

Southport Amenities

Indoor & Outdoor Pools, 9 Hole Golf Course, Tennis and Pickleball Courts, Clubhouse, Shuffleboard, Bocce, Library, Woodworking Shop, Residents Website, Computer Lab, 32,000 Sq. Ft. Village Center, Weight & Cardio Rooms, Billiards Room, Sports Lounge, Numerous Meeting Rooms



We hope you enjoyed your visit to Southport on Cape Cod.

For a more complete listing of the Rules and Regulations of Southport, please see the complete By-laws and Rules & Regulations which you can find on our public website,

www.southportoncapecod.com

SOUTHPORT ON CAPE COD
27 SOUTHPORT DRIVE

MASHPEE, MA 02649



SOUTHPORT ON CAPE COD



Welcome to Southport on Cape Cod.

Inside you will find a list of some of the important rules and policies that make Southport on Cape Cod the Cape's Premier Active Adult Community.

We hope this document will help you on your journey and help you enjoy your visit today.

August, 2023
Version 1.1

SOUTHPORT QUICK FACTS

Southport is a self-governing representative democracy and all fiscal decisions are made by the Board of Governors.

Southport is a residential community. Home-based occupation is permitted if it is conducted by a unit owner or resident of the unit, no employees or clients come to the home, and use is secondary to the use of the unit as a residential dwelling.

The rental of units is allowed, but for a minimum of six (6) months and a maximum of one (1) year and rentals are not renewable. All rental leases are subject to prior approval by the Board of Governors..

Southport requires a “buy-in fee” to purchase a unit. This money goes to maintain and replenish a Working Capital Fund; a rainy day fund used to finance unexpected operational or maintenance expenses. Check with your realtor for the current amount.

The condo fee is paid through an ACH: automatically withdrawn from your bank account.

Additionally, condo fee payments for leased property must be made by automated debit (ACH).

Any renovations that require a Permit from the Town of Mashpee, shall not be made to any unit without approval of the Board of Governors and Management.

No yard sales, flea markets, garage sales, or estate sales shall be conducted.

Garbage disposals are prohibited. Trash pickup is included in the condo fee, but not recycling. Recycling permits may be purchased at Mashpee Town Hall for an annual fee.

Any change affecting the exterior appearance of a unit requires the written approval of the Board of Governors.

All of the outdoors, lawns and most planting beds are common area. Garden ornaments, wind chimes and flags, other than the American flag, are not allowed.

The Village Center is for the use of residents. Guests are welcome in some areas, for some activities, accompanied by the resident.

As stated in the Association Master Deed, residents may keep one household cat or one dog. The dog may not weigh more than 35 pounds.

Check with your realtor for a list of breeds that Southport’s Pet Policy prohibits.

Residents are allowed up to a combination of two bird baths, bird houses, and bird feeders (liquid only) per unit.

A maximum of four (4) people per unit are allowed since units are limited to two bedrooms and all children living at the unit must be of the age of majority. Only two cars per unit are allowed at Southport.

