

CAMBRIDGE COHOUSING RULES AND REGULATIONS

I. PARKING (Initially adopted 6/15/97)

A. Policies. The purposes of this regulation are as follows:

- To provide fairness, minimize conflict, and retain flexibility.
- To help maintain good relations with our neighbors by minimizing street parking by CCH residents.
- To encourage unscheduled interaction among members through centralized parking.
- In accordance with our vision statement, to encourage use of public transportation, and healthy, non-polluting forms of travel such as walking and biking.

B. Rules.

- All units (except those belonging to the Cambridge Housing Authority) shall have deeded rights to an unspecified parking space in the garage.
- No owner may sell that right.
- The Managing Board will be responsible for assigning spaces in the garage and in the East End parking lot, taking into consideration any special needs and convenience of the residents. Such assignments may be reviewed and changed at the request of residents.
- Spaces not assigned on account of a deeded right may be rented by the Managing Board to residents of CCH, for the benefit of the Association.
- The CCH space in the West End, and at least two spaces in the East End lot shall be left unassigned for drop-off, delivery, live-parking, etc.
- Unit owners who do not own cars may rent their spaces only to other residents of CCH, at rental rates not to exceed a maximum to be established by the Managing Board, based on local market rates for such spaces and reviewable annually.
- Parking of RVs and boats on trailers anywhere on the CCH property must be approved by the Association.

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II. ACCESSORY USES OF UNITS (adopted 6/29/97)

A. Policies. The purposes of this regulation are as follows:

- Members are permitted to work out of their home, provided they do not create excessive foot traffic, noise, mail/delivery problems or other nuisances, or use excessive amounts of common utilities.

- All uses must be legal and licensed if appropriate and required.
- Security must be maintained on site; if appropriate, 3d party insurance shall be carried by the unit owner.
- There shall be no signs, lights or other displays on site.

Rules

Use of units for non-residential, business purposes must be approved by the Managing Board, which may impose reasonable requirements and limitations and/or a trial period.

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III. RENTALS (Initially adopted 7/13/97)

A. Policies. The purposes of this regulation are as follows:

- To confirm the expectation that almost all of the units in the condominium will be owner-occupied.
- To ensure that rentals are short-term and infrequent.
- These Rules apply only to the renting of a unit when the owner is absent.

B. Rules

- If a unit is to be rented for less than 60 days, the owners must notify the Managing Board of their absence and identify the tenants.
- Rentals for longer than 60 days must be approved by the Managing Board. The owner must provide the Board with a rental proposal which includes, at a minimum, the following: rental period; names and number of proposed tenants; a copy of the lease, if any; details of arrangements for payment of mortgage, condo fees, etc.; description of arrangements made to manage the unit; address(es) where the owner can be reached.

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IV. PETS: (Adopted 7/31/97)

POLICIES:

- While members of the community should be able to enjoy pets, they must take responsibility to ensure that the pets do not disturb or become a nuisance to others.

- The neutering or spaying of dogs and cats is favored, to discourage aggressiveness, smelly spraying, noisy displays, and attraction of other animals.
- Cats should preferably be kept inside the owners' unit, to discourage use of tot-lot and garden areas as a litter box, to reduce the likelihood of flea infestations, and limit the potential for spreading allergens in common indoor areas.
- The number of pets in a unit should be subject to reasonable limits.
- The keeping of exotic animals and reptiles (particularly those which are known to spread salmonella) is discouraged.

RULES:

1. Owners must ensure that their pets do not become a nuisance or disturb others.
2. If pets continue to be a nuisance after the owner has been notified, the Managing Board will require the owner to take appropriate action, including getting rid of the pet.
3. No pets are allowed in indoor common spaces, except when passing through.
4. Pets in outdoor common spaces must be on a leash or otherwise under the immediate control of the owner.
5. "Pooper-scooper" rules will be followed on the property of the condominium.

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V. SMOKING (Adopted August 2004)

A. Policies. The purpose of this regulation is as follows:

- To eliminate the adverse effects of environmental tobacco smoke on the safety, health, well-being and comfort of residents, tenants, and guests of Cambridge Cohousing.

B. Rules.

1. Smoking is not permitted in common interior space.
2. Smoking is permitted in individual units and all exterior spaces, provided that the smoke does not irritate other residents. Smokers are expected to be particularly aware of the following outdoor areas where problems are likely to occur: entrances to buildings; balconies; open windows; and children's play areas.
3. If a resident, tenant or guest is irritated by smoke that enters their unit or any common interior or exterior space, it will be the

responsibility of the owner of the unit where the smoker resides or visits to address the cause.

4. People who are adversely affected by smoke, indoors or outdoors, are encouraged to express their concerns to the smoker and the unit owner. The parties will attempt to come to some agreement on both immediate and long-term action to prevent smoke from entering the affected common or private spaces. The CLC or another appropriate committee will be available for assistance.
5. If the parties are unable to agree, the matter will be brought to the Managing Board which may direct the owner of the unit where the smoker resides or visits to undertake appropriate actions.
6. Cambridge Cohousing members are responsible for informing their visitors of the community's smoking policy.

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