

MASON'S ISLAND PROPERTY OWNERS ASSOCIATION, INC. COMMITTEES

Architectural Review Committee

The Architectural Review Committee, a sub-committee of MIPOA, is an advisory committee to the Company. The Committee seeks to preserve the aesthetic charm and natural beauty of Mason's Island. To this end, the function of the Committee is to recommend approval or disapproval of new construction and changes to existing property, including additions, modifications, outbuildings and fences. The deeds for most properties within MIPOA's boundaries provide that any construction plans be drawn by a Registered Architect and be approved by the Company. The Committee will consider the suitability of new construction to the lot, the immediate neighborhood, and the community. For this reason each building will be considered individually. The style of a house is secondary to pleasing proportions and suitability to the site.

When property owners decide to build a new house or remodel an existing one, they shall obtain a copy of the detailed guidelines for building in the Mason's Island community. This information is available from the Company or the Chair of the Committee. Property owners shall then submit Preliminary Plans to the Company for approval. The plans must be designed and drawn by a Registered Architect at a scale of 1/8" or 1/4" to the foot, be in accordance with their deed restrictions and the current regulations of the Stonington Planning and Zoning Commission.

Such Preliminary Plans shall include (a) a Site Plan with the building footprint, (b) building set-back line dimensions, (c) plans for each floor, and (d) elevations of each side of the house.

If these Preliminary Plans show substantial discrepancies with any of the above requirements, the Company shall point out such discrepancies and return such plans to the owners. Otherwise, the Company shall immediately turn over such plans to the Architectural Review Committee for its action. If these Preliminary Plans are not acceptable to the Committee for any reason, it shall return the plans, with its written comments, to the Company for their return to the owners for revision.

When the owners feel that their Architect has made the requested changes, they shall resubmit Preliminary Plans. If the owners feel that the requested changes are unreasonable, they may ask to appear personally, preferably with their Architect, before the Committee and/or the Company to resolve any differences of opinion.

When the Preliminary Plans are acceptable to all three parties, the owners shall submit two sets of Final Plans at a scale of 1/4" to the foot, including the Site Plan, to the Company for review by both the Company and the Committee. If the Committee finds such plans acceptable, it shall so state in a letter to the Company, which shall, upon its own acceptance of the plans, give the owners written approval and return one set of plans.

Construction on the site shall not begin until the Company gives the owners written approval.

It is the responsibility of the owners to obtain all necessary permits regarding construction and sewage disposal from the Town of Stonington.

OTHER INFORMATION ON HOUSE BUILDING AND REMODELING:

Before a new building or addition is undertaken, it is recommended that the Owner or Architect also meet with the Town's Planning & Zoning and Building Officials to understand the many Code related issues that, among other things, affect setbacks, septic systems, access and height. In addition, the requirements of the Owner's Land Deed should be reviewed and Mason's Island Company deed restrictions understood.

No construction work is permitted before 7:00 AM or after 6:00 PM or on Sundays or Holidays.

No contractor's signs are to be displayed at work sites.

Property Maintenance Advisory Board

The Property Maintenance Advisory Board was established in 1996 by MIPOA to establish guidelines to encourage District property owners to maintain the appearance of their houses and grounds to a standard appropriate for the area. It fosters a "good neighbor policy" to promote the maintenance of pleasant vistas for one's neighbors and water views for those fortunate to have them.

The Board establishes guidelines; facilitates dialogues between property owners and conducts other activities to help accomplish its goals. Membership consists of not less than three nor more than seven property owners and one member of the MIPOA Board.

Property owners have two significant responsibilities to meet prior to asking the Board to encourage neighbor's compliance with the "good neighbor policy". These are:

1. Property owners who believe they have a grievance are expected to address their issues directly with their neighbors as the first step and, the Board believes, best route to problem resolution.
2. Property owners not in the front row but fortunate enough to have water views are expected to document those views (in each season) as soon as possible after acquiring their property as the base from which to address matters involving future maintenance of those views.

The Board's guidelines in effect as the date of publication are:

1. Clotheslines are not to be visible from neighbors' properties or roads.

2. Use of power lawn mowers, leaf blowers, chain saws and similar equipment are to be limited to the hours between 8:00 a.m. and 6:00 p.m. Monday to Saturday, excepting Holidays.
3. Construction and renovation projects are to be limited to the hours between 7:00 a.m. and 6:00 p.m. Monday to Saturday, excepting Holidays.
4. Garage and tags sales are prohibited.
4. Posting of all signs is prohibited, including without limitation, realtors' "open house" and "for sale" signs, workmen's signs (builders, renovators, painters, roofers, etc.) and political advertising.
5. Reasonable property appearance, landscaping maintenance and neatness of grounds are to be sustained.
6. Neighbors' views should not be blocked by landscaping overgrowth. Property owners are reminded that as neighbors' views become obscured, enjoyment of their properties may diminish and property values may be adversely affected.
7. Boats over 20 feet in length, house trailers, recreation vehicles, business vehicles and inoperable autos are not to be stored on District properties. The Board recommends that all boats and trailers be stored in garages or boats yards. If boats of less than 20 feet in length are stored outside, the Board recommends they be stored out of sight from neighbors to the extent possible and that their covers be of neutral color.

Property owners will be advised as and when the Board changes these guidelines or adopts new guidelines.

The Mason's Island Company has generously made available a parcel of land on Old North Road where residents may store boats on trailers during the off-season. The Company charges a nominal fee for this service, which is used principally to defray the cost of mowing the property. Residents who wish to take advantage of this offer should contact Rufus Allyn for details. Boat maintenance projects are not permitted on this property.

A provision in many deeds permits the Mason's Island Company to enter those properties for the purpose of trimming trees and bushes in a reasonable manner to maintain views from adjoining properties. The deed provisions also require Company approval for plantings along street lines. Property owners are encouraged to consider the impact of their landscaping on neighbors' views and on roadway sight lines and to consult with the Board and the Company when planning landscaping projects. From time to time the Company clears their rights of way and the roadsides along their property lines. Please contact them if you have a request regarding maintenance of a particular location.

If a property owner has made a good faith effort to resolve differences with a neighbor regarding view maintenance and those differences remain unresolved, the issue can be referred in writing to the Chair of the Board, with copies to the Company and the neighbor. The Chair of the Board and a Company representative will confer and visit the site with both owners, and attempt to devise a satisfactory solution. When dealing with disagreements between neighbors regarding view maintenance, the Board and the Company will always attempt to strike a balance between view maintenance and privacy concerns. The Chair of the Board will advise all parties in writing as to the suggested course of action.

Lyme Disease

Like many coastal communities, Mason's Island continues to be prime habitat for deer ticks, the carriers of debilitating and deadly diseases such as Lyme disease, ehrlichiosis, and babesiosis. Since 1999, the Center for Disease Control and Prevention has conducted a study which uses bait boxes to control tick populations on Masons Island. This study, which was completed in the summer of 2004, has resulted in a substantial reduction in the number of ticks on mice and has drastically reduced the number of questing deer ticks on treated properties.

The bait boxes are designed to attract white-footed mice, the principal reservoir of Lyme disease and primary host for deer ticks in the first year of their two year life cycle. A small amount of Fipronil (Frontline Top Spot) is placed inside a child-proof bait box. Mice are passively treated as they enter the box to feed on a non-toxic food source. One treatment of Fipronil kills ticks and fleas on mice for about 42 days. Fipronil is the same tick repellent many of us use on our pets, used here at a much lower concentration. This causes no harm to the mice and no harm to any cats that may eat treated mice. Fipronil-treated bait boxes are placed along the edge of properties, along rock walls, outbuildings, woodpiles, etc. The number of bait boxes will range from 5-20 boxes per property depending on the size of the lot and amount of suitable mouse habitat.

The bait boxes used in the study received full EPA registration in July 2003 and are now commercially available through pest management companies under the label Maxforce TMS bait box system. The bait boxes are the most effective and least environmentally damaging tick control method available as of this date. A less effective and potentially more environmentally damaging tick control method is the seasonal spraying of pesticides. The number of pesticide sprays required, ranging from twice per tick season to monthly, will depend on each property's risk for tick habitat. A third method, Daminix, still used by some pest control companies, has not been proven to have any effect in controlling tick populations and is not recommended.

As this booklet is being published, MIPOA is investigating ways to continue the tick control program. If MIPOA is unable to establish an Island-wide program, property

owners will have to contract directly with pest control companies for tick control on their properties. Properties which are not treated with any tick control method can expect tick populations to revert in two years to the same high levels that existed before the study started, according to CDC researchers.

The Island's deer herd has generated considerable controversy because of the damage done to ornamental shrubs, gardens and the fact that Deer Ticks breed on deer. It is the practice of the Company and MIFD to arrange for a controlled deer hunt from time to time. The hunt is carried out by experienced hunters. Notice is given to residents before each hunt.