

Cranberry Valley Golf Course Policy with Regard to Construction/ Landscaping on an Abutting Parcel of Land.

Purpose of Policy: To establish a reasonable and proactive response to the construction of new improvements, the substantial renovation of existing improvements, and/or any other site improvements that physically or visually impact the common boundary with the Cranberry Valley Golf Course.

Policy: At the earliest indication of imminent, substantial construction (house, pool, major addition, etc.) or any other activity that will physically or visually impact the common boundary of a lot abutting Cranberry Valley Golf Course (the "Course" or "CVGC"), a member of the Golf Committee should contact the Harwich Building Department to determine the nature of the proposed construction or alterations. The Director of Golf should make such timely notification to the Golf Committee.

If a variance is required for the proposed building activity, the Course, as an abutter, will have been notified. Any notification should immediately be reported to the Golf Committee. If the proposed improvements are "as of right," the Building Department should have building and/or site plans available for review by the public.

Once basic information has been obtained and reviewed, a member of the Golf Committee should promptly establish contact with the property owner or his/her representative to discuss the full scope of the improvements, their placement on the lot and any landscaping that is contemplated along the common boundary with the Course. The Golf Committee member is encouraged to invite the Course Superintendent or his designee to any meetings with the homeowners and/or their representative.

The purpose of any meeting(s) between a representative(s) of the Golf Committee, the Course Superintendent and the property owner(s) and/or their representative(s) is to establish dialogue and address issues that arise. CVGC desires to seek and maintain good relations with all abutters. The homeowner should be advised that CVGC is not seeking input or control over their landscaping plans as it relates to the common border, but rather is seeking to plan the Course's landscaping on its side of the border in a manner which complements the homeowner's plan with appropriate sensitivity to Course aesthetics and the efficient play of the game of golf. CVGC, with regard to its side of the common border, will seek to provide reasonable and effective privacy screening for both the abutter and course players.