

**Matinecock Farms Property Owners Association
Rules and Regulations
2025**

Matinecock Farms consists of a community of single family, owner-occupied residences designed to provide a country environment of modest-sized homes for quiet community living that retains privacy and open space for its Unit Owners. With that goal in mind, the Association has adopted the following Rules and Regulations that are referenced in the Matinecock Farms Covenants and Restrictions dated October 13th, 2024

The Board of Directors may from time to time amend these Rules and Regulations, but no more frequently than one time a year with advance notice of amendments provided at the Annual Meeting of Unit Owners.

Table of Contents

Rules and Regulations for:
Architectural Review: 1-4
Landscape Review 4
Rentals: 4
Nuisance: 4-5
Miscellaneous: 5

Architectural Review Rules and Regulations

The following guidelines must be adhered to when submitting any project for review and approval to the Architectural Review Committee (ARC) and is based on provisions specified in Article VI of the Covenants and Restrictions:

All architectural projects must be submitted for prior review via an application provided by the ARC. The initial application to the ARC shall include, at a minimum, initial drawings/sketches of the proposed exterior work. Following approval of the initial submission, the Unit Owner shall be required to submit final construction drawings for approval by the ARC. The approved final plans shall be the only plans used for applying for a building permit from the City of Glen Cove and for construction. No substantial or major change or modification to these plans is permitted without ARC approval.

If necessary, a deposit to cover administrative expenses incurred in the review process, including professional fees, may be required. The amount shall be determined by the Board of Directors in its sole discretion and be used to compensate professionals including, but not limited to, architects and attorneys who may be consulted in conjunction with the ARC's review of the proposed construction. Upon completion of the project and the issuance of a certificate of occupancy by the City of Glen Cove (if applicable), any remaining balance of the deposit will be refunded to the owner.

The ARC may also require additional information or documentation to assess the proposed project, including, but not limited to:

- (a) Certified architectural plan;
- (b) Paint sample;
- (c) Building material sample;
- (d) Site plan;
- (e) Scale model;
- (f) Detailed construction time schedule;
- (g) Security deposit;
- (h) Updated survey.

All construction shall be compatible with the Nantucket architectural style and materials, and elements of this design style, including proportion, scale, balance, similarity, and order. The Nantucket architectural style is intended to reflect the look and appearance of the Association dwellings.

Specific design factors to be considered are as follows:

- i. Windowpanes to have divided lights where possible;
- ii. Roofs to be pitched with gray architectural grade heavy-duty asphalt shingles;
- iii. Exterior building color to be specified gray stain with white trim; other exterior colors are strictly prohibited;
- iv. Exterior siding material to be rebuted and rejointed shakes/shingles, Perfection No. 1 grade;
- v. Exterior window shutters (*if any*) to be black in color and front doors, storm/screen doors are to be either black or white in color;
- vi. Solid garage doors shall be painted white; no garage door windows will be allowed;

- vii. Driveway surface to be same material and coloration as Association roads; no aprons, paving stones or driveway posts are allowed;
- viii. Accessory structures cannot be higher than the 6-foot fence ordinance required by the City of Glen Cove and must be properly screened so as not to be seen by neighboring Unit Owners.
- ix. Fences to be of traditional wooden picket or split rail style with natural material preferred; if painted, white in color;
- x. Lighting fixtures attached to the house shall be approved by the ARC; a black finish is preferred.
- xi. House number signs should conform to those provided by the Association.
- xi. Above-ground swimming pools are prohibited;
- xii. Inground swimming pools shall have enclosures that must be approved by the ARC; solid fence or wall construction shall be preferred for swimming pool enclosures;
- xiii. Playgrounds and play equipment shall only be permitted in rear and side yards at ground level, positioned and screened so as not to be visible from the street, and comply with all setback requirements for buildings;

- xiv The use and functionality of a dwelling shall only be for and limited to a single-family occupancy having one kitchen and one primary means of access;
- xv New construction that will increase the footprint of the dwelling or expand the existing building square footag e shall generally be prohibited.

The following are strictly prohibited: outdoor fireplaces, firepits, and built-in cooking grills, freestanding flag poles, window boxes, laundry lines, satellite dishes (*unless not visible from the street*), dog runs, dog kennels, advertisements, posters, and outdoor signs, except Unit address numbers.

Landscape Rules and Regulations

Based on provisions specified in Article (VI) of the Covenants and Restrictions, the installation of all new and the maintenance of current landscaping of all Unit front yards and all other outdoor areas of a Unit that are visible from the street or other Units must be approved in advance by the Landscape Review Committee (LRC). No Unit Owner may remove or allow to be removed any tree or trees on any Unit without first filing for and obtaining the approval of the LRC.

Landscaping shall include, but not be limited to the altering of the existing design of a Unit's property, the adding of exterior architectural elements or ornamental features including statuaries, adding or removal of hardscape, the planting of any combination of trees, shrubs, flowers, grass, and other horticultural elements, paving, outdoor lighting, other than lighting attached to the dwelling, and outdoor areas designed for outdoor congregation.

The LRC shall only approve landscaping that is not only compatible with and not adversely impacting the neighboring Units, but enhances, supports and further continues the underpinning of the initial traditional design of Matinecock Farms established by the founders. Invasive plantings as defined by the LRC are prohibited and if planted will be removed at the Unit Owner's expense.

Composition and Authority of the Landscape Review Committee

The LRC shall consist of five members appointed by the Board of Directors of the Association. One of the members shall be appointed by the Board of Directors as Chairperson of the Committee. Three members shall constitute a quorum of the Committee. LRC shall act by a majority vote of those present at a meeting. The Board Of Directors may adopt and from time to time amend procedural rules, regulations, fees, guidelines and directives for the LRC to process, review, consider and decide application in accordance with the objective set forth above.

The decision of the LRC shall be binding, except that the Board Of Directors, in its sole discretion, by a two-thirds vote of the full Board, may amend or reverse any decision of the LRC.

Rentals

Rental of Units is discouraged and will only be permitted under conditions that must be strictly adhered to and will be strictly enforced. Please refer to Article VIII Section 1 of the C and R's.

Nuisance Rules and Regulations

Every Unit Owner and Tenant is **prohibited** from using or occupying, or permitting or allowing the use or occupancy of, a Unit, dwelling or structure in any manner that creates an unreasonable nuisance or unreasonable inconvenience to neighboring Units, or the community, including, but not limited to, excessive light, noise and smoke and other unacceptable activity.

Pets that are dangerous, at large without a leash or not under the control of an adult, or which create a nuisance by noise, aggressive behavior, or any other destructive behavior shall be prohibited. A pet owner shall be responsible for the care and maintenance of his pet and ensure that it does not create an unreasonable nuisance or unreasonable inconvenience to neighboring Unit Owners or the community.

Upon notice of a nuisance violation being given to a Unit Owner or Tenant, the Unit Owner or Tenant shall be allowed a 20-day cure period. If the nuisance continues beyond the 20-day cure period, the Unit Owner or Tenant shall be subject to the provisions of the Violation Assessment schedule as detailed in Article IV Section 3 of the C and R's until the nuisance has been cured. The cure period does not apply to pet ownership violations which may require immediate action at the sole discretion of the Board of Directors.

Miscellaneous Rules And Regulations

Approved Construction & Landscaping permitted between the hours of 8:00 am and 5:00 pm Monday through Friday. No work shall be done or permitted on Saturdays, Sundays, and federal holidays, except for actual emergency repairs or if written permission is granted by the Board Of Directors. Interior work is permitted beyond these hours as long as the construction is not noticeable or offensive to the surrounding Unit Owners.

Routine yard work by outside contractors with no motorized equipment is permitted between the hours of 5:00 pm and 6:00 pm Monday through Friday and on Saturday mornings between the hours of 9:00 am -12:00 pm.

A garage sale, tag sale or other type of sale of personal property on a Unit is prohibited.

Signage on Duck Pond Road advertising a sale and/or open house in conjunction with the sale of a Unit is prohibited.

The use of scooters, skateboards, motorbikes and other such "rolling stock" is discouraged by owners, their children and guests. However, if such activities are to occur, owners, their children and guests are required to exercise reasonable care when partaking in such activities. The Association shall be held harmless/assume not responsibility for the actions of Unit Owners, their children, and guests for any irresponsible use of "rolling stock" in the neighborhood.

All garbage and recycling collection for each Unit shall be, preferably, from the dwelling or,

secondarily, curbside. Garbage storage bins may be placed at curbside only on the day of pickup and promptly re-stored once pick up has been completed.

The Board strongly encourages all Unit Owners to keep personal motor vehicles parked in their respective garages. Prolonged outdoor vehicle storage for all Units is strongly discouraged.