

Rules and Regulations

As a reminder to current and new homeowners, we live in a community governed by Declarations, Bylaws, Resolutions and other corporate documents. The following are some of the rules contained within these documents which help to maintain the continuity and beautiful appearance of our neighborhood.

The cost of water in Greythorne is included in our monthly assessment. We must be mindful to make sure the rain Sensor button is in the "Active" position and please do not overwater. Buffa-Lawn Irrigation has been contracted by the Association to open and close all homeowner's sprinkler system. Buffa-Lawn will contact each homeowner to set opening and closing dates. Once they open your system, confirm your system is in the "Run" position only when the weather calls for watering, and the rain sensor is in the "Active" on position. It is recommended that we water 3 times per week. Buffa-Lawn will coordinate with the landscaper to assign watering days so that the grass is dry for mowing at your location.

Each homeowner is responsible for replacing light bulbs on the front lamp post and on either side of the exterior garage. So, there is continuity throughout Greythorne, replacement bulbs must be LED, 800 lumen, 2700k (warm/soft white) light bulbs. Light bulbs are available at no charge through our Association Manager, Lisa Mazur. If you would like Fairwood to replace the bulb, there is a charge of \$98.50.

The Association provides lawn mowing services for all grassed areas. In addition, landscape beds on the front and sides of each unit are mulched and shrubs/plants trimmed by the Association. Each homeowner is responsible for all other landscape maintenance (i.e. property areas behind the house structure); mulch color must match the color used by the Association's landscaper.

Each homeowner is responsible for removing and replacing dead trees and shrubs on all landscaping beds at the home on plantings beyond the 24-month warranty period.

Garage doors should not be left open for extended periods of time.

Garbage and recycling container lids must be closed pursuant to Modern's contract with the Amherst Highway Department Refuse Control. If your container is too small to contain all your rubbish you can contact the Town at 631-7119 to arrange for a larger one. Containers should be put out the evening prior to pick up. Please do not place them in the street or gutter pan - especially during the winter as that impedes snowplowing.

No business shall be conducted in the home. A home office is acceptable.

No recreational, oversized or commercial vehicles are allowed within Greythorne, with the exception of those loading and unloading. Vehicles with commercial signage are considered commercial and are not allowed.

There is no parking on roadways from 11:00 pm to 7:00 am from November 1st through April 1st.

There is no parking in front of mailboxes during delivery hours, which would preclude mail delivery.

There are no bird feeders permitted on the property. Bird feeders attract additional wildlife into the community, causing damage to plant life.

Any additions, alterations or improvements to the exterior appearance of your residence or lot to include, but not be limited to, landscaping, generator installation, storm/screen door installation, invisible pet fencing, etc. require prior Architectural/Landscaping approval from the Association. The Architectural/Landscaping Approval form is available on the Association's website: Greythrone.life; Architectural/Landscape Committee page. Application forms must be submitted to the Architectural/Landscape Committee and approved by the Board before any work commences. Hot Tubs, swim spas, and pools--whether in or above ground--are prohibited.

Front elevation and street-facing hard surfaces, landscape beds, and grassed areas shall not contain statues, ornamentations, etc. Decorations observing the winter holiday season may be installed no sooner than the Saturday before Thanksgiving and must be removed no later than January 15th. Blow-up decorations are not permitted.

Homeowners may place no more than a total of five (5) pots and/or potted plants on the front elevation and street-facing hard surfaces and landscape beds. No pots or potted plants are allowed on grassed areas or in landscape beds that contain a fire hydrant.

Homeowners may place plantings, pots, potted plants, statues and ornamentations in the rear of units on hard surfaces and/or landscape beds, but not on grassed areas.

Trellises are prohibited on any front or side elevation of your residence, except for trellises provided by the builder placed on the garage sidewall of the walkway/entryway to the front door. Trellises are allowed in the rear of your residence.

Estate sales, garage sales, yard sales and public auctions, and any similar sales are strictly prohibited.

No more than 2 dogs and/or 2 house cats are permitted. Pets must be leashed at all times while outside the homeowner's premises. Owners must clean up after their pets.

Thank you,
Your Board of Managers & Architecture/Landscape Committee

(November 2025)