



[Shown on this drawing is the duplex unit, 25A & B]

Welcome to Packet Landing. We're glad you decided to live here. A quick guide below may help to answer some initial questions:

- Trash day is Tuesday
- HOA fees are \$200/month and due on the first. The check should be made out to: **Packet Landing Open Space Trust**. Please send the check to P.O. Box 1459 Pembroke Mass. 02359.
- HOA fees cover the costs of the lawn mowing and plowing only. It should be noted that owners also own the land that their units sit on. Each condex sits on roughly an acre of land and is owned jointly with your housemate. Events outside of the mowing and plowing become the responsibility of the unit owners. (i.e. falling trees, sinkholes)
- Insurance - According to the deed, all individual condexes must obtain a Master Policy for the entire structure with the A side contributing 65% of the total invoice and the B side contributing 35%. Further, each individual condex owner must have separate condo policies for their unit.

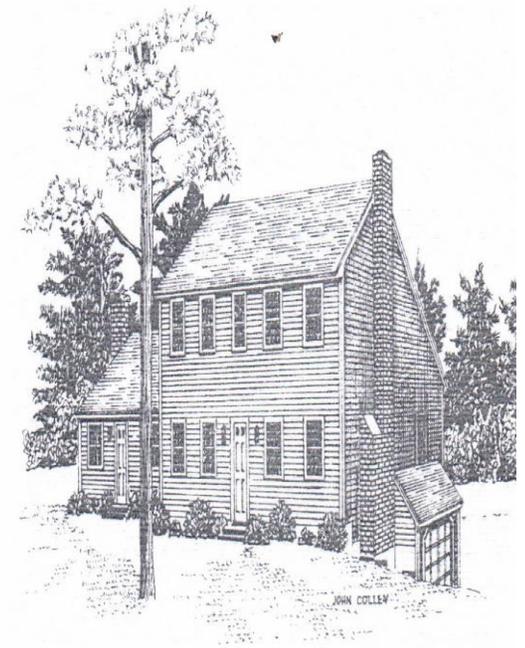
Who We Are

About Us

Beginning in 1750 the North River Packet, a river craft, plied a route between Boston and Plymouth carrying passengers, freight and mail. The craft stopped at Packet Landing, which was the site of the Pembroke Arms, a grand hotel catering to the glamorous society of the roaring twenties and rumored to be a speakeasy in those days of prohibition. The hotel was destroyed by fire in the 1930's, but the original fieldstone building which was part of the hotel still stands as you enter the winding road through the Village of Packet Landing.

Now you can enjoy living in this area rich with New England's history, where the essence of the past can still be experienced amid the pine-covered hills. The Village of Packet Landing offers three styles in duplex condominiums - Cape, Dormered Cape or Colonial, each blending gracefully with towering oaks and pines on approximately 40,000 square foot landscaped lots with underground utilities. Interiors are designed with one, two or three bedrooms, fireplaced living rooms and full basements.

Packet Landing
PO Box 1459
Pembroke, MA
02359



*Packet
Landing*

Pembroke, Massachusetts 02359



<http://www.packetlanding.org>

Check out our website for updates...

You can find minutes of our Annual Meetings, the Packet Landing Condo Rules and Regulations, the Paint Formulas, and other helpful information.

Please be mindful this is a community in which we all live and there are many children in this neighborhood. Many children live on Cross Street, Water Street, Old Landing, and Packet Landing. PLEASE be careful. These are narrow winding country roads and we cannot stress enough to adhere to speed limits.

Quiet and Convenient

The Village of Packet Landing boasts 13.5 acres of common land with footage on the scenic North River accessible by paths ideal for long, quiet walks. Experiencing the charm of the past combined with the convenience of today at the Village of Packet Landing, only minutes from Route 3, shopping and beaches.

"Pembroke's best kept secret in condominium living."

The Board Trustees:

Ellen Nason - Unit 3A
ellennason53@gmail.com

Kathleen Aicardi - Unit 8B
kaicardi@msn.com

Peter Brown - Unit 13A
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Scott Murdock - Unit 34A
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Ken Melchin - Unit 44A
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We are always available to answer any questions that may arise.



[1-855-898-7274]

Trash/Recycling must be curbside by 7:00AM on day of service (Tuesday).

For cart repair or replacement contact EZ Customer Service at the phone number above.

Carts should not be close to utility poles, mailboxes, fences, hydrants or shrubs

Appliances can be taken to the Recycling Center

One large item is allowed each Tuesday (only) curbside. Please call EZ Customer Service prior to the Tuesday collection day you will utilize

Recycling Center Info is available at www.pembroke-ma.gov/trash-recycling

The truck's lifting arm require clearance of 2-3 feet on both sides and 12 feet overhead. The cart should be no more than 3 feet away from the curb or road edge. Please be sure that the arrow (on the cart lids) is pointing towards the street. Please leave 2-3 feet between your recycling and trash carts.