

NPOA Beach Rules

For Members of the Nobscussett Property Owners Association (2023)

The greatest benefit of membership in the Nobscussett Property Owners Association is our exclusive access to and use of Lot E, the quarter-mile stretch of Cape Cod Bay beach that begins at the high tide line and extends out into the Bay. This is some of the most pristine beach on all of Cape Cod—and with members' unique and invaluable right of access comes certain rules and requirements. **It is every NPOA member's responsibility to be familiar with and to adhere to these rules.**

Please **post these beach rules alongside a tide chart in your home** to ensure that everyone in your household – including family members, guests, and renters – is aware of when you can and can't be on the beach and what to do when you're there. The goal, as always, is to be a good neighbor!

Where is Lot E?

Lot E begins approximately 30 feet from the base of the bluff and extends to the low tide line. The western edge of Lot E begins at the end of the right-of-way for the Mark Way stairs and extends approximately a quarter-mile to the east, to the end of Hiram Pond Road. At the base of the Mark Way stairs, there are two tall posts: one marks the southwest corner of Lot E, and one marks the northeast corner of the 20-foot right-of-way to Lot E. Please refer to the maps of Lot E on this website and at the top of each set of stairs to familiarize yourself with these boundaries.

Homeowners on the bluff side of Hiram Pond Road own approximately 30 feet of beach extending from the bluff towards the water, and NPOA members have no right to sit on their beach at any time. This means that as the tide comes in and reaches 30 feet from the base of the bluff, Lot E is covered and members should leave the beach.

Please be aware that these property owners are entirely within their rights to ask you to move if you sit on their property or if you climb, sit, or leave belongings on the rock revetments, as you are trespassing. If you are sitting where you do not have a right to and are asked to move, please do so respectfully.

A few additional notes:

- It is not permissible to sit within the 20-foot right-of-way between the Mark Way posts and the bluff, nor in the 10-foot right-of-way at the bottom of the Webfoot Path stairs. These rights-of-way are for walking only.
- If you access Lot E from the Town way at the end of Nobscussett Road, make sure you proceed east (to the right) past the Mark Way stairs to ensure that you are actually sitting on Lot E.
- In the case of nonmembers using Lot E, if an NPOA board member who is present cannot determine that a person(s) on the beach is connected to a current member, they may be asked to leave, and may return only when the owner is current with dues payment.

Parking and drop-off:

For those members who drive to the Webfoot Path or Mark Way stairs to drop off or pick up beachgoers, please keep your car on Hiram Pond Road. Do not pull up onto neighbors' lawns or parking areas, as it risks damaging sprinkler heads and plantings (and it's private property!). And do not stay long to avoid blocking cars or pedestrians.