



SUMMER VILLAGE

TOP 12 RULES

1. Speed limit – 10 MPH – on ALL roadways throughout the Village!
2. All drivers of golf carts must have a valid driver's license.
3. No more than 2 vehicles allowed at a cottage. Prior written permission of adjacent cottage owner required to use adjacent cottage parking.
4. Gatehouse must be called prior to all guests' arrival.
5. All guests must display temporary parking pass on rear-view mirror for duration of visit. Failure to display a valid parking pass may result in the vehicle being towed at owner's expense.
6. Guests and visitors are not allowed to bring pets onto the property.
7. Dogs are not allowed at any amenity, including on the beach, at pools, playground, pavilion, sports courts, or on the patio or bridge to the Lodge patio.
8. Dogs must be leashed (see Cottage Owners Manual for full rules); and you must pick up and properly dispose of all excrement, regardless of who is walking the dog.
9. Bicycles, tricycles, skates, skateboards and the like are not allowed on the sports courts, or at pools, in the pavilion or on the patio at the Lodge, or the bridge.
10. Only those persons 18 years or older are allowed at the Adult Pool, and in the Hot Tub.
11. All children at all times are the responsibility of their parents and/or guardians; children 13 or under must be accompanied by adult to swim at the pool. We are not babysitters.
12. Glass of any kind is never allowed at the beach or pool areas. You must use paper, plastic, or cans ONLY.

SECURITY STAFF HAS THE UNILATERAL AUTHORITY TO ENFORCE ALL RULES.

You may also find a copy of the current Rules at www.summervillage.org

1. The speed limit throughout Summer Village, including for golf carts, is 10 mph.
2. Two vehicles plus golf carts are allowed to park at all cottages. Waiver to allow 3 vehicles may be granted by the Board of Trustee for "special events" or holiday weekends.
3. Owner's motorcycles/gas powered mopeds are to be parked in one of your two parking spaces. All visiting motorcycles must park in the guest parking area.
4. Prior permission from a neighbor to use their cottage parking space(s) must be in writing, and a copy of such given to management.
5. Guests and renters are not allowed to bring pets onto Summer Village property.
6. All vehicles, golf carts, mopeds, boats, etc., must be registered with the association office, and the appropriate sticker must be affixed visible.
7. No gasoline operated golf carts, scooters, bikes, boats or other motorized recreational vehicles of any kind are allowed.
8. Only licensed drivers are allowed to drive golf carts on Summer Village property.
9. Golf carts, skateboards, scooters, and hoverboards etc. are not permitted on the footbridge leading to The Lodge, nor on any of the sports courts.
10. Per town permits, "Quiet Time" starts at 10:00 p.m. Sunday - Thursday and 11:00 p.m. Friday-Saturday, and lasts until 7:00 a.m. weekdays and 8:00 a.m. on weekends.
11. All fires must be built only in approved fire pits, and must be completely extinguished prior to leaving the area. Approved fire pits are those built by the association in pocket parks and at the beach, and those approved by the association at cottages, including portable fire pits.
12. Hover boards are allowed. Parents are responsible for safe operation and use of hoverboards. Operators must wear helmets, follow bike safety rules and take full responsibility for operation and compliance with local laws.
13. Drones can be used ONLY on the lawn across from the Waste Water Treatment Plant. They cannot be flown over cottages, amenities or over the beach.
14. Residents may use the Summer Village dumpsters and trash receptacles for cottage trash only. Do not bring trash or recyclables from outside of Summer Village.
15. All storage bins must be located behind or beside the cottage. Storage bins may not be located in the front of the cottage, visible from the roadway.
16. No-one under the age of 18 is allowed to use the Hildreth Gym unless they have a signed consent form on file with management. Otherwise teens 14 - 17 may use the gym when accompanied by a parent or guardian.
17. No more than six (6) people per cottage are allowed at the Hildreth Gym or at a pool at any one time.
18. No-one under the age of 18 is allowed at the adult pool or hot tub at any time.

19. Children under the age of 13 must be accompanied by a parent/guardian while swimming at the family pool and/or beach.
20. Infants and toddlers must wear swim diapers in the family pool and in the pond.
21. No glass of any kind allowed at the pools or on the beach - no exceptions.
22. Noodles are allowed in both pools and the pond. Only small children and persons with special needs may use arm floats, life vests, etc. as needed, in the pools. Inner tubes, floats, rafts and floating chairs are allowed in the pond only
23. The interior restaurant restrooms are for dining and bar guests only. Those using the beach or pools are not allowed and may use the exterior restrooms at the Lodge.
24. No cutting between waterfront cottages to gain access to the pond. Access is provided at the beach and at the Association provided docks.
25. All pets are prohibited from the beach and all amenity areas.
26. No-one under the age of 18 allowed in the Lodge or Porch unless accompanied by a parent or guardian. The Library is for 18 years or older, and those under 18 are prohibited, even if accompanied by an adult.
27. No-one under 21 is allowed in the bar or billiards area under any circumstances.
28. Smoking and vaping is prohibited at all of the amenity areas, including the Lodge, patio, pavilion, beach, playground and pools.
29. Association-owned boats are available for use by those at least 18 years old. No-one under the age of 18 years may use these boats unless accompanied in the boat by a person aged 18 or over.
30. Life vests must be worn at all times when using Summer Village kayaks, canoes and Sunfish sailboats, per our Master Insurance Policy. Vests are available in the boat shack.
31. All existing and new cottage fire pit areas for portable fire pits and charcoal grills must meet standards set by the Trustees and Westford Fire Department. No permanent fire pits may be constructed at any cottage.
32. Neither car washing with soap and water nor repair work is allowed; only rinsing with water and emergency repairs are permitted.
33. All hardscaping (patios, walkways, etc.), and certain exterior painting and landscaping must be submitted for review by the Architectural Review Committee, and must receive prior written approval by the Board of Trustees. Depending on the location of the work to be done, you may be required to file a Notice of Intent and seek approval from the Town of Westford.
34. All foot and bicycle travel is to be on roadways and designated paths only. "Cutting through", between, behind or in front of cottages is strictly prohibited.
35. Any shade tents erected, whether at cottages or on the beach or other common areas, during the day, must be removed by nightfall, unless waived by Management.

36. All pets must be kept on a leash not to exceed six (6) feet in length. Electronic leashes, extendable leashes or similar devices are prohibited. The leash must be held at all times and not dragged on the ground behind the pet.
37. Pets must be walked on roadways or in the woods, and owners must remove and appropriately dispose of animal excrement, regardless of who is walking the pet.
38. Excessive barking resulting in 3 or more complaints will be cause for issuance of fines, and possible removal of the pet(s) from Summer Village property.
39. All guests must be pre-registered by cottage owners, by calling the gate house, 978-392-0353. Any arriving guest who is not on the guest sheet for the day will be pulled aside and given an opportunity to contact the owner, who will call the gate approving said visitor, or the guest must not be allowed to enter.
40. Prior management approval for owners requiring more than 5 guest parking passes must be obtained by the owner, due to parking constraints – no exceptions.
41. Owners hosting private functions, as opposed to casual visits, with 5 or more non-resident guests, are not allowed to offer any use of any amenity to their guests except the beach/pond and/or picnic grove areas and pocket parks.
42. Lawn irrigation systems are not permitted. Existing systems previously approved are allowed, but use may be limited from time to time, when water must be conserved.
43. Any owner using a Summer Village amenity for profit will pay a non-refundable annual administrative fee of \$100 to the Association.
44. No recreational vehicles, campers, ATVs, jet skis, gasoline powered boats, or any other gasoline powered recreational vehicles are allowed on Summer Village property. Exception: truck campers and/or temporary trailers will be allowed at the cottage for one day for opening, and one day for closing to facilitate moving in or moving out, provided the vehicle fits safely within the cottage parking space.
45. The keeping of domestic pets at Summer Village is a privilege– not a right. Noncompliance with any of the pet rules may result in revocation of the right to keep the pet on Summer Village property.
46. Well-behaved dogs are not required to be kept leashed inside Dogpaddle Park, so long as all dogs within the park are behaving well.

Additional Rules for Waterfront Cottages

1. The land between the front of the waterfront cottages and the lake is Exclusive Use Area for the benefit of each of the individual waterfront cottage owners, only. At the sides, the Exclusive Use Area extends to half- way between the waterfront cottages, and no access to the water may be gained by non-waterfront Owners, Guests or Renters between cottages; at the rear of the waterfront cottages, the Exclusive Use Area is the customary 6 feet.
2. Waterfront cottage owners will be allowed to enter the water from in front of their own cottage for purposes of putting in a canoe, kayak or any other non-gasoline engine powered boat. It is recommended that life vests be worn at all times by all occupants of kayaks, canoes, sailboats, row boats and the like.
3. Waterfront Owners and their Guests and Renters may fish from shore in front of their own cottage.

The following restrictions are pursuant to the Westford Board of Appeals and/or Planning Board Permits and/or Conservation Commission requirements for Summer Village:

4. All personal boats must be removed from the water and stored within 6 feet of your cottage overnight.
5. No dock may be constructed at the water in front of any cottage.
6. No brush, trees or other vegetation (including grass) may be cut within 30 feet of the water.
7. No sand may be brought in, and no beaches may be created or maintained by raking or otherwise in front of Owners' cottages, pursuant to Westford Conservation Commission and the Massachusetts Department of Environmental Protection restrictions.
8. No permanent fire pits may be constructed in Exclusive Use Areas.
9. No structures of any kind are permitted to be constructed in the Exclusive Use Area that would modify in any way the exterior appearance of the cottage.