

Addendum to MVCMA Construction Rules

NOTE: If you are unsure if any item needs certification, please check with the Architectural Review Committee before starting work or ordering or installing any materials. Some further explanation of terms follow below:

a. Air Conditioners: Window-mounted air conditioners installed in side or rear windows are regarded as temporary and require no permit. However, if neighbors object to operational noise, the Buildings and Grounds Committee reserves the right to order re-location, removal or operational restriction of the unit. Window units in front windows will not be approved. So-called “through the wall” mountings will not be approved. Outdoor unit placements for central A/C or heat pump systems must be approved in advance by ARC and screening may be required for visual reasons, noise abatement purposes, or both.

b. Chimney caps: If required for safety, caps must be of a type approved by the Massachusetts fire code and should not be metal cage type.

c. Doors: Door placement must be pre-approved. Doors must be of types reflecting the architectural heritage of the Campground. No sliding glass doors are allowed.

d. Fences: Generally approved types of fencing include wood post and rail and wood picket. Fencing is limited to four feet in height. Wire, plastic, or other non-authentic types of fencing will not be approved. Surrounds for outdoor showers must be pre-approved.

e. Garden houses and storage sheds: Garden sheds must be of wood, may not exceed 64 square feet in footprint area and must comply with placement and setback guidelines established by the Buildings and Grounds Committee. Applicants should consider others’ views and sightlines and consider neighbors in both design and placement. Metal, plastic, or unfaced plywood or chipboard are prohibited for exterior surface material. Design and placement must be pre-approved by the Architectural Review Committee.

f. Gingerbread: Design of so-called “gingerbread” trim should match that found elsewhere on the building. If none there, then decorative trim should be of design and size of original trim found elsewhere in the Campground. Please submit drawing, tracing, or sample of proposed design with application.

g. Heaters and heating vents: No “through-the-wall” heaters will be approved if visible from the front of the cottage or from major visible portion of the building. This primarily affects electric heat pumps. While venting into existing masonry chimney is preferred, some gas or oil heaters of newer types may be vented through the side or rear walls or roof, depending on codes and proximity to neighbors’ homes. Please submit plan and detailed information with application.

h. Mechanical and plumbing: Vents may not come through front walls. Required vents through roof must be painted flat black. Exhaust fan vents will be reviewed, considering visual, noise, and odor effects on neighbors and the Campground in general. Please consider these effects as you plan your project.

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*i. **Paths and driveways:*** Scale plans must be submitted. Also, please indicate surfacing material. New shell will not be permitted except in winter due to offensive odor and drawing of animals and vermin to the site.

*j. **Porch railings:*** Railing heights on porches on the first floor, when replaced, should conform to the original. On balconies, if railings are removed, the State requires a 34" rail height. However, the B&G and ARC Committees have been working with the new Town Building Inspector and he has granted an exemption to this requirement for cottages in the Campground. While it is now acceptable to retain the original low rail height, the safety of leaseholders and their guests should be of paramount concern. It is the responsibility of the leaseholder to install locking doors and other safeguards to prevent accidents.

*k. **Roofing:*** Wood shingling while appropriate has too many risk factors associated with it to be practical. Various asphalt or composition materials can be acceptable if submitted samples are approved.

*l. **Siding:*** Vertical tongue and groove random-width boards with or without beveled or shaped-edge battens are appropriate. Cedar shingles are also generally acceptable. For other materials, samples must be submitted for approval prior to installation of the material. Vinyl, metal trim, asphalt and asbestos siding are not approved. In circumstances where any portion of a new wall is five feet or less from an abutting building, the Town Building Inspector requires a "fire assembly".

Cement shingles such as Hardishingle® Siding as well as 5/8" DUROCK® as an underlayment to cedar shingles have been approved by the Town Building Inspector and may be used. The building overhang must also be protected and Hardie trim, fascia and soffit or other cement-based products may be used in this application. This is the only location on a building in the Campground where HardieShingle and non-wood products are acceptable and use must be approved in advance. At the point where a wall angles away from an abutting cottage by more than five feet, conventional cedar shingles may be used. A vertical trim piece separating the HardieShingles from the cedar shingles may be used for aesthetic purposes if desired. Sheet rock on interior walls is also an acceptable "fire assembly", but it must completely cover all wall surfaces, studs and other supporting members

*m. **Signage:*** Commercial real estate for sale signs not to exceed 12" square may be displayed on or about the subject property for a period not exceeding two weeks beyond either the listing contract or sale of the property. No more than one sign shall be attached to or appurtenant to any property at any one time. This rule will not apply to commercial leaseholders directly. Commercial leaseholders must submit signage plans to The Architectural Review Committee and the Commercial Lease Committee.

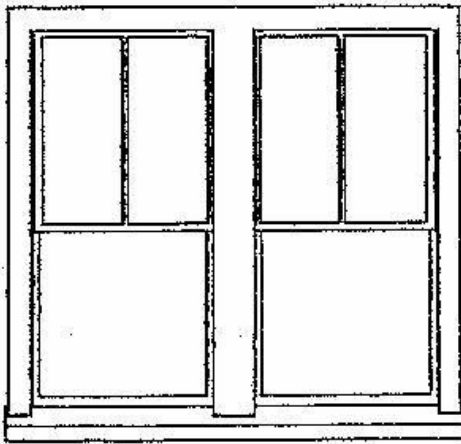
*n. **Skylights:*** Skylights visible from the front are prohibited. A small (less than two feet square) skylight on a rear slope of a roof may be allowed depending upon overall visual impact.

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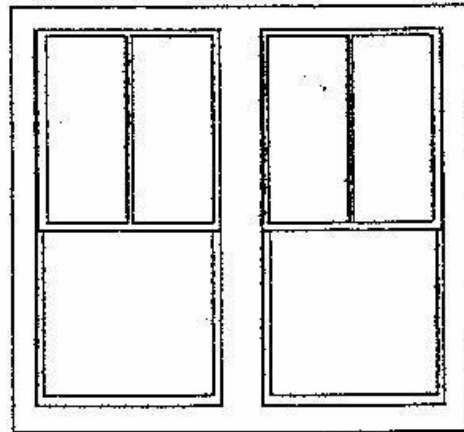
o. **Satellite Dishes:** A Satellite Dish installation location must be approved in advance. A Dish must be concealed from the view of passersby on roads or paths in the front, sides or back of the cottage.

p. **Street Numbers:** The Fire Department of Oak Bluffs wishes residents to affix prominent street numbers to their buildings to aid in rapid location of fires and deployment of firemen. Please make sure that your cottage is numbered. If questions arise as to the name of the street or number of the cottage, please ask at the Office.

q. **Windows:** Windows applied to new additions or pre-existing construction must be of style and configuration found on the original cottage. Plastic, metal or other materials will not be approved. Replacement of shaped-top windows such as ogive arches found in the Campground, with matching hood moldings must be in kind. In such cases, rectangular replacements will not be approved. The ARC will try to assist leaseholders in finding sources for appropriate replacements in cases such as this. As shown below, windows with “false sill trim” are the desired choice, “picture framed” window trim is not typical of Campground architecture.



windows with false sill trim



"picture framed" windows