

## FOREST ROW ASSOCIATION POLICIES

**PURPOSE:** The purpose of these policies is to establish specific guidelines to promote the social welfare of the community - the residents' relationships, recreation, and management and maintenance of our commonly held land. Recognizing that each of us has his or her own standards of behavior, the aim of these policies is to promote respect and good will among neighbors. When a lessee is not able to comply with a particular policy, communication with neighbors or with the Management Committee is an effective way to get help. Seeking such input and assistance is welcome because it minimizes a sense of isolation and builds a stronger sense of community.

- 1) Pets and animals are welcome. With consideration for neighbors and the native wildlife, proper restraint and restriction shall be observed. When outdoors, dogs shall be leashed at all times (except on one's own leasehold). Owners of pets are responsible for maintaining peace and quiet and for cleaning up after them. Ownership of farm animals may be disapproved by the Forest Row Association
- 2) Consideration shall be given to the privacy of each family and dwelling. The use of all paths and common land shall be so as to maintain said privacy. The height of shrubbery for purposes of privacy is to be limited so as to prevent any solar blocking to neighbors.
- 3) Houses and other structures built or placed on the property shall have wood (shakes, clapboards, etc.) or masonry (brick, stone, etc.) exteriors. Each house shall be at least 900 square feet in size and no more than two stories above grade.
- 4) Each lessee shall be responsible to keep his/her site clean, in good repair and free of debris. Items stored outdoors must be kept away from or screened from public view. Garbage containers and recycling bins may not be put at the roadside earlier than the day before pickup, and they must be removed from the roadside no later than the day after pickup.
- 5) Cottage industries are permitted. Any lessee seeking to establish a cottage industry must present a proposal to the Association. The proposal shall explain the nature of the business and its impact on the land and water. Each business shall be subject to at least an annual review for approval to operate. Such use is also subject to provisions of the Great Barrington town by-laws.
- 6) The use of motorized recreational vehicles or the recreational use of motorized vehicles is not permitted on the property.

- 7) Hunting and trapping are not permitted on the property.
- 8) The property shall be posted by the Association for purposes of limiting certain activities and for protecting the privacy of residents.
- 9) Rental of a room full-time, or of an entire leasehold part-time is permitted only in accordance with the policies of the Community Land Trust and with written approval by the same. Rental prices may not exceed the Fair Market Value (HUD guideline prices as updated by Construct).