

Shore Drive Townhouse Rules and Regulations

March 19, 2025

Introduction

Below are Rules and Regulations which, according to the Master Deed and By-Laws are prepared and adopted by the Board of Directors. Rules and Regulations are supplemental to the Master Deed and By-Laws and are intended to define restrictions governing the use of Common Areas. Rules and Regulations cannot govern what a unit owner can and cannot do in or to their unit. That power is for the Bylaws. At Shore Drive, our Common Areas are lawns, parking lots, and ground floor decks.

The Rules and Regulations adopted on the above effective date are NOT retroactive. For example, Item 6 provides regulations for ground floor deck construction. If your deck does not comply with these regulations, it does not need to be brought to compliance until the deck is re-built or painted.

For additional information regarding Condominium Rules and Regulations, check this free [webinar](#) titled “Rules and Enforcement: What Every Board Needs to Know” from MEEB, our attorneys.

Rules and Regulations

1. To preserve a healthy environment and quality of life for Unit Owners and residents and eliminate the health hazards caused by secondhand smoke in the Condominium Common Areas, effective immediately, all smoking shall be prohibited in the Common Areas.
2. Please be sure that when you walk your pet through common areas, that any “accidents” are cleaned up right away. The Board asks that all pet owners assist in the effort to keep the property is kept clean and presentable. Pets should always be on a leash outside of your unit.
3. Personal items should not be stored in common areas except in areas which are for the exclusive right of the Owner per Paragraph 10a and Schedule B of the Master Deed and shown as the "hatched" areas on the recorded site plan dated May 20, 1983.
4. Visitor Parking as shown on site plan as V1, V2, V3, and V4 shall be for guests of Owners. Owners and tenants are to use the spaces designated on the site plan or park on the street.
Exceptions:
 1. An Owner may request an extended stay in the visitor parking area for a second vehicle when going on vacation. Make this request to any of the Board Members or Juan Galdamez, our Property Manager. See below for contact information.
 2. An Owner may park a second vehicle in the visitor parking area during a declared snow emergency or if the plowed snow pile interferes with their ability to safely park their car.
 3. If space is available, an Owner may park a second car in the visitor parking area between the hours of 10 PM – 8 PM on weekdays and 11 PM and 9 AM on weekends and holidays.

5. Quiet hours are designated as 10 PM – 8 AM on weekdays and 11PM – 9 AM on weekends and holidays.
6. Deck Regulations dated April 30, 1991, and as amended as follows:
 - a. Add “99 Governor Winthrop Road” to the list of examples of conforming decks.
 - b. Paragraph 6 Change to “6a.”
 - c. Add new paragraph “6b. As an alternate to pressure treated lumber deck flooring, Azek Timbertech Harvest Slate Grey Decking may be used.”
 - d. Change paragraph 8 to
“Apply a low VOC clear sealer to the deck flooring. Paint deck railings and gates with a suitable exterior paint to match Olympic Stain Willow Mist Sollid Color Stain.
7. New storm doors are to be Anderson Series 10 – Retractable Screen (Cinnamon Toast) or an equivalent match.
8. New exterior hardware is to be brushed nickel. If this is not available, request direction from the Board of Directors.
9. Owners should apply for and obtain a building permit for work within their units that require a permit in accordance with the [City of Somerville](#). A building permit must be prominently displayed.
10. Owners may choose to plant annuals, perennials, and small shrubs in the mulch beds adjacent to their units.