

SANDPIPER PLACE HOMEOWNERS' ASSOCIATION



RESIDENT HANDBOOK

Sandpiper Place Homeowners' Association
Nantucket, MA 02554

(Updated August 14, 2025)

INTRODUCTION

The Sandpiper Place Homeowners' Association is comprised of Ninety-Four (94) residential dwelling lots developed as single-family homes, duplex condominium units, and building lots.

Homeowners join to form the Sandpiper Place Homeowners' Association. This Trust elects a Board of Trustees. The Trustees are responsible for the operation of the property. However, they may form agency relationships to collect the fees, to pay the bills, and to deal with maintenance and repair issues.

Many owners and residents often have questions regarding our neighborhood, financial matters, and the general operation of the homeowners' association. The Trustees have prepared this handbook to assist all Owners and their tenants, residents, and guests. We sincerely hope that you enjoy living in Sandpiper Place, and we welcome your cooperation and participation in the operation of the community.

The Board of Trustees

TABLE OF CONTENTS

I.	TRUSTEES	PAGE 3
II.	CONTACT INFORMATION	PAGE 3
III.	GENERAL INFORMATION	PAGE 4
IV.	ASSESSMENTS AND CHARGES	PAGE 4
V.	PARKING / STORAGE & VEHICLES	PAGE 5
VI.	LEASING	PAGE 6
VII.	WASTE DISPOSAL	PAGE 6
VIII.	RULES, RESTRICTIONS AND FINES	PAGE 6
IX.	MAINTENANCE AND UPKEEP	PAGE 7
X.	SAFETY	PAGE 7
XI.	GENERAL	PAGE 7
XII.	UTILITY CONTACTS	PAGE 8
XIII.	TOWN OF NANTUCKET CONTACTS	PAGE 8
XIV.	ANNUAL MEETING	PAGE 9
XV.	ASSESSMENTS	PAGE 9
XVI.	CONTRACTOR WORK HOURS	PAGE 9
XVII.	DOORS AND TRIM	PAGE 10
XVIII.	FIRE PREVENTION	PAGE 10
XIX.	NOISE	PAGE 10
XX.	PETS	PAGE 10
XXI.	SIGNS	PAGE 11
XXII.	WEBSITE	PAGE 11
XXIII.	RECYCLING	PAGE 11
XXIV.	HANDBOOK	PAGE 13

I. TRUSTEES

The Sandpiper Place Homeowners' Association is governed and operated by Richmond Great Point Development, LLC. Richmond Great Point Development, LLC oversees the general financial, legal, and maintenance issues of the Homeowners' Association and its property. Richmond Great Point Development, LLC has hired professional management to assist in these matters. Accordingly, Richmond Great Point Development, LLC and its agents are responsible for issues that pertain to the community, not for maintenance or other issues that relate specifically to an individual home or lot.

Homeowners and tenants are reminded that questions regarding maintenance and/or repair should be directed to employees of the Property Manager, The Richmond Company, Inc.

Name	Phone	E-mail
Erin Brady	508-901-9030	ebrady@richmondco.com
Kathryn Fossa	978-988-3900, ext. 15	kfossa@richmondco.com

II. CONTACT INFORMATION

Management Company:

The Richmond Company, Inc.
23 Concord Street
Wilmington, MA 01887

Key Personnel:

Erin Brady, Property Manager
1 Orchid Pl, Apt 1B
Nantucket MA 02554
ebrady@richmondco.com

Kathryn Fossa, COO
The Richmond Company, Inc.
23 Concord St
Wilmington MA 01887
978-988-3900, Ext. 15
kfossa@richmondco.com

Bobby Ritter, Controller
The Richmond Company, Inc.

23 Concord St
Wilmington MA 01887
978-988-3900, Ext. 13
britter@richmondco.com

Insurance Agent

EPIC Insurance Brokers and Consultants
144 Gould St, #100
Needham MA 02494
781-455-0700

III. GENERAL INFORMATION

Important Documents

- 1: Sandpiper Place Homeowners Association Trust (as amended)
- 2: Declaration of Covenants, Restrictions & Easements (as amended)
- 3: Sandpiper Place Homeowners Association Rules & Regulations, established by the Trustee(s) from time to time.

IV. ASSESSMENTS & CHARGES

Current Annual Assessment: \$900 / Year. An Association prepared budget will be distributed annually.

Current Annual Assessment applicable to Income Restricted Units: \$600 / Year.

Each Lot is required to pay the Annual Assessment in quarterly installments of \$225 (\$150 for Income Restricted Units) payable on February 1st, May 1st, August 1st, and November 1st each year.

All New Structures (e.g., homes, garages, sheds, etc.) must obtain Design Review Committee (DRC) Approval. A fee of \$200 payable to Sandpiper Place Homeowners' Association must accompany each application.

A fee of \$25 is required with each request for a Certificate of No Unpaid Fees for sales and refinancings.

The Annual Assessment and Special Assessments for Capital Improvements, and other fees are determined, and may be changed, from time to time by the Trustee(s)

All payments are to be made by check payable to Sandpiper Place Homeowners' Association Trust and may be hand delivered to:

1 Orchid Place, Apt 1B
Nantucket MA 02554

Payments may also be mailed to:

Sandpiper Place Homeowners' Association Trust
C/O The Richmond Company, Inc.
23 Concord Street, Wilmington, MA 01887

Electronic Payments: Please see link at www.SandpiperHOAAck.com.

V. PARKING / STORAGE & VEHICLES

Overnight on-street parking is prohibited in the Sandpiper Place Development, except in designated areas. Vehicle owners may park passenger automobiles on their residential lots only in appropriately surfaced areas including asphalt pavement, gravel, stone, shells, pavers, and block. Vehicle owners are prohibited from storing automobiles and other motorized equipment on their lawns.

All vehicles having a width of 90" or greater; or height of 90" or greater; or wheelbase of 165" or greater are prohibited from on-street parking entirely and must be adequately screened from view if parked on any residential lot.

Outdoor storage of boats or other watercraft greater than 14' LOA, or empty boat trailers of any size is prohibited in the Sandpiper Place Development. Boats stored on trailers must be adequately screened from view and be covered with a white, beige, tan, or other earthtone cover when stored seasonally.

Trailers and haulers whether enclosed, exposed, flat-bed or utility, and other equipment of every kind that does not move under its own power including, but not limited to, car top carriers, rear cargo carriers, and ladder racks must be appropriately screened from view at all times and may not be stored on HOA property.

Vehicles used in connection with a business or other for profit or non-profit enterprise may not be parked on the street and must be adequately screened from view if the vehicle identifies the logo or name, or in any way advertises or displays the business name or trade-dress.

TOWED VEHICLES MAY BE RECOVERED AT:

Nantucket Auto Body
36 Sparks Ave
Nantucket MA 02554
508-228-4659

VI. LEASING

Short-Term Rentals are strictly prohibited in the Sandpiper Place Homeownership Development. This includes VRBO and Airbnb.

If you choose to lease your home or an apartment or any room within your home, the tenancy must be a minimum of 30-days.

Owners are responsible for enforcing HOA Rules and Restrictions upon tenants.

VII. WASTE DISPOSAL

The Annual Assessment does not cover trash disposal nor is there a municipal trash pick-up. Residents are required to obtain private trash hauling or to self-deliver to the Town's solid waste complex in Madaket.

There are no public dumpsters available to residents

All household trash and recycling must be bagged and stored in secured, covered bins, screened from view of the street.

Recycling is mandatory on Nantucket. You must sort recyclable items from your ordinary household waste and place them in the designated recycling bins. A list of items that may and may not be recycled is included in this document.

Never pour chemicals down the drain.

Do not pour or flush grease down the drain or your toilet. Allow it to cool in a heat-tolerant container, then throw it in the trash.

Do not dispose of diapers, sanitary wipes (even those that claim to be flushable), toys, food stuffs, or other items into the toilets.

VIII. RULES, RESTRICTIONS, & FINES

Official copies of the HOA Trust Declaration and the Declaration of Covenants, Restrictions, and Easements (and all amendments thereto) containing all recorded

restrictions, rules, and regulations, may be obtained at www.masslandrecords.com, or through written request of the Trustee(s).

Window-mounted area conditioners are strictly prohibited and their use will result in fines assessed by the HOA.

Only customary domestic pets are permitted. Chapter 55 of the Nantucket regulations requires that all dogs must be leashed on all public property, parks, and sidewalks. PLEASE CLEAN UP AFTER YOUR ANIMALS.

Tents and other temporary structures of all kinds are prohibited. This includes trampolines and play-gyms, whether or not inflatable.

Failure to abide by the Restrictions, Rules, and Regulations of the HOA will result in a fine assessed against you and your property in the amount of \$100 for each violation (each calendar day being considered a separate violation).

IX. MAINTENANCE & UPKEEP

The HOA contracts for plowing of roads (but not private driveways) in the winter and for sweeping in the spring, summer, and fall.

Street trees are property of the Homeowner's Association and will be maintained by the HOA. Please contact representatives of the Property Management Company if trees or other vegetation are presenting a hazard or imminent danger.

You are required to bag and remove your own grass clippings, leaves, and yard waste.

X. SAFETY

If you are experiencing a life-threatening emergency, call 911.

The HOA does not contract for private security patrol and the Development grounds are not secured or monitored in any manner.

Streetlights will be illuminated from sunset until sunrise.

Be aware of your surroundings. The Development is under construction. Heavy machinery and sharp tools may present obvious and latent dangers.

XI. GENERAL

There is no U.S. Mail delivery in the Sandpiper Place Development. Local providers offer P.O. Box service.

Lawn areas must be loamed and grassed. Other materials are prohibited. Each owner or their tenants are required to cut their grass and dispose of weeds weekly.

Eliminate standing water from your property to avoid attracting insects and animals.

If your home has a basement it is recommended that you run a dehumidifier to remove excess moisture and to clean and inspect your dehumidifier regularly. Inspect your basement or crawl space for signs of water infiltration, damage, mold, and mildew.

XII. UTILITY CONTACTS

Water service is municipally provided through the Wannacomet Water Company.

Wannacomet Water Company
1 Milestone Road
Nantucket, MA 02554
Phone: 508-228-0022

Electrical service is provided through National Grid: Tel: 1-800-322-3223
www.nationalgridus.com

Internet and Telephone Service is provided by Comcast: Tel: 1-800-266-2278
www.xfinity.com

XIII. TOWN OF NANTUCKET CONTACTS

www.nantucket-ma.gov

BOARD OF HEALTH:

131 Pleasant Street
Nantucket, MA 02554
Phone: 508-228-7200 ext. 7009
Fax: 508-228-2066
Health@nantucket-ma.gov

DEPARTMENT OF PUBLIC WORKS:

188 Madaket Road
Nantucket, MA 02554
Phone: 508-228-7244 ext. 7502
After Hours Phone: 508-228-1212
dpw@nantucket-ma.gov
For inquiries about Landfill hours and operations, please contact Waste Options at (508) 228-4283

WATER DEPARTMENT (WANNACOMET):

1 Milestone Road
Nantucket, MA 02554
Phone: 508-228-0022
Fax: 508-325-5344
Water@nantucket-ma.gov

NANTUCKET POLICE DEPARTMENT

4 Fairground Road
Nantucket, MA 02554
Phone: 508-228-1212
FAX: 508-228-7246

NANTUCKET FIRE DEPARTMENT

4 Fairgrounds Road
Nantucket, MA 02554
Phone: 508-228-2323
Fax: 508-325-7500

IN CASE OF EMERGENCY DIAL 911**XIV. ANNUAL MEETING**

In accordance with the By-laws of the Sandpiper Place Homeowners' Association (as amended), an Annual Homeowners Meeting is held each year upon fourteen (14) days' notice. The purpose of this meeting is to discuss any pertinent business of the Association and to elect Trustees. A quorum (more than 33%) of Homeowners must be present (in person or by proxy) to enact most decisions. Homeowners are notified by mail as to the time, date, and location of the meeting. It is critical that Homeowners who cannot attend the Annual Meeting send their signed proxy so that more than (33%) of the beneficial interest of the Trust will be represented at the meeting.

XV. ASSESSMENTS

From time to time, the Trustees may find it necessary to finance a large capital expenditure through a special assessment of homeowners. Assessments that are not paid in a timely manner will be subject to the same fining structure as are the homeowner fees, and may be subject to payment with interest.

XVI. CONTRACTOR WORK HOURS

Exterior construction activity and the use of machinery and equipment and garden tools, including power hedge clippers, lawn mowers, and blowers is restricted to the hours of 8:00 A.M. until 5:30 P.M. Monday through Friday, and 9:00 A.M. until 1:00 P.M. on Saturdays. No work shall be performed on the exterior of Sandpiper Place Homeowners' Association homes outside of these permitted hours or on Sundays and holidays. (See Contractor Guidelines in Section V on page xx.)

XVII. DOORS & TRIM

All paint colors on doors, exterior siding/clapboard or door frames must comply with Nantucket Historic District Commission and Sandpiper Place Homeowners' Association Architectural Review Committee standards.

XVIII. FIRE PREVENTION

Massachusetts State Law requires each homeowner who has fossil fuel burning equipment to install carbon monoxide detectors and smoke detectors in his/her home. Detectors should be checked periodically to ensure their proper operation. In addition, each resident is encouraged to purchase a fire extinguisher for his or her home.

XIX. NOISE

In accordance with the By-laws of the Association, the sound level in any given home should be kept low enough so as not to disturb the occupants of neighboring homes. Residents should prevent and prohibit loud, offensive, or abusive noise coming from their homes. Loud music and loud talk is not acceptable, particularly after 10:00 PM. Noise complaints should be called in directly to the Nantucket Police Department.

XX. PETS

Pet owners must be responsible for their pets. Dogs must be on a supervised leash while on common area property. (This is consistent with Nantucket Leash Laws). Dogs are not allowed in the cut grass or on unimproved Building Lots. Dogs cannot be left on a leash or stake in common areas unattended.

1. Should your dog defecate on common property, you are responsible for pickup/removal. Bags containing such droppings **must not be left** in the common areas nor on sidewalks or roadways but be properly disposed by the dog's walker.
2. Excessive barking, that which interferes with other residents' rights of "quiet enjoyment", will not be allowed.

XXI. SIGNS

Residents may not display any signs or banners in the windows of their homes. Signage on buildings must comply with the limitations prescribed in the Sandpiper Place Homeowners' Association Protective Covenants and the Rules and Regulations. Political signs are prohibited on lawns, fences, and driveways.

XXII. WEBSITE

The Sandpiper Place Homeowners' Association maintains a website at www.SandpiperHOAAck.com. The website provides access to information, announcements, Association financial information, HOA governing documents, and meeting minutes. In addition, you may enter maintenance requests and contact the Property Management Company through this site. You are also able to make HOA dues payments through the website. Your email information is kept private and not shared with any outside source.

XXIII. RECYCLING

What not to Recycle

- Egg cartons
- Pizza boxes
- Waxed containers such as milk or juice containers
- Any container that is biodegradable goes into household trash.

What to Recycle

Glass

- Clear, green, brown bottles and jars; such as mason jars, glass juice bottles, spaghetti sauce jars, mason jars, glass and mirrors (frames must be removed) etc. Rinse them clean, remove lids, collars, neck rings, corks, etc.; labels may be left on.
- LED and Fluorescent light bulbs should be placed in a barrel for this purpose at the landfill.
- Do not include – other glass items, such as any dishes, plates, cups, Pyrex, ceramics, light bulbs.

Metal

- Aluminum / tin / steel cans and lids.
- Non-deposit and deposit beverage cans.
- Aluminum foil or pie plates.
- Rinse cans, and flatten if possible (not absolutely necessary); labels may be left on.
- No paint or aerosol cans, these may be put in the metal bin if empty.
- No cans containing hazardous waste, these must be brought to Hazardous Waste Day scheduled on Saturdays 6 times per year. Please see the link above for further information, including the currently scheduled dates.
- No other metal items.

Paper

- Newspaper with inserts / paper bags.
- Magazines, catalogs, phone books.
- All cardboard.
- Paper must be clean and dry. Place newspaper, mixed paper and corrugated cardboard in separate bins. Keep paper materials separate. Flatten cardboard boxes.
- No soiled paper or cardboard such as pizza boxes.
- No waxed paper or waxed cardboard.

Plastics

- All plastic bottles, jars, tubes, containers labeled 1 to 7.
- Rinse clean, remove lids and neck rings, may flatten or crush.
- No plastic bags.
- No motor oil / chemical containers.
- No plastic other than those listed.

Yard Waste

- Grass, leaves and easily raked materials. This is deposited at the rear of the site in the landscape waste pile.
- Branches and stumps - bring loose and deposit in designated area.
- All branches must be 4 feet long or less.
- No plastic bags.
- No flower pots.
- No non-garden wastes.

XXV. HANDBOOK

Homeowners should review this handbook carefully. Owners who rent their homes should be sure that their tenants receive a copy of the Resident Handbook and that they are familiar with its contents. Replacement pages will be issued to all homeowners as material is either added or updated. The handbook is available from the Management Office and can be viewed on the Sandpiper Place Homeowners' Association website at www.SandpiperHOAAck.com.