

1

PEACOCK FARM ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES

To: Members of the Peacock Farm Association

From: The Peacock Farm Association Board of Directors
(formerly we were called the Board of Trustees, but since the Association is now incorporated, "Directors" is the proper term).

Date: April 19, 2006

Dear Members,

We provide to you here an updated version of the architectural guidelines and supplemental information. The guidelines were last updated in 1992. We want to give you current information about the use of certain building materials. We also want to reiterate the objectives of the architectural guidelines and spell out the process for seeking approval for changes to your property. Walter Pierce, architect of the Peacock Farm neighborhood, has graciously reviewed the new guidelines, and offers the following history of the neighborhood and the architectural review process to put the guidelines in context:

In 1952, when the original Peacock Farm tract was acquired, it no longer was actively farmed, although peacocks were still being kept in a run next to the barn by the original farm house at 3 Peacock Farm Road. A small ring for training trotting horses still existed in an open meadow at the bottom of what is now Trotting Horse Drive.

The land probably had been farmed since the 18th century. Until the early 1900s it appears to have functioned as a dairy farm which, along with many others in Lexington, daily furnished milk to Boston. Many of the stone walls that defined the pastures can still be seen in the woods. The remains of the original 17th century road to Watertown, bordered by stone walls and later used as a cow path, runs out from the barn toward our pool's pump house. As traces of the past, these remaining pieces should not be further disrupted or removed.

When the farming ceased, the land gradually reverted to woods – probably its original condition before the first settlers arrived. There is now a thick cover of second-growth oak, hickory, and white pine, and along the stone walls where farmers did not clear-cut some specimens, more than 100 years old, can still be seen.

The site was also endowed with other natural assets. The hillsides form a natural bowl with the land sloping down to the brook and marshlands in the valley. The slopes generally face south and are protected by the shoulder of Liberty Hill on the north – excellent orientation features for our climate.

In first developing the land, we wanted to take advantage of these features. The land in the valley (which was more difficult to build on) was set aside as common land. The building lots, in general, were located on the higher slopes. House designs were developed which featured natural wood siding, stone retaining walls and large window areas for a better visual connection

with the outdoors. This architectural approach, frankly, was also intended to provide an alternative to the typical suburban housing tracts being built at the time. These houses usually featured vague reproductions of a colonial style with formally-placed center entrances, small paned windows, shutters, white paint, etc., along with a formal approach to landscaping: clipped lawns, trimmed hedges and manicured shrubbery.

In place of this, modern architecture presented a more informal approach to domestic architecture. House plans were based more closely on the functional needs of running a modern household and reflected a more informal life style. The sites were wooded and the objective was to leave the site as much as possible in its natural state so that the houses blended with the landscape.

Along with these planning and design considerations, there were also established, as an integral part of the original Peacock Farms development, a set of architectural controls to guide the future growth and a neighborhood association to administer the controls and the commonly-held land in the valley.

We now have had over 50 years of experience in dealing with the changes and administering the architectural review process. How well the system works, each of us can judge for ourselves. My own thoughts are ambivalent. As an architect, I think the results are definitely mixed – some of the things that have happened could have been much better. But perhaps, this is all we can expect. People have different tastes and wishes and finally, people have rights to do things with their property which no community can presume to dictate absolutely. We are also fortunate to be endowed with a beautiful wooded site, which is very forgiving – things grow up and hide our worst mistakes.

And finally, my observation is that the system works (if it works at all) because most of us want it to work and that, in general, people have cooperated to that end.

In any event, there are problems with the approval process, of which we need to be aware. They derive from one or more of the following:

- Petitioners do not allow enough time for review and discussion with the Directors and neighbors. Early informal sessions with a Director is often in everyone's interest.
- The documentation (drawings) is inadequate for the Directors to make an informed judgment on what is proposed.
- Petitioners have not availed themselves of adequate and competent professional design advice.

More careful adherence to the steps in the review process will help to improve the results. The guidelines that follow are intended to assist in that process.

Architectural Guidelines: Peacock Farms Association, 2006

Please bear in mind, when you contemplate building improvements and landscape changes, the existing deed restrictions, their underlying purpose, and the method of obtaining approval of proposed changes.

A. Legal Basis

The original deed to every parcel of land in Peacock Farms contains restrictions respecting new construction and major changes in landscaping, stating “no building, fence, wall or other structure shall be erected upon and no major change shall be made to the landscaping . . . except with the approval in writing of the Peacock Farms Association, which approval shall not be unreasonably withheld, to the end that the entire development . . . shall constitute a harmonious whole.” In accordance with legal requirements, a Notice of Extension of Restrictions signed by the Peacock Farms Beneficiaries was filed at the Middlesex County Registry of Deeds on June 21, 2001 (Book 34,913, page 4).

The approval requirement and the procedures for seeking approval are spelled out in the Peacock Farms Associations By-Laws, paragraphs 4 and 4.1 respectively. Approval is granted or denied by a vote to the Directors. The Directors’ decision may be appealed to the Voting members, as provided in Paragraph 5 of the Declaration of Trust (as amended 7-1-57 and 5-21-67 and 2-1-83).

It is the intent of the Directors to interpret the restrictions as liberally as possible, consistent with preserving a natural and harmonious appearance of the community. However, it should be borne in mind that the restrictions are legally enforceable. Any Voting Member would have standing to file a petition in court seeking a restraining order against proceeding with construction of an unapproved structure, or seeking an order commanding the removal of one already completed.

B. Application for Approval of Proposed Change

- Two (2) copies of plans, sketches, diagrams or such other material as the Directors may deem necessary to describe adequately the proposed change should be submitted to the Directors for approval.
- The submittal should include, in addition to plans, information about the materials that will be used and their color (siding, roofing material, window and door type, type of stain, etc.). The materials may be noted on the plans or detailed in a separate statement.
- In the case of additions and other structures, an essential exhibit is a plot plan showing the location of the proposed work on the site. Many owners have copies of plot plans required by the Town when the original house was built. Copies can usually be obtained at the Lexington Building Department.
- Exhibits should be submitted well in advance of the commencement of any construction or entering into a construction contract. In fact, it is strongly recommended that prior to making a formal submission, a petitioner advise the Directors of a proposed change so that features that the Directors or their architectural advisor consider important can be

discussed informally and incorporated in the plans at their inception, thereby minimizing the chance of later changes and possible inconvenience to the petitioner.

- The petitioner should indicate whether the abutters to his or her property have reviewed the proposal. If not, the Directors will show the proposal to abutters.
- When a proposal is received, the President of the Board of Directors will review the materials and notify the petitioner promptly if any information necessary to make a determination is missing.
- It is the Directors' intent to process applications promptly and, where in their opinion there is a conflict of interest, to co-operate with the petitioner in seeking a solution satisfactory to everyone. If changes are recommended, these will be discussed with the petitioner, and noted on the drawing(s).
- One copy of the approved drawing(s) will be signed by the Directors and returned to the petitioner for his files. The second copy will be retained for the Association's files.

C. Changes For Which Written Approval is Required

1. Renovations to existing houses or other structures, which alter the exterior appearance, including, for example, change in color of siding or trim, changes in type of windows or doors, and changes to roofing materials. (See MEMORANDA 1, 2, and 3 attached.)
2. New structures of any kind, attached or freestanding including, for example, additions, carports, garages, storage or tool sheds, play houses, tree houses, etc.
3. Fences, walls or screens of any length or height.
4. Removal or relocation of any existing fieldstone walls.
5. Planting of hedges or other similar planting not in keeping with the present natural and informal character of Peacock Farms. "Hedges," as used here, is defined as a formal planting of bushes or small trees in a clearly defined line or pattern with the visual affect of a solid and continuous barrier.
6. Removal of trees 10" in diameter or larger, or extensive removal of trees and other growth where their removal would noticeably affect the appearance of the existing landscape.
7. Substantial changes in grading of any lot.
8. Changes to driveways and parking spaces. (See MEMOANDUM 4 attached.)

If you have any questions regarding changes that are covered by the architectural guidelines, or the process of getting approvals, please contact one of the Directors. It is the intent of the Directors to make the approval process as smooth as possible, while at the same time preserving the unique character of our neighborhood.

The memoranda that follow address some of the most frequently asked questions about exterior materials and include some comments about parking surfaces and road shoulders. They are intended to assist petitioners as they consider changes to their property. You do not need approval if you are installing a new exterior material that is exactly the same as the existing one.

MEMORANDUM 1

Exterior Siding and Stains. The exterior siding on most of the houses is 3/4" x 3-1/2" cedar with a stain finish. Continuing this material provides the best match to existing houses. Simulated siding – grooved plywood sheets – is not a desirable option.

When refinishing the wood siding of the houses, it is important to use the right kind of stain, which, while toning the wood, does not obliterate its grain or texture. The resultant natural affect is an important characteristic of the Peacock Farms houses. A Semi-Transparent stain is recommended rather than the more opaque Semi-Solid or Solid Stains, which have the appearance of paint. Semi-Transparent stains are available from Cabots, Olympic, and other manufacturers.

MEMORANDUM 2

Windows. The original steel-framed windows, from an earlier time, are not energy efficient. The recommended replacements for these are wood-framed windows with factory-installed insulating glass. The architectural considerations here are the frame dimensions (thickness as seen from the exterior) and color. Pella and other manufacturers make frames with thin profiles, which come closest to the look of the original window frames. Wider-framed replacement windows, of which there are examples in the neighborhood, are less compatible with the lines of the original houses. Most manufacturers offer standard White or Dark Brown finishes on the frames that have been used in Peacock Farm houses.

Storm Doors. A simple aluminum-framed storm door is good, in white or natural aluminum for white trimmed houses, or pre-finished dark brown, etc. for dark trimmed houses.

Garage Doors. These should be wood or plywood for paint or stain finish. Vinyl doors or embossed panels are not acceptable.

MEMORANDUM 3

Roofing Materials. On most of the houses the original roof surfaces were a tan-colored washed stone, still the ideal choice consistent with our emphasis on blending with the natural setting. Modern technology, however, has provided a less costly choice and the Directors over the years have yielded to the alternative of the EPDM membrane – so called “rubber” – roof, despite the “plastic” look of these roofs. A black or grey color is acceptable. A sample of the roofing material proposed is always helpful.

Flashings. Along with re-roofing, the metal flashings at the roof edges may also need to be replaced. The best replacement flashing is 16 oz. copper.

The choice of flashings also has important architectural implications. For houses with dark colored trim – brown stain, etc. -- copper is the best choice and blends with the trim color. For houses with a white painted roof edge, an excellent choice is aluminum pre-finished in white. Good examples of dark trim roof edges are at 22, 30, 37 and 47 Peacock Farm Road. Examples of the white alternative can be seen at 5 Compton Circle and 2 Mason Street.

MEMORANDUM 4

Road Shoulders in front of houses. Recent reseeding of shoulders on some stretches of Peacock Farm Road and Trotting Horse Drive demonstrate how much this does to enhance the look of our neighborhood. While the Town does some reseeding from time to time in connection with road work, it is up to the homeowner to maintain the 8-foot wide strip in front of their houses. As a step in that direction the Directors urge homeowners to discourage casual parking along the shoulders.

Driveway and Parking Surfaces. There are several alternatives to black-top asphalt paving that owners may want to consider as they are “natural” materials that are more compatible with our Peacock Farms neighborhood:

- Washed stone See # 22 Peacock Farm Rd.
- Washed stone on an asphalt base See # 8 Mason St.
- Compacted stone and stone dust See # 10 Trotting Horse Dr.
- “Bank run” gravel See # 4 Trotting Horse Dr.

These surfaces require that snowplow operators use some care when plowing. Consult the owners as to their experience.

PEACOCK FARM ASSOCIATION, INC.

BY-LAWS

As Amended May 1997

ARTICLE I

The Organization

Section 1. The name, location of principal office and purposes of the corporation (hereinafter referred to as the "Corporation") shall be as set forth in the Articles of Organization; and these By-Laws, the powers of the Corporation and of its directors and members, and all matters concerning the conduct and regulation of the business of the Corporation shall be subject to such provisions in regard thereto, if any, as are set forth in the Articles of Organization; and the Articles of Organization are hereby made a part of these By-Laws.

Section 2. All references in these By-Laws to the Articles of Organization shall be construed to mean the Articles of Organization of the Corporation as from time to time amended.

ARTICLE II

Members

Section 1. The members of the Corporation shall be the signers of the Articles of Organization, the officers and directors of the Corporation while they are officers and directors, and all the owners of record of land as defined in the Articles of Organization.

ARTICLE III

Meetings of Members

Section 1. The annual meeting of the members shall be held in the month of May in each year, at such date, hour and at such place in Massachusetts as may be determined by the Board of Directors and stated in the notice of the meeting. In addition to those purposes prescribed by law or by these By-Laws, at each annual meeting, the Board of Directors shall submit to the members for approval the annual budget for the current fiscal year, including assessments and other expenditures which shall be levied equally among the residential lots. Other purposes of the meeting may be specified by the Board of Directors and shall be briefly described in the notice thereof. If an annual meeting shall be omitted in any year, a special meeting (which is included in all references in these By-Laws to the annual meeting) may be held in place thereof upon call and notice as provided for special meetings. It is recommended that Robert's Rules of Order be used to govern the meetings. A written agenda shall be distributed at the start of each annual meeting.

Section 2. Special meetings of the members may be called by three or more directors, or by 15% or more of the members, for any purpose as may be specified in the call of the meeting. The date, which shall not be less than fourteen days nor more than twenty-one days after the call, the hour and the place in Massachusetts of such meeting, shall be determined by the Board of Directors.

Section 3. A written notice of every meeting of the members, stating the place, day and hour thereof and the purposes for which the meeting is to be held shall be given to each member by

as amended: May 21, 1997

the Clerk, or, if the Clerk shall fail or refuse to give such notice, by any other officer, at least fourteen days and, in the case of the annual meeting, not more than twenty-one days before the meeting by personal delivery or by mail addressed to the member's last known address. Notices of annual meetings shall be accompanied by

- i. The Treasurer's Report and proposed Budget for the new fiscal year.
- ii. A list of names of persons nominated to succeed Directors whose term has expired or who have resigned.
- iii. A request for further nominations for Directors from the floor at the time of the meeting.
- iv. A form of proxy and related instructions for members who may be unable to attend the meeting.
- v. A notification of all agenda items requiring a vote of the members.

Section 4. A Quorum at any meeting of the members shall consist of no fewer than ten members present in person and representing in person, or by proxy, a majority of the members. The vote of a majority of any Quorum shall, except where a larger vote is required by law or by these By-Laws, decide any question before a meeting.

Section 5. If a Quorum is not present at any meeting, a majority of those members present may vote to adjourn the regularly scheduled meeting. A new notice in accordance with this Article shall be required for a rescheduled meeting after such an adjournment.

Section 6. For voting purposes, each parcel of land which contains a single family residence shall be entitled to one vote. Multiple ownership of any one residential parcel will not have multiple votes.

ARTICLE IV

Board of Directors

Section 1. The Board of Directors shall have and may exercise all of the powers of the Corporation except such powers as are expressly reserved to the members by the Articles of Organization or by these By-Laws. The Board of Directors may exercise such powers itself or by such officers or agents as it may authorize or appoint. Any action by the Board of Directors shall require an affirmative vote of three (3) or more Directors. The Board of Directors shall not have power to spend and/or contract to spend in any fiscal year funds of the Corporation in excess of the approved operating budget for said fiscal year except in the event of emergencies. In the event of such an emergency, the Board of Directors may expend additional amounts not to exceed a cumulative annual total of 15% of the said budget, provided that such funds are available.

Section 2. The initial Board of Directors shall be composed of the officers and a Director-at-large elected by the incorporators, resulting in a Board of five (5) members, and shall hold office until the adjournment of the first meeting of members held for the purpose of electing officers and directors. Thereafter the members of the Board of Directors shall hold office for a two (2) year term. Elections shall be staggered so that at least two (2) Directors are elected each year.

Section 3. Any director may resign at any time by submitting a written resignation to the Clerk of the Corporation.

as amended: May 21, 1997

Section 4. Meetings of the Board of Directors may be held when called by the President or by three or more Directors at any place and at any time, sufficiently after the call to permit the giving of notice as required by Section 5.

Section 5. Notice of the time and place of each meeting of the Board of Directors shall be given orally or in writing by the Clerk, or, if the Clerk shall fail or refuse to give such notice, by any other officer, to each director. It shall be deemed sufficient to notify all directors of any meeting other than the annual meeting at least forty-eight hours prior to such meeting. No decision made at any meeting shall be valid unless all directors have been notified and at least a majority are present and agree. The notice may but need not state the purposes for which the meeting is to be held. Advance notice of a meeting of the Board of Directors may be waived by unanimous consent of all available directors, but not less than three (3).

ARTICLE V

Officers

Section 1. The officers of the Corporation shall be the President, Vice President, Treasurer, Clerk and a Director at Large, who must be members of the Corporation and owners of record of residential land, eligible to vote. All officers shall be residents of the Peacock Farm Development as defined in the Articles of Organization.

Section 2. Each officer shall hold a specific office for a one (1) year term, which term may be renewed. Officers will be selected by the Board of Directors from its membership. Each officer shall, subject to these By-Laws, and in addition to the powers and duties set forth herein, have such powers and duties as the Board of Directors shall from time to time delegate or as shall customarily be incident to his or her office.

Section 3. The President shall preside at all meetings of the Board of Directors at which he or she is present and shall be a member ex officio of all committees.

Section 4. The Vice President shall exercise all the powers and duties of the President in the event of his or her absence or disability.

Section 5. The Clerk shall keep an attested copy of the Articles of Organization and of any articles in amendment thereof, these By-Laws and a true record of all meetings of the members and the Board of Directors, which copies, documents and records shall be kept at the principal office of the Corporation and shall be open at all reasonable times to the inspection of any member or director. In the absence of the Clerk from any such meeting, some other person chosen by the presiding officer for the purpose, shall act as temporary secretary of such meeting and shall record the proceedings thereof. The Clerk shall also keep or cause to be kept at the principal office of the Corporation a complete and current list of all members, and their status, directors and officers and their addresses for the inspection of the members and directors.

Section 6. The Treasurer shall be the chief financial officer of the Corporation and shall, subject to the direction and under the supervision of the Board of Directors, have general charge of the financial concerns of the Corporation and the care and custody of the funds, securities and valuable papers of the Corporation except his or her own bond. The Treasurer shall deposit, or cause to be deposited, all funds of the Corporation in such one or more depositories as the Board of Directors may designate. The Treasurer may endorse, or cause to be endorsed, for deposit or collection all notes, checks and other instruments payable to the Corporation or to its order. Only with the prior written authorization of the Board of Directors, the Treasurer may temporarily delegate specified powers and duties of the Treasurer under this section to agents or attorneys approved by the Board of Directors. The Treasurer shall keep, or cause to be kept,

as amended May 21st, 1997

accurate books of account, which shall be the property of the Corporation and subject at all reasonable times to inspection by any director. The Treasurer shall be responsible for the recording of all donations, the payment of all proper bills and the preparation of all reports pertaining to the financial status and operations of the Corporation which may be required by law or by any entity as a condition of the receipt of support. The Treasurer shall submit a report to each annual meeting of the members and shall report to the Board of Directors upon request.

ARTICLE VI

Nominating Committee

Section 1. The Nominating Committee shall be composed of the Board of Directors. The Nominating Committee shall submit to the Clerk in writing the list of nominees to fill vacancies on the Board of Directors for inclusion in the announcement of the annual meeting. Nominations may also be made from the floor at the annual meeting.

ARTICLE VII

Vacancies

Section 1. If the office of any director becomes vacant, the remaining directors then in office shall, within thirty (30) days, elect by a majority vote, a successor or successors who shall hold office for the unexpired portion of the prior director's term. A notification of the succession(s) shall be sent to all members. If the number of remaining directors is insufficient to constitute a quorum of three (3) directors, then a special meeting of the members shall be convened without delay to fill the vacancies.

ARTICLE VIII

Reimbursement and Compensation

Section 1. No officer or director of the Corporation shall receive compensation from the Corporation for his or her services as such officer or director but may be reimbursed for his or her reasonable expenses actually and necessarily incurred in performing his or her duties as such. The compensation and other terms of employment of the employees of the Corporation shall be fixed in such amounts and on such basis as the Board of Directors may deem just and reasonable or as shall be consistent with policies and regulations of general application adopted by the Board of Directors.

ARTICLE IX

Fiscal Year

Section 1. Except as from time to time otherwise provided by the Board of Directors, the fiscal year of the Corporation shall be January 1 - December 31.

ARTICLE X

Amendments

Section 1. These By-Laws may be amended or repealed and new By-Laws may be adopted at any annual or special meeting of the members called for the purpose, of which the notice shall specify the subject matter of the proposed amendment or repeal, or the articles to be affected thereby, except that no change in the date fixed for the annual meeting shall

as amended: May 21, 1997

be made within sixty days before the first day of the month stated in Article III. These By-Laws may also be amended or repealed and new By-Laws adopted at any time by vote of a majority of the directors then in office. The members should be notified of any changes within thirty (30) days. However, the directors may not change the date fixed for the annual meeting of members except in conformity with the foregoing provisions respecting any changes made by the members. No By-Law may be made, amended or repealed by the directors which alters the provisions of these By-Laws as specified in Article III with respect to the number, election, removal or compensation of directors or the amendment of these By-Laws. Any By-Laws adopted by the directors may be amended or repealed by the members at a special meeting as specified in Article III. The Articles of Organization may be amended by a vote of at least two-thirds (2/3) of the members eligible to vote.

ARTICLE XI

Assumption of Debts and Liabilities

Section 1. All debts and Liabilities of the Peacock Farm Association shall be pursued by the Corporation.

ARTICLE XII

Forfeiture

The members recognize that the continuance, operation and maintenance of the Corporation's property are contingent only upon the payment by the members of the cost of such maintenance, operation and attendant expenses. If any member shall fail to pay his or her obligation to the Corporation that member shall (1) lose his or her right to vote at meetings of the Corporation, and (2) may lose the right to use the Corporation's property and facilities as determined by a vote of the Board of Directors. Any indebtedness owed to the Peacock Farm Association by any member as of the date of the incorporation of Peacock Farm Association, Inc. shall be considered to be an obligation owed to the Corporation but the forfeiture of rights set forth in this Article shall not apply to those members.

as amended May 21, 1997

Peacock Farms Association, Inc.

Pool Rules and Regulations - 2011

Membership

- **Members** are those dues-paying residents of Peacock Farm Road, Mason Street, Trotting Horse Drive, and Compton Circle and dues-paying non-residents whose applications have been completed and accepted by the Treasurer for the current season. All others are guests (including non-resident family members).

Pool Health and Safety Regulations

- **All persons using the pool do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with pool use or in the pool area or for loss and/or damage to personal property.**
- All members must complete a *Release and Waiver of Liability* form prior to pool use indicating that they have read and understand the pool rules and acknowledge that the Association assumes no responsibility for any accident or injury in connection with pool use or in the pool area or for loss and/or damage to personal property.
- When the lifeguard is on duty signs are prominently displayed.
- When there is no lifeguard on duty signs are prominently displayed by the locked pool gate stating that there is no lifeguard on duty and swimmers swim at their own risk.
- **When the lifeguard is not on duty members swim at their own risk and acknowledge this risk.** All members are required to sign a *Release and Waiver of Liability* form indicating that they have read and agree to follow the Peacock Farms Association, Inc. Pool Rules and Regulations. Members accept the risk for personal safety if they swim when no lifeguard is present.
- **Unaccompanied swimming is not allowed.** You must use the "Buddy" system when the lifeguard is not present.
- **There is no lifeguard supervision of the wading pool. A sign to this effect is clearly posted by the wading pool. Wading pool use is reserved for young children with accompanying adults who assume responsibility and risk for use of the wading pool.**
- The law requires that one lifeguard be on duty for every 20 people in the pool. It may be necessary at times to ask swimmers to temporarily leave the pool to comply with this rule.
- There is a phone available at all times on the outside wall of the bathhouse. This phone is available only for emergencies. Dial "911" in case of an emergency.
- **The pool must be kept locked whenever the lifeguards are off duty and no swimmers**

are in the pool area. Members must use their keys to access the pool at these times. Members must lock all gates and doors leading to the pool when they exit to ensure that unattended children and unauthorized persons cannot gain entry to the pool.

- No person with a communicable disease or open skin infection (blisters, sores, etc.), even if covered by a band-aid, is allowed to use the pool. This is a State regulation.
- **All pool users, in accordance with State regulations, must take a cleansing shower in the pool area before entering the pool.**
- Use only waterproof suntan lotion. Shower off other suntan lotion before pool use.
- Lifeguards have the authority to ask any person, whom the lifeguards deem poses a health or safety risk or is disobeying pool rules, to leave the pool area. Repeated failure to comply with pool rules will result in loss of pool privileges for the remainder of the season.

Age Restrictions for Pool use:

- **Children under age 8 must be with parents or a responsible adult at all times.** Parents or adult caretakers are responsible for the direct supervision of these children in and around the pool.
- Outside of lifeguard hours, a responsible adult must supervise all children less than 18 years of age.
- All children under 18 years of age who wish to swim in the deep end must pass a lifeguard issued test. The test consists of swimming, uninterrupted, 2 full lengths of the pool freestyle, with the head in the water, breaths taken to the side, and arms moving over the head followed by treading water in the deep end for 2 minutes. Lifeguards are the sole arbiters for this test.
- **Children 8 through 15 years of age as of May 1 of this year are permitted in the pool area unaccompanied by an adult only during lifeguard hours under the following conditions:**
 - they have passed the swimming test for the current season with a Peacock Farm lifeguard
 - their name is on the list of having passed the swimming test with a PFA lifeguard
 - they check in with the lifeguard upon entering the pool area.
- No one adult member (resident or non-resident) may bring more than 3 people who require supervision (non-swimmers or children under the age of 8) to the pool at any one time.
- There shall be no running, pushing, dunking, spitting or causing undue disturbance in or about the pool area. Lifeguards are authorized to ask those who do not comply to leave the pool area. Parents or supervising adults are responsible for their children's compliance with these rules. All adults in the pool area are asked to assist the lifeguard in enforcing these and all pool rules.

- No pets are allowed in the pool area.
- No flotation devices other than kick-boards, PFA supplied boogie boards, and “noodles” are allowed in the main pool. Inflatable armbands and inner tube floats are strictly prohibited.
- All toys must be approved by the lifeguard before use in the main pool area. Toys deemed “safe” by the lifeguard may be brought into the wading pool.
- **Eating and drinking are permitted only outside the pool fence and/or designated area.**
 - Glass containers are NOT allowed in the pool area.
 - Chewing gum is NOT allowed in the pool area.
 - Only plastic containers with water and plastic bottles for infants may be used in the pool area.
- **PLEASE, NO SMOKING anywhere in the pool area at any time.**
- **PER TOWN REGULATIONS, the pool must be closed whenever a thunderstorm threatens or whenever the water chemistry is out of balance.** Please cooperate with the lifeguards in these circumstances.
- In case of rain or cold weather:

The lifeguards’ presence at the pool may not be necessary when the weather is cold or wet. Attendance is not required if the day’s predicted high temperature is less than 55 degrees. Attendance is not required if it is raining steadily and the rain is predicted to continue. If a day turns rainy, and people are swimming, so long as there is no thunder/lightening, people may swim and the lifeguard is to remain on duty until all swimmers leave the pool enclosure.

Our weather is often changeable. Lifeguards may leave the pool early if a dry day turns rainy. Conversely, lifeguards are expected to report to the pool if a day initially wet or predicted to be cold improves. Weather conditions also vary from one area to the next. It may be clear over Lexington but raining in the town where the lifeguards live. Lifeguards may have to travel some distance from their homes to the pool. Patrons are asked to be patient while the weather settles and the guards return to the pool.

Swimmers must clear the pool quickly if a thunderstorm threatens (the sound of thunder is enough, even if it is distant and no rain is falling on the pool). They may not return to the water until the lifeguards give their approval. State law dictates the amount of time before swimming may resume. Lifeguards should remain on duty if a thunderstorm threatens in order to ensure that would-be swimmers stay out of the water (per State law), and also in case the storm passes. If the storm does not dissipate, all members, if it is safe, are to leave the pool enclosure promptly. The lifeguards may lock the facility and go home in accordance with these guidelines. In case of thunder/lightening, if the weather improves, the lifeguards are expected to return to the pool and be on duty as soon as possible after conditions permit swimming.

- **Children in regular diapers (even if they have plastic pants on) and adults using Depends are NOT permitted in the large pool.** Children and adults wearing commercial brand swim diapers are allowed in the pool so long as no fecal matter is present in the diaper. The supervising adult must make sure the swim diaper is clean before the child enters the pool and that the child is promptly removed from the pool and the diaper changed as needed. **Fecal matter in the pool is a health hazard and would require the closing of the pool for a complete cleaning.** Dirty diapers should be bagged in plastic and placed in a trash receptacle.

General Regulations/Information

- **Cars should not enter or block either of the two unpaved access ways. Those driving to the pool MUST park their cars in the parking lot across from 6 Peacock Farm Road. DO NOT park your car at the other pool entrance.** Parked cars at that entrance block both driver and pedestrian visibility. Property damage from vehicles to abutting landowners is also a problem.
- One key per family is issued for adults only. Please report loss or theft of a pool key to the Pool Manager. There is a \$5 charge for a replacement key.
- Only portable radios and TV's with earphones are permitted in the pool area.
- **All members (resident and non-resident) are required to SIGN IN prior to each use of the pool. All members must introduce themselves to the lifeguard before their initial use of the pool.**
- Adults must monitor shower use by children. There will be a sand timer at the shower. Children must turn the timer over when they enter the shower. When the sand runs out, they must exit the shower.
- The cost of any property damage to the pool area will be charged to the responsible person or, in the case of a child, to the parent or caretaker of the child.
- There is an external switch for the pool bathroom lights under the eaves of the bathhouse. Access to the switch for the underwater lights is on the pump house wall. Before leaving the pool area, turn off all lights.
- The bathhouse may not be used for storage of playpens or other paraphernalia. A small number of folding chairs may be stored next to the bathhouse with the understanding that other guests may use these items.
- **The pool is closed from 11p.m. to 6a.m. every day.**
- **Non-resident members who do not comply with pool rules will not be eligible for future membership.**

- **Please keep the pool area clean and attractive. Before leaving the pool, return all chairs, toys and equipment to their proper place and throw all trash into the garbage cans near the wading pool.**

Lifeguard/Pool-User Interactions

- **The lifeguards have absolute and final say at the pool at all times.** Please respect their requests. If you have questions about a policy issue, please respect the directions/decision of the lifeguard until there is an opportunity to discuss the issue with the head lifeguard, the pool chairperson or board members.
- **Please do not chat with the lifeguard when there is anyone in the pool.** This can be distracting. The lifeguard's job is to keep the swimmers safe.
- **AT NO TIME are lifeguards to look after children in or around the pool area in any capacity other than as a lifeguard.** The lifeguard's job is to keep swimmers safe.
- If any adult member wishes to swim laps, the lifeguard will designate areas of the pool (usually 2 lanes) to be used for lap swimming by putting up a rope. People not swimming laps are asked to remain on the opposite side of the rope. Lap swimmers must share the available lap lanes. They are to swim in a circular pattern; going from the shallow end of the pool to the deep end on the right side of the under water lane marker and returning on the left side of the lane marker. Slower lap swimmers should swim in the lane closest to the side of the pool.
- Lifeguards are expected to perform all ancillary duties detailed in their job description during the times when there are no swimmers in the pool. Please do not distract them from their work. From the Memorial Day opening to public school closing at the end of June, maintenance will occur on weekdays from 12-1p.m. and on weekends from 9-10a.m. From public school closing at the end of June through Labor Day, maintenance will occur from 9-10a.m. During the pool maintenance hour, only adult swimmers and children under the direct supervision of an adult (other than the lifeguard) are permitted in the pool. Swimmers are required at that time to swim only in the areas designated by the lifeguard so that vacuuming of the pool and other maintenance can be completed.

Guest Rules

- The lifeguard keeps a sign in sheet during the day. **All members must sign in each day they use the pool. They must also indicate the number of guests they bring, including children.** Signing-in is for safety and statistical information on pool use.
- **At each visit, members must accompany their guests to the pool and guests must be identified to the lifeguard.** The member need not stay with the guest at the pool unless the guest is of an age that needs supervision. House guests must be identified to the lifeguard on their first visit to the pool, and must sign in at each visit.

- **Babysitters and live-in help using the pool must sign in with the lifeguard.**
- Part-time babysitters who are off-duty, may use the pool only as the guest of a member.
- Live-in adult helpers of members are considered part of the immediate family but may not bring their own guests.
- **Members should make guests aware of pool rules and are responsible for their compliance.**
- No guests may use the pool when there is no lifeguard on duty, unless accompanied by a member.
- **Guests of guests are not permitted.**
- Resident members may bring a maximum of 4 guests daily (Members who occasionally want to bring guests in excess of this number are asked to please contact the Pool Chairperson. For large groups, please refer to information on pool parties listed below.)
- **Non-resident members may bring 8 guests per month (one guest 8 times or 8 guests one time each or 2 guests 4 times, etc.—see party rules for 8 guests at one time) Guests must register with the lifeguard at each visit. Non-resident guests are honor bound to comply with this rule during non-lifeguard hours. Noncompliance will cause forfeiture of your membership for the remainder of the season.**
- Those who plan to have swimming parties at the pool must contact the Pool Chair at least one week in advance of the event to secure the date. Dates will be given out on a first come, first serve basis to those members in good standing. The requesting party must provide the name of the chaperone or responsible adult who will be in charge. Eight or more guests constitute a party. The lifeguard or pool chairperson will announce parties (via a sign at the pool) at least by the day preceding the party. This will allow other members the opportunity to stay away from the pool if they wish during more crowded times. Additional regulations with respect to parties are attached at the end of the Pool Rules and Regulations.

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|-------------------------|
| Swimming Lessons |
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- **Swimming lessons are for members only. Guests may not take lessons.**
- Swimming lessons will generally be offered from Wednesday, July 6 – Wednesday, August 3 at the following times:

| TIME | Monday-Wednesday |
|------------|------------------|
| • 3:00p.m. | • Level 1 |
| • 3:30p.m. | • Level 2 |
| • 4:00p.m. | • Level 3 |
| • 4:30p.m. | • Level 4+ |

The frequency and duration of the lessons will be at the discretion of the lifeguards.

- Lessons are open to adult members as well as their children. In order to maximize the swimmers' safety, at all other times lifeguards will be overseeing the entire pool and will not be available for private lessons.
- People signing up for swim lessons must be punctual and provide advance notice if they will be absent from any sessions. Failure to do so will result in the loss of all lessons for the remainder of the season.

Tenant Rules

- Tenants in houses of absent resident members of Peacock Farms Association, Inc. properties are entitled to pool privileges, provided payments to the Association are up-to-date.
- Tenants living in owner-occupied Peacock Farms Association, Inc. properties must pay non-resident member season membership rates if they wish to use the pool. (This refers to individuals who rent space within the home of an owner in residence.)

Peacock Farms Association, Inc.
Pool Party Rules - 2011

1. Eight or more guests constitute a party. Any member in good standing may host a party. All dues must be paid in full before scheduling a party.
2. Any member wishing to host a pool party must contact the Pool Chairperson at least one week in advance of the event. (Pool Chairperson 2011 – Sarah Rodgers, tel. 617-501-8384-please call before 7p.m.)
3. The cost for all parties is \$50.00. All checks should be made payable to Peacock Farms Association, Inc. That portion of the \$50 fee that would be used to pay for any additional lifeguard(s) will not be refunded in the event of inclement weather and/or any other occurrence that causes the cancellation of the party without 24-hour advance notice.
4. Pool Parties are limited to 3 hours.
5. The number of guests attending and the time for the party must be provided before approval can be given.
6. Parties are limited to 20 people, including chaperons (exceptions may be made under special circumstances).
7. Lifeguards are strictly responsible for supervising swimmers during the party. Lifeguards may not provide child care, swimming lessons or participate in games during the party.
8. Members hosting a party are responsible for:
 - having the entire party check in with the lifeguards and review the pool rules with the guards;
 - ensuring guests adhere to the pool rules;
 - removing all trash from the area (for parties held on Sunday, trash may be left at the end of the pool driveway on Peacock Farm Road). Recyclables must be rinsed and placed in the yellow bin near the wading pool.
9. Food may only be served/consumed outside the pool area. ***Absolutely no glassware of any kind is allowed in the pool area.***