

# Quick Facts for Southport on Cape Cod Prospective Buyers

Thank you for your interest in Southport on Cape Cod. The Board of Governors has provided this list of some of the important rules and policies that make Southport on Cape Cod the Premier Active Adult Community. We hope this document will assist you on your journey and help you enjoy your visit today.

Southport is a self-governing representative democracy; all fiscal and governing decisions are made by the duly elected 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. Provided, 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 pending Board of Governors approval, based on established criteria. Rentals must be for a minimum of six (6) months.

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

The Association requires a buy in fee to purchase a unit. This fee is currently four thousand, five hundred dollars (\$4,500). Please check with your realtor for the current fee. This buy-in fee must be paid upon closing or at Homeowner Orientation. Please make payment to *Southport on Cape Cod* and mail to:

Southport on Cape Cod  
23 Southport Drive  
Mashpee, MA 02649

The condo fee is paid through an ACH: automatically withdrawn from your bank account.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

The Village Center and common area amenities are for the use of residents. Guests are welcome in some areas, and some activities, however all guests must be accompanied by the resident. (this is not true at the pool where residents must accompany guests to sign in, but do not need to accompany guests over 18 years of age.

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. Please refer to the full Southport By-laws Pet Policy for a listing of breeds of dogs that are not allowed at Southport.

Yard sales, flea markets, garage sales, and estate sales are prohibited.

Household trash pickup is included in the condo fee, but not recycling. Recycling permits may be purchased at Mashpee Town Hall for an annual fee.

Due to the fact that Southport owns and maintains its own wastewater treatment plant, garbage disposals are prohibited.

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

By definition, all outdoor areas, lawns and most planting beds are common area elements. All common area elements are under the direct control of the Association. Garden ornaments, wind chimes and flags, other than the American flag, are not allowed.

Interior 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.

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

All unit exteriors are considered “common property” and maintained by the Association. The exception to this is a three-season room or porch. These elements are considered the unit owners property and responsibility. These were offered as an upgrade by the developer or added by a previous owner and therefore are not maintained by the Association per the Association’s “*Master Deed*” and the Association’s “*By-Laws*”.

All gas, wood, and charcoal grills are prohibited. All open flame, wood and gas fired devices including but not limited to, fire pits, outdoor heaters, heat lamps, fire tables, tiki torches are also prohibited.

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 which you can find on our public website, [www.southportoncapecod.com](http://www.southportoncapecod.com).