



TEN MAYBERRY DRIVE CONDOMINIUM SPRING/SUMMER GUIDELINES

Air Conditioners

- Window air conditioners may be installed after April 1st. All air conditioners are to be properly installed and insulated so as not to cause excessive noise or vibration to an adjoining unit. Air conditioners must be removed from windows by October 31st.

Use of Patio and Decks

Decks and patios are part of the Common area and are therefore subject to Condominium regulations. Misuse of Common areas is a violation of Condo Rules and Regulations. Please adhere to the following so that we may all enjoy our outdoor spaces:

- Be considerate of your neighbors below; food, drink, water from plants, etc. can easily slip through slats landing on the property, food/drink, (or individuals!) below.
- Decks and patios must be kept neat and orderly with seasonal furnishings and decorations only. All items should be neatly stored and secured so that damage from severe weather can be prevented. All plantings should be kept trimmed and maintained – or otherwise disposed of.
- Defacing or damage to the structure by paint, crayon, chalk or any other means is prohibited.
- No awnings, covering, curtain or shade may be installed or attached.
- Satellite dishes or telecommunication equipment may not be attached or installed onto any portion of the deck/patio/roof without prior consent of the Board of Trustees.
- Pets are not allowed on decks or patios (see below).

Pets

- Pets must be leashed or otherwise carried at all times when in the Common areas.
- Dogs may not be walked or allowed to relieve themselves anywhere on the property except for along the back wooded area. Waste must be disposed of immediately.
- Designated Pet Waste and Walking Area are located behind parking lot spaces 1 to 11.

- Keep dogs off grass lawn and do not allow dogs to freely roam or walk your pet on the lawn which can lead to patches of dead grass due to urine burns and costly to repairs. It is unhygienic if dog feces are left and can spread harmful bacteria and parasites posing health risk to both humans and other animals. This means no pee and no poop on the grass.
- Prompt disposal of pet waste to keep the outdoor common areas clean and hygienic for all residents to enjoy.
- Annual Dog Licensing Requirements by Town before by March 31. According to Town of Westborough Bylaws, it is required that every dog owner licenses each dog before March 31 each year.
- Annual Rabies Requirements by Massachusetts State Law requires all dogs with Commonwealth must be vaccinated against rabies before March 31 each year.

Pest Control/Feeding of Wildlife

- In order to discourage wildlife and pests, do not leave pet food/bagged garbage or trash/containers of any kind on the decks or patios. Do not dispose of food in wooded area. Bird feeders/bird seed or feeding of animals is not allowed except for hummingbird feeders.

Bicycles/Skateboards/Scooters

- For safety reasons, these items are not allowed to be ridden on the property. Please use these items off the property or at a playground. The Board has a responsibility to protect against personal injury accidents and property damage.

Gas Grills

- Only small gas grills that use a 1-lb propane cylinder, and electric grills are allowed. Propane cylinders may not be stored inside a unit or in direct sunlight.
- No charcoal grills are allowed on your deck, patio or anywhere on the condominium property.

Have a Safe & Happy Spring & Summer!