

## Mill Corner Condominium Rules and Regulations

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### 1. GENERAL

1. Mill Corner Condominium Association Inc. ("Association"), acting through its Board of Governors, ("Board") and pursuant to the [Mill Corner Condominium Master Deed](#) ("Master Deed") has adopted the following Rules and Regulations ("Regulations"). These Regulations shall apply to the condominium known as Mill Corner Condominium ("the Condominium") consisting of thirty-four (34) free standing single family residences or units on Nylander Way and Abel Jones Place, Acton, MA 01720, as more particularly described in a master deed dated July 21 1993 and recorded with the Middlesex South Registry of Deeds at Book 23452 Page 73, as amended.
2. Wherever in these Regulations reference is made to "unit owners," such term shall apply to the owner(s) of each unit. These regulations shall bind unit owner(s), members of unit owners' families, tenants, and, whether or not in residence, employees, agents, visitors and to any guests, invitees or licensees of such unit owners, unit owners' families, or tenants.
3. The unit owners shall comply with all the Regulations hereinafter set forth.
4. The Association has the right, pursuant to the Master Deed and applicable law, to alter, amend, or modify, these Regulations.

### 2. UNITS

1. No part of the Condominium shall be used for any purpose except those set forth in the Master Deed. Each unit is hereby restricted to residential use by the unit owner(s) or their tenants and shall be occupied by no more than two persons per bedroom as a single family residence. The initial term for any rental shall be six months at minimum. No unit may be used or rented for transient, hotel or motel purposes, including but not limited to Airbnb.
2. No unit owner shall do, keep, or permit anything in their unit or any common area which will increase the rate of or result in the cancellation of insurance for the Condominium, or which would be in violation of any public law, ordinance or regulation. No hazardous material may be kept in any unit except those commonly in

household use including cleaners, solvents, fuels and materials commonly used in sports or hobbies.

3. No unit owner shall cause damage to the condominium common sewer system. This can occur when improper items are flushed or drained, including but not limited to: paper towels, wipes, hygiene products, diapers, cooking grease, cat litter (even if labeled flushable) and hazardous substances. The cost of repairing any damage shall be borne by the unit owner causing such damage.
4. Each unit owner has the obligation, at their sole cost and expense, to maintain the exterior of their unit, including their Exclusive Use Area ("EUA") and shared private driveway ("SPD"). Unit maintenance includes management of weeds and invasive plants; to prevent the spread of invasive species to neighboring EUAs, any invasive species growing on EUAs must be eliminated. Please see <https://www.millcorner.org/maintenance> for details. If a unit owner refuses or is unable to perform proper maintenance, the Board may perform the maintenance or hire someone to do so and may require reimbursement from the unit owner.
5. Outdoor ornaments, devices, and furniture such as sculptures, bird feeders, and benches are permitted on EUAs as long as they do not negatively impact the aesthetics of the neighborhood.
6. No activities shall be carried out in units, EUAs or common areas that disturb or annoy, or interfere with the rights, comforts, or convenience of, any other unit owners or residents. In particular, sound producing devices shall not be used between the hours of 11 p.m. and the following 8 a.m. if such operation would disturb or annoy other unit owners or residents.
7. Residents shall not leave exterior lights on past 11 p.m. without confirming that this does not pose a nuisance to adjacent neighbors.
8. No unit shall be used for any unlawful purpose and no unit owner shall do or permit any unlawful act in or upon their unit.

### 3. COMMON AREAS

1. No unit owner shall cause any obstruction to the common areas. No unit owner shall place, store, or erect anything on the common areas without the prior written consent of the Board.
2. No garbage, including construction debris, shall be placed on any common area. Unit owners are responsible for storage and removal of their garbage and construction debris. Organic yard debris such as grass clippings and brush may be disposed of in wooded common areas if out-of-sight of mowed areas (e.g., the meadow).
3. No personal property (such as bicycles, toys, benches and chairs, etc.) shall be left unattended in the common areas.
4. No more than two free-standing outdoor for sale signs and open house signs or the like advertising the sale of a unit may be placed on the common areas and EUAs for such period of time as a unit remains unsold and thereafter be promptly removed. No such sign shall be greater than 2'x4'. Temporary signs for such things as graduations, lemonade stands, yard sales, family gatherings, picnics, contractors, and Condominium matters are permitted; all other signs are prohibited.

5. The planting of plants, flowers, trees, shrubbery and crops of any type is prohibited anywhere on the common areas, except for the EUAs, without the prior written consent of the Board. Residents may not erect fences on common areas.
6. Maintenance of the meadow, common area lawns (other than courtyard areas), and all other common property is the sole responsibility of the Board.

#### 4. PET RULES

1. Indoor pets may be kept so long as they are not a nuisance or danger to the neighborhood. Actions which will constitute a nuisance or danger include, but are not limited to, abnormal or unreasonable crying, barking, scratching, unhygienic offensiveness, or running unleashed outside the owner's EUA.
2. Farm animals, animals kept outdoors, and animal breeding are prohibited.
3. Unit owners are responsible for registering, licensing, inoculating, etc. any pets with the Town as required by local laws.
4. Owners of pets walking upon the common elements must promptly clean up their pets' droppings and dispose of them in their own trash receptacles.

#### 5. PARKING AND STORAGE

1. Driveways and parking areas may be used for parking personal and small commercial vehicles and small trailers only. Large trailers, boats, recreational vehicles, etc. may be parked temporarily. All vehicles must have current license plates and be in operating condition. No vehicles shall be parked on the condominium with conspicuous "For Sale" signs attached.
2. Residents' vehicles shall not unreasonably block sidewalks on a regular basis.
3. All residents shall observe and abide by all parking and traffic regulations of the Association and municipal authorities. Vehicles parked in violation of any such regulations may be towed at the owner's sole risk and expense.

#### 6. LAWN CARE

1. No resident shall use any lawn fertilizer or lawn chemical, organic or non-organic, on any portion of the meadow or other common area, except shared courtyard areas.
2. With regard to shared courtyard areas, lawn chemicals must not be used unless and until abutters have been notified and have given their approval for the exact nature and type of chemicals to be applied.
3. If pesticides are used (including weed-and-feed, grub control, weed control and others), in courtyard areas as well as EUAs, appropriate signage must be posted to warn residents to stay off, and to keep children and pets off, treated areas.
4. Signs are not required for fertilizer-only treatment.
5. Signs must be posted for all herbicide and pesticide treatments (including weed-and-feed) immediately after application.
6. Signs must be left up for 72 hrs.
7. Consistent with Massachusetts law, signs must be 5 in x 4 in, have black lettering on a yellow field, and be posted at each entrance to the courtyard area.

## 7. UNIT IMPROVEMENT REQUESTS

1. Unit Improvement Requests are governed by the rules at <https://www.millcorner.org/improvement>, which should be considered part of these Rules & Regulations.

## 8. ASSOCIATION

1. All charges and assessments imposed by the Association are due and payable on the first day of each month, unless otherwise specified. Payment shall be made in any manner acceptable to the association from time to time, including but not limited to electronic payment, by check or money order, payable to the Condominium. Cash will not be accepted.

## 9. VERSION

1. This is the second version of the Mill Corner Rules and Regulations, adopted December 14, 2021.