
 - d. Request permission for overnight parking from Trustees on a case-by-case basis for parking in certain locations. In general, permission may be issued to a resident homeowner (not to a renter) for a maximum of one additional car for a limited time period.
2. No commercial vehicles may be parked overnight in BPV, whether in a homeowner's space or not, except pickup or panel trucks and passenger automobiles used in connection with a homeowner's profession or business.
3. No recreational vehicles, trailers, campers or boats may be parked anywhere in BPV overnight.
4. No unregistered or inoperable motor vehicles may be parked on any Beach Plum road or parked on any building lot unless fully enclosed within a garage.
5. Daytime street parking is available for a maximum of three hours and is marked by signs on one side of Wood Lily Road and Blazing Star Road.
6. Parking rules are in effect year-round. There are no seasonal rules.
7. Do not park in front of the Post Office Boxes on Wood Lily. The delivery drivers have difficulty delivering packages and mail.

Pets

1. Dogs must be on a leash at all times while not on the owner's property within Beach Plum.
2. Dogs can not be unattended or left on a leash or stake in common areas.
3. Owners, guests and tenants are required to clean up after their respective pets.
4. Excessive barking is not allowed.

5. The keeping of non-domesticated animals is prohibited.

Rental of Your Home

Please ensure each tenant has a copy of the Renter Handbook and is aware of the Beach Plum Community & Amenity rules. Please direct renter courtesy issues or reports of renter damage of common areas to the homeowner to allow the homeowner to immediately address the issue with the renter and withhold respective security deposits (if applicable) for repairs. If there is no satisfactory resolution or you are uncomfortable addressing the issue with the homeowner directly, please submit a complaint via the [Issue & Complaint Form](#) located on www.beachplumcommunity.com. If there is an urgent issue which proposes a danger to the community, please contact the the Nantucket Police Department.

Sale of Home

At least 14 days prior to your closing date, please email the new buyer's contact information (name, mailing address, email address, telephone number) to beachplumcommunity@gmail.com. Please ensure that all original mailbox keys are transferred to the buyer at closing. All outstanding association dues should be paid in full prior to the closing date.

Signs

No commercial signs shall be place upon any yards. Specifically, there shall be no "For Sale" or "For Rent" signs.

Taxes

Homeowners who live in their homes year-round may qualify for a residential exemption issued by the town. Forms for the residential exemption can be picked up at the Assessor's Office located in Town Hall.

Trash

Trash must be kept on homeowner property in a closed container. Do not put your trash in open containers or in plastic bags as this invites disturbance by wildlife. Please comply with local recycling rules, which are available at the Nantucket Department of Public Works. Wipes of any kind, even "flushable wipes", should not be flushed down the toilet. Flushing them will result in damage to the Beach Plum Village sewer system. Please consider posting signs in your bathrooms alerting renters and guests of the seriousness of this issue.

III. AMENITY RULES

Pool Rules

1. Homeowners and homeowner's guests and tenants are admitted into the pool area with a Beach Plum pool key, which serves as a Pool Pass. All guests must be accompanied in the pool area by a homeowner with a Pool Pass.
2. The Pool Pass should be visible at all times while at the pool.
3. The pool is open from 9:00am-dusk, as may be adjusted from time to time.
4. The pool may be closed when weather or other conditions warrant.
5. No glass or breakable containers are permitted in the pool and clubhouse area.
6. No smoking, alcoholic beverages or food is permitted in the pool or clubhouse area.
7. Pets are not permitted in the pool area at any time.
8. Roughhousing, foul language, running and diving are not permitted in the pool area.
9. Individuals must take a cleansing shower before entering the pool.
10. All non-toilet trained or incontinent persons must wear waterproof pants when swimming.
11. Persons under sixteen (16) years of age shall not be allowed admittance into the pool area unless accompanied by a responsible adult.
12. Report any problems with equipment or inappropriate use via the [Issue & Complaint Form](#).
13. No lifeguard is on duty at any time. All swimming is at your own risk. The pool facilities may be used by homeowners, guests or tenants who assume responsibility for their own safety.
14. If residents wish to use the pool for a private party, please submit a request via email to beachplumcommunity@gmail.com for additional information and approval by the Trustees. Private parties will not be allowed on weekends.
15. Please lower the umbrellas to prevent their damage and pick up after yourselves when you leave the pool area.

Clubhouse Rules

1. The clubhouse may be used from 5am-9:30pm.
2. Persons twelve (12) and under are not allowed in the fitness center.
3. Persons fourteen (14) and fifteen (15) are allowed to use the fitness equipment with adult supervision.
4. Persons sixteen (16) and over are allowed unsupervised in the fitness room.
5. TV and Sonos sound system should be left off at end of session.
6. Wipe down equipment after each use and return weights to their original location.
7. Report any problems with the fitness equipment or any inappropriate use via the [Issue & Complaint Form](#).

8. No attendant is on duty at any time. All use of fitness room and equipment is at your own risk.
9. Please refrain from opening the windows due to the impact to the central air conditioning.
10. WIFI Code = 20162016

Tennis Court Rules

1. Use of the tennis courts is for Beach Plum homeowners, guests and tenants.
2. Courts are to be used for playing tennis only and are not to be used for bikes, baseball, skateboarding, etc.
3. Tennis courts are available for use from 7:30 a.m. until sunset.
4. The court is available via an online reservation system at www.beachplumcommunity.com
5. In addition to the reserving court time, please hang your respective Tennis Pass on the court sign to indicate you are a Beach Plum homeowner or a homeowner's guest or tenant.
6. Proper tennis shorts and footwear are required on the courts at all times. Tennis sneakers are flat with regulation (not black) soles. Cutoffs and bathing suits are not allowed.
7. Glass or breakable containers, alcoholic beverages and food are not allowed on the courts
8. Animals are not allowed on the tennis courts.
9. An authorized adult must reserve courts for players under fourteen (14) years of age and must accompany them on the courts.
10. Roughhousing, foul language and excessive noise are not allowed.
11. Players are responsible for sweeping the court and lines after each use.

IV. SCHEDULE OF FINES

Each violation of the Parking, General Community or Amenity Rules shall constitute a separate violation. In the case of an ongoing violation, each day the violation continues shall constitute a separate violation. Any fines levied shall constitute a lien upon the Building Lot, until the fine(s) are paid. When violations occur, all privileges to the common amenities are suspended until the violations cease, conditions are corrected to the satisfaction of the Trustees, and fines (and legal fees if any) are paid.

1. For violations of the **Parking** Rules:

- a. First violation: a written warning letter to the Owner
- b. Second violation: a violation notice sent to the Owner and a fine of \$100.00
- c. Third and subsequent violations: the violator's vehicle may be towed and will be referred to the Trustees for further sanction.
- d. Post Office Boxes: Any vehicle parked near the postal boxes will be **towed** without notice because the US Post Office will not deliver mail if they do not have clear access to the postal boxes on Wood Lily Road next to the Clubhouse.

2. For violations of the **General Community and Amenity** Rules:

- a. First violation: a written warning letter to the Owner.
- b. Second violation: a violation notice sent to the Owner and a fine of \$100.00
- c. Third and subsequent violations: \$250 and will be referred to the Trustees for further sanction.

3. For **Late Payment of Common Charges**:

- a. \$100 fine plus 15% interest per annum.