

SKYVIEW GROVE ASSOCIATION (SGA), INC
RULES FOR MEMBERS, THEIR GUESTS & RENTERS

MARKUP #1 ->

In accordance with the SGA Bylaws, only members, their guests and their renters are entitled to use SGA properties and docks. Property specific rules are posted at SGA properties and docks. All members and their guests/renters must abide by the SGA Bylaws, SGA Dock Policy and the additional rules posted at each location. Members are responsible for their guests/renters and must provide these rules to unaccompanied guests/renters. Children under 14 must be accompanied by an adult on SGA properties and docks. SGA property quiet hours: 10:00PM – 8:00AM, except the Pop Smith Beach which is closed from 10PM – 8:00AM.

SGA PROPERTIES: NO lifeguard on duty. Swim at your own risk. NO jumping or diving off docks. Unaccompanied guests or renters of a member must carry the member’s membership card when on SGA property.

NO cannabis/marijuana product in any form is permitted on SGA properties or docks.

ISSUE #1

~~Fireworks are prohibited on SGA properties or docks. NO campfires are allowed on SGA properties. Small fires may be permitted at the Pop Smith Beach in a portable fire pit with prior approval from the Executive Committee.~~

Dogs must be leashed at all times and members must clean up after their pet. NO pets are allowed inside the Pop Smith Beach area.

Fishing is allowed from SGA properties and docks, EXCEPT at the Pop Smith Beach property.

Do not leave personal items unattended. SGA is not responsible for lost or stolen items.

Help keep our properties clean. Trash bins are not provided, remove all trash you create.

DOCKS, RACKS & BOAT LAUNCH: SGA dock slips are assigned to approved boats rented by members. Other than the two short term slips at the boat launch for members, use of an unauthorized slip is prohibited. (Slip 4B is a maximum of 4 hours & Slip 5A is for 15 min while launching a boat.)

The kayak racks are only for approved members who rent from SGA. Kayaks, paddle boards and other small personal vessels that are carried in can be launched from SGA properties and docks, EXCEPT for the Pop Smith Beach. All other boats on trailers can only be launched from the boat ramp at the end of Ashmere Rd. None of these vessels may be stored or left overnight on SGA properties or docks unless in a rented location assigned by the Dock Committee.

Stop the spread of Zebra Mussels. In accordance with state requirements, members and guests must complete the CLEAN BOAT CERTIFICATION FORM for all watercraft at Ashmere Lake. Forms available at SGA Boat Launch or <https://www.mass.gov/files/documents/2017/10/10/clean%20boat.pdf>.

No one may use or board another member’s boat, kayak, canoe, pedal boat, paddle board or use another member’s personal property on SGA property without direct permission from the owner.

Questions, concerns, violations and emergencies should be addressed with SGA Executive Committee.

SkyviewGrove@gmail.com

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Updated Sept. 27, 2023

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. N/A (p. 1): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

Dogs must be leashed at all times and members must clean up after their pet. NO pets are allowed inside the Pop Smith Beach area. Fishing is allowed from SGA properties and docks, EXCEPT at the Pop Smith Beach property. Do not leave personal items unattended. SGA is not responsible for lost or stolen items.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).