

## **Hammersmith Village Owners Association**

### **Hammersmith Village By-Laws and Covenants Abbreviated List**

These cover the most frequently asked questions. You can get full access to the Hammersmith Village Covenants and By-Laws by going to our website at [www.hammersmithvillage.com](http://www.hammersmithvillage.com) . We strongly encourage you to view them when you have a question as this is a general description. You can contact HVOA with any questions you may have at [hammersmithvillage@gmail.com](mailto:hammersmithvillage@gmail.com) or call us at 781-208-2461. Thank you.

Sixth Paragraph 3 2. **MISCELLANEOUS RESTRICTIONS**, subparagraph (k) substituted (Amendments)

- (k) In order to ensure architectural integrity throughout the Hammersmith Village Subdivision, there shall be no changes, additions, or alterations to any structure or any lot, without the prior, expressed, written approval of the Hammersmith Village Owners Association, Inc. The Association may, in its discretion, upon submission of such information and review as it deems appropriate, grant an exception to the aluminum, vinyl, or particle board prohibition for any existing structure duly documented as having significant siding maintenance problems. No exception shall be allowed without prior submission of final plans and specification by the Lot owner and the installation contractor.

**Architectural Forms are available and must be filled out and returned prior to the start of work. Please allow us a few weeks to review and respond. This form can be found on the website.**

- 3. **MISCELLANEOUS RESTRICTIONS:**

No business, trade or profession shall be conducted on any Lot. This restriction

shall not prohibit a homeowner from maintaining a so-called “home office” in his(hers) home, provided that in the case of any such home office, all of the following conditions are met

- (i) The home office use is incidental to the primary use of the home for normal residential purposes and will not detract from the residential character of the development; and

- (ii) There shall be (a) no signs associated with such home office activity, (b) no increased vehicular parking associated with the home office, (c) minimal client traffic associated with the home office
  - (iii) The home office use shall comply with applicable zoning and any other legal requirements.
- No residence may be used for short term rentals such as that facilitated by Airbnb.
- No above ground swimming pool shall be permitted on any lot, and no in-ground pool shall be constructed, install or maintained in the front of any Lot.
- No signs of any kind may be placed or maintained on any Lot.
- No trailers, campers, mobile homes, boats, or other recreational vehicles of any kind, nor non-operative or unregistered automobiles, nor trucks, machinery, supplies, materials, or equipment of any kind shall be stored on the premises unless approved by the Board, which approval may be conditional, and may limit the location and duration for storage for such items.
- Individual air-conditioning window units shall not be installed on any window fronting upon any way in the Subdivision, unless approved by the Board in each instance in his sole discretion.
- No dumping of refuse on the lot.
- No unregistered vehicles are allowed on the lot.
- Commercial Vehicles: No Lot Owner or occupant in the Hammersmith Village Subdivision shall permit any commercial motor vehicle to be parked or kept on his, her, or their Lot, or on any way within Hammersmith Village incidental to the use of his, her, or their Lot, for a period of time in excess of 48 hours total duration in any calendar year, unless such motor vehicle is parked or kept wholly within the confines of an enclosed garage on his, her, or their Lot.

For purposes of this restriction, the prohibition against “signs” shall also include a prohibition against commercial designation, advertising, lettering, or logos of any

type on any motor vehicle, provided, however, that such signs shall be permitted provided any vehicle to which the designation is affixed is parked or kept inside an enclosed garage out of public view.

(See Covenants and By-laws and Amendments for full requirements on commercial vehicles.)

**Note: The above bullets are for reference only. The actual Hammersmith Village Covenants and By-Laws and Amendments can be found on our website at [hammersmithvillage.com](http://hammersmithvillage.com).**