

CHASES OCEAN GROVE RULES AND REGULATIONS - 7/23/2021

General

1. Cottage Owners shall comply and shall cause its guests and invitees to comply with such Rules and Regulations as Landlord shall from time to time establish for the proper regulation of the Premises, Property and Common Facilities.
2. Cottage Owners shall not commit, or suffer to be committed, any waste upon the Premises or any public or private nuisance or other act or thing which may disturb the quiet enjoyment of any other tenant or occupant of the Property or use or permit the use of any portion of the Premises for any unlawful purpose.
3. Cottage Owners are responsible for the conduct of all their residents, guests, and invitees. Cottage Owners, residents and guests that exhibit unacceptable behavior, (unacceptable behavior will be any act, action or display that threatens the health, safety, or security of another person and/or property) will have the police promptly called, arrest made if necessary and legal action taken against the offender. Unacceptable behavior will be considered sufficient grounds for termination of lease.
4. Cottage Owners may have guests at the Premises when Cottage Owner is present, but both Landlord and Cottage Owner agree that these guests shall be deemed licensees of the Landlord for the purposes of Section 7 of the Lease. Use of any of the Common Areas by Cottage Owner's guests shall be subject to all the Rules and Regulations of the Property, including, without limitation, use of beach bracelets when and as required by Landlord.
5. In the event of noisiness, unruliness, illegal conduct, or a breach of either the terms of the Lease or the Landlord's Rules and Regulations by those guests, the Landlord and Cottage Owner agree that the Landlord may summarily revoke these guests' licenses to remain at the Property and may deem them to be trespassers and may eject them forthwith.
6. For cottages connected to Grove power, operation of air conditioners or space heaters is not permitted without a documented medical reason. If you have a medical condition requiring an air conditioner, please notify management.
7. Cottage Owners shall not place any signs, placards, or the like on or about the Premises, other than:
 - Cottage number for location identification purposes,
 - One "For Rent" or "For Sale" sign not greater than 18" x 24" that may be placed in a window or affixed to the exterior of the cottage and (iii) one personalized sign not greater than three (3) square feet affixed to the cottage.
 - No signs may be placed in the ground.
 - Political signs, advertising signs or any sign containing derogatory or offensive language are expressly prohibited.
8. No loud music or noise is allowed after 11:00 PM. Additionally, Cottage Owners are subject to the **Town of Dennis Anti-Noise By-Law**. The entire text of the bylaw can be found at:

<https://www.town.dennis.ma.us/sites/g/files/vyhlf3016/f/uploads/antinoise.1.30.15.pdf#:~:text=It%20shall%20be%20unlawful%20for%20any%20person%20or%20persons%20being,includin%20any%20excessive%20or%20unusual> The bylaw prohibits noise that is audible at a distance of 150 feet from where it originates. Any person violating this bylaw shall be punished by a fine of not more than \$50.00 for each offense.

9. No soliciting, except with the express written consent of Landlord.

Dogs

1. Cottage Owners shall abide by the **Town of Dennis Leash Law/Barking By-Law**. The entire text of the law/bylaw can be found at <https://www.town.dennis.ma.us/dennis-police/animal-control/pages/leash-law-barking-law> Within Chases Ocean Grove, the following rules are in effect:
 - Any person owning, keeping, or being responsible for a dog shall not allow nor permit said dog to run at large on any of the streets or public places in Chases Ocean Grove
 - No dog shall be allowed or permitted in any public place or street within Chases Ocean Grove unless it is effectively restrained and controlled by a chain or other form of leash that is sufficient to hold the dog. Voice command is not recognized as an adequate restraint.
 - Owners MUST clean up immediately after their pets in all areas and dispose of the bagged waste appropriately.
 - a. 1st offense - \$25
 - b. Second offense \$50
 - c. Third offense and subsequent offenses - \$75
 - No dogs are allowed on the beach or along the beach road.
 - Any incidents involving dog bites will immediately referred to the Town Dennis Animal Control office.
2. Cottage Owners are reminded of the **Town of Dennis Nuisance Dog Barking Bylaw**:

No person owning, keeping, or otherwise responsible for a dog shall allow or permit said dog to annoy another person's reasonable right to peace or privacy by making loud or continuous noise, where such noise is plainly audible at a distance of 150 feet from the building, premises, vehicle, or conveyance housing said dog, or such noise is continuous in excess of 10 minutes. The fact that such noise is plainly audible at said distance or continuous in excess of 10 minutes shall be prima facie evidence of a violation.

- *1st offense = warning*
- *2nd offense = \$30.00 fine*
- *3rd offense = \$50.00 fine*
- *4th offense = \$100.00 fine.*

Note: These are fines imposed by the Town of Dennis.

Beach

1. No glass of any kind is permitted on the beach.
2. Smoking is NOT permitted on the beach.
3. No engine powered watercraft are permitted within 50 feet of the beach.
4. Access to the beach closes at midnight.
5. Beach bracelets must be always worn while on the beach from the weekend before July 4th through Labor Day. Children under 10 years of age are exempt.
6. No swimming on designated "boating" beach.
7. No launching or beaching of boats on designated "swimming" beaches.
8. All trash is 'Carry In/Carry Out' – No trash shall be left on the beach!
9. No dogs are allowed on the beach.

Safety

1. No fireworks of any kind are permitted.
2. No fires of any kind are permitted.
3. No charcoal grills are permitted.
4. The speed limit in the Grove is **5 miles per hour**. Failure to obey speed limits may result in loss of lease.
5. All cottages must have clearly visible outside numbers. If a cottage is found without a number, Chases Ocean Grove will affix numbers at the owner's expense.

Vehicles and Parking

1. Cottage Owners shall not park trucks or other vehicles in a manner that will block roads, driveways, or other Common Facilities.
2. No overnight parking of commercial vehicles.
3. No vehicle parking or standing along beach road.
4. All decisions by management regarding parking are final.
5. There is no formally designated parking. Neighbors are expected to cooperate with each other regarding parking.
6. The speed limit in the Grove is 5 miles per hour. Failure to obey speed limits may result in loss of lease.

Trash and Yard Waste

1. Cottage Owners shall, at their expense, maintain the Premises in a clean, orderly, and sanitary condition and keep any garbage, trash, rubbish, or other refuse in vermin-proof containers until removed.
2. Cottage Owners shall not:
 - Permit undue accumulations of or burn garbage, trash, rubbish, or other refuse within or without the Premises.
 - Cause or permit objectionable odors to emanate or to be dispelled from the Premises.
3. No pruning or removal of trees without management consent.
4. Chases Ocean Grove has a "Carry In/Carry Out" policy. Anyone caught inappropriately leaving trash will be subject to having their lease terminated.

Cottage Rentals

1. Tenant shall be solely responsible for compliance with any Town of Dennis regulations governing rental properties.
2. Tenant shall, in each instance, deliver to Landlord such Indemnity Agreement, executed by Tenant and Tenant's subtenant or guest, at the notice address set forth herein, or, during the Permitted Use season, by hand to Landlord's office at Cottage #57, at least five (5) days prior to occupancy of the Premises by the applicable subtenant or guest.
3. Cottage Owners are responsible for the conduct of all their residents, guests, and invitees. Cottage Owners, residents and guests that exhibit unacceptable behavior, (unacceptable behavior will be any act, action or display that threatens the health, safety, or security of another person and/or property) will have the police promptly called, arrest made if necessary and legal action taken against the offender. Unacceptable behavior will be considered sufficient grounds for termination of lease.

Penalties

Unless otherwise noted above, penalties for violation of the rules are as follows:

- 1st offense – Warning
- 2nd offense - \$25 penalty
- 3rd offense - \$50 penalty
- Subsequent offenses - \$100 penalty

Unless otherwise noted above, Cottage Owners with five or more citations for rule violations are subject to having their leases terminated.