



THE MEADOWS AT WORLD GOLF VILLAGE

Board Meeting – Apr 13, 2023 at 7PM

Apr 13, 2023

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Agenda – Board Workshop Meeting – Apr 13th

- Meeting Called to Order
- Opening Remarks
- WORKSHOP FORMAT – EVERYONE PARTICIPATING
 - TOPICS TO BE DISCUSSED INCLUDE (BUT NOT LIMITED TO)
 - COMPLIANCE POLICY & PROCEDURES – *DISCUSS REVISE & UPDATE*
 - ARCHITECTURAL GUIDELINES – *DISCUSS REVISE & UPDATE*
 - RULES AND REGULATIONS – *DISCUSS REVISE & UPDATE*
 - GUIDELINES & REQUIREMENTS FOR THE BOARD OF DIRECTORS
 - LIMITATION ON NON-OWNER-OCCUPIED RESIDENCES
 - Priorities for the Community and Association
- Closing Remarks
- Adjournment

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Opening Remarks – News Update

- Information on Pacetti Rd Storage Facility – Impact on Landscape
- Tree Trimming - Meadowlark Lane - SJC
- Deferred Landscape Maintenance at Entrance
- Information on New Library – Impact on Meadowlark Ln
- Status of Irrigation System
- New Landscape Service Provider
 - *Tree Service Provider - **Tree Ninjas FL** (Green Cove Springs, FL)*
 - <https://www.facebook.com/treeninjasfl/> Phone: (904) 293-6515
 - *Landscape Service Provider – **Koehn Outdoors** (Jacksonville, FL)*
 - <https://www.koehnoutdoor.com/> Phone: (904) 510- 3082 – Robert Beladi, Acct Mgr

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Opening Remarks – Tonight’s Workshop

- **TONIGHT’S MEETING**
 - *WILL NOT TO CONDUCT ANY BUSINESS*
 - *WILL HAVE AN OPEN DISCUSSION OF ISSUES*
 - *LOOK AT AREAS/ITEMS REQUIRING IMPROVEMENT*
- *DESIRE TO ELIMINATE UNNECESSARY OR FRIVOLOUS RULES*
- *HAVE POLICIES AND RULES THAT ARE CLEAR AND EASY TO UNDERSTAND/FOLLOW*
- **OBJECTIVE OF ALL POLICIES AND RULES**
 - *PROTECT AND ENHANCE YOUR INDIVIDUAL AND OUR SHARED ASSETS*
 - *CONTINUE TO UPGRADE AND BEAUTIFY OUR COMMUNITY.*
- **REMINDER**
 - *ALL RESIDENTS (OWNERS & NON-OWNERS) ARE WELCOME TO ATTEND ANY OF OUR POSTED BOARD REGULAR OR WORKSHOP MEETINGS.*

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Opening Remarks – Tonight’s Workshop

- TOPICS - include but not limited to:
 - COMPLIANCE POLICY & PROCEDURES
 - ARCHITECTURAL GUIDELINES
 - RULES AND REGULATIONS
 - GUIDELINES & REQUIREMENTS FOR THE BOARD OF DIRECTORS
 - LIMITATION ON NON-OWNER-OCCUPIED RESIDENCES
 - PRIORITIES FOR THE COMMUNITY AND ASSOCIATION
 - ANYTHING ELSE RELATED TO THE HOA

- THIS IS THE 2ND OF MULTIPLE WORKSHOP MEETINGS THIS CALENDAR YEAR
 - A NUMBER OF ITEMS NEED UPDATING
 - WILL BE TACKLED ON INCREMENTAL APPROACH
 - SHARE YOUR IDEAS AT THE MEETING AND BETWEEN MEETINGS VIA EMAIL

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Tonight’s Workshop

- ANY QUESTIONS, COMMENTS, OR ISSUES WITH
 - CORPORATE BYLAW REVISION
 - RULE & REGULATION UPDATES
 - Exterior Maintenance and Enhancement
 - Garage Sales
 - General Landscaping Maintenance
 - Lack of Quite Enjoyment (Nuisance)
 - Lawn Maintenance
 - Political Sign Display
 - Rental Lease Addendum
 - Rental Requirements
 - NEW FOR TODAY’S REVIEW AND DISCUSSION
 - Home-Based Business
 - Parking
 - Roof Maintenance, Repair, and Replacement

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Timeline – We are Working Toward

- Presentation of Updates & Discussion/Review – *Complete by April 26th*
 - Focus on Association **Corporate Bylaw** changes (Regular BOD Meetings)
 - Voting on Association Directors by “Mail-in” Proxy
 - Voting on Covenant Amendment(s) – completely by “Mail-In”
 - Focus on Revising Association Document changes (Workshop BOD Meetings)
 - *To Improve Readability and Usefulness of these Documents*
 - **Rules & Regulations**
 - **Architectural Guidelines**
- Legal Review of Changes – Goal is its completed by May BOD meeting(s)
- Delivery to Owners – Revised Bylaws, & copy of proposed R&R and ARC updates
 - Combination of Hand Delivery & by Mail - Goal is to complete in early-mid June
 - Will include request for Director Nominations, and Preliminary Notice of Annual Meeting
- Vote on R&R and ARC updates by BOD – Special BOD Meeting in late June
- Delivery of Notice of Annual Meeting & Request of Proxies for Vote for Directors - July

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Next Workshop – Tuesday, Apr 25th at 7 PM

- Jan 12th Meeting’s Agenda *(online and via phone – see website)*
 - Meeting Called to Order
 - Opening Remarks
 - WORKSHOP FORMAT – EVERYONE PARTICIPATING
 - TOPICS TO BE DISCUSSED INCLUDE (BUT NOT LIMITED TO)
 - ARCHITECTURAL GUIDELINES – *DISCUSS REVISE & UPDATE*
 - RULES AND REGULATIONS – *UPDATE ON COMMON AREAS*
 - Closing Remarks
 - Adjournment

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Next Meeting – Thursday, May 11th at 7 PM

- May 11th Meeting’s Agenda *(online and via phone – see website)*
 - Meeting Called to Order
 - Opening Remarks
 - Review and Acceptance of Minutes
 - Reports of Officers, Committees, and Community Management
 - President
 - Treasurer
 - ARC Committee
 - SRV Committee
 - Community Management Report
 - Unfinished Business
 - New Business
 - Open to those attending for comments, feedback and questions
 - Closing Remarks
 - Adjournment

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Thank You for Attending



Rules & Regulations- Updates

DRAFT – FOR DISCUSSION – April 13, 2023

- A. Exterior Maintenance and Enhancement**
- B. Garage Sales**
- C. General Landscaping Maintenance**
- D. Home-Based Business**
- E. Lack of Quite Enjoyment (Nuisance)**
- F. Lawn Maintenance**
- G. Parking**
- H. Political Sign Display**
- I. Rental Lease Addendum**
- J. Rental Requirements**
- K. Roof Maintenance, Repair, and Replacement**

Exterior Maintenance and Enhancement

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

March ??, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to protect property values, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time, and

WHEREAS, it is the responsibility of each homeowner in The Meadows at World Golf Village to provide for the proper maintenance and repair of their home and grounds in a manner consistent with good property management; and

WHEREAS, the Association believes that the beauty and desirability of The Meadows at World Golf Village is, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided; and

WHEREAS, the Sections 5.2 and 5.3 of the Covenants specifies the maintenance obligations of the Lot owners, and Section 5.1 of the Covenants specifies the enforcement procedure for covenant violations.

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to exterior maintenance and enhancement:

Exterior Maintenance and Enhancement

1. For the protection of all homeowners and to maintain property values, each lot owner shall maintain his or her house and all landscaping and improvements in a manner consistent with the Governing Documents, the Community-Wide Standard, and all applicable covenants.
2. Each homeowner is responsible for the maintenance of the exterior of their home and lot. Maintenance includes, but is not limited to, the exterior paint, roof, siding, light fixtures, trim, gutters, mailboxes, mailbox posts, walks and driveways, grass and plantings.

3. If an owner does not maintain the property in a reasonable manner, the Association may provide maintenance to any home or lot requiring same, when necessary, in the opinion of the Association's Board of Directors to preserve the beauty, quality or value of any of the property. Such maintenance shall include, but not be limited to painting, roof repair and replacement, repair of rain gutters, down spouts, exterior building surfaces and yard clean up and maintenance.
4. Each affected homeowner shall have fifteen (15) days to perform the required maintenance after being notified; in writing by the Association that such maintenance is necessary before the Association undertakes the remedial maintenance.
5. The cost of remedial maintenance undertaken by the Association shall be a lot assessment against the homeowner of the lot upon which such maintenance is performed. Any such assessment shall be lien upon the lot assessed and the personal obligation of the owner of the lot and shall become due and payable, together with interest, late fees, attorney's fees and costs of collection.
6. The Association's Board of Directors and the Architectural Review Committee (ARC) are responsible for establishing standards and guidelines to assure a pleasing and consistent appearance for the neighborhood. The Architectural Standards and Guidelines are posted on the website www.themeadowswgv.com
7. Before any major exterior project is undertaken, the ARC should be consulted to determine if approval is required for the project. Some limited examples where approval is needed are: house painting, driveway resurfacing or expansion, landscaping that includes tree/shrub addition or removal, fencing, patios, porches/lanais and installation of playsets
8. An owner will be subject to a fine if a project is started without proper ARC review request and approval.
9. In the event of a violation of the above, the Board of Directors will take action against the homeowner as provided in the Declaration of Covenants. Any expenses incurred on behalf of the Association will be billed to the homeowner.

Garage Sales

The Meadows at World Golf Village HOA THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution ??? ??, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time, and

WHEREAS, the Board recognizes residents' right to occasionally sell unneeded or unwanted possessions to the public through garage sales, it must balance that right against other neighbors' right to quiet enjoyment of a peaceful neighborhood.

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to garage sales in The Meadows:

1. Residents are limited to two (2) garage sales per year per Lot plus the Association organized Community Yard/Garage Sales each year.
2. Garage sales will be permitted only on Thursday, Friday, and Saturday.
3. Sales may open no earlier than 8:00 AM and must close by 6:00 PM.
4. One sign advertising the garage sale will be allowed at the entrance to The Meadows.
5. Such sign cannot be placed earlier than 7:00 AM on the first day of the sale and must be removed by 8:00 PM following the end of the sale.
6. Signs must be no more than 2 feet high by 3 feet wide.
7. No food or beverages shall be sold at the owner's Lot during a garage sale.

In the event of a violation of the Garage Sales rules, the Board of Directors will take action against the homeowner as provided in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.

General Landscaping Maintenance

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution ??? ??, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time, and

WHEREAS, Sections 5.2 and 5.3 of the Covenants specify the maintenance obligation of each owner to maintain his or her Lot and House Exterior in a neat, clean, and attractive condition; and

WHEREAS, it is the responsibility of each homeowner in The Meadows at World Golf Village to provide for the proper maintenance and repair of their home and grounds in a manner consistent with good property management; and

WHEREAS, the Association believes that the beauty and desirability of The Meadows at World Golf Village is, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided;

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to general landscaping maintenance:

General Landscaping Maintenance

1. For the protection of all homeowners and to maintain property values, each lot owner shall maintain his or her house and all landscaping and improvements in a manner consistent with the Governing Documents, the Community-Wide Standard, and all applicable covenants.
2. Front, back, and side yards on all lots must have established and maintained landscaping that presents an attractive appearance for the property.

3. Each homeowner is responsible for ensuring the front, side, and back yards are maintained on a consistent basis, including mowing, edging, weeding, seeding, pruning, mulching, blowing of grass, raking, picking up of trash and debris, and removing sources that can unintentionally support mosquitoes. Lawns are to be kept watered and fertilized so as to be green and healthy. Lawn height shall not exceed eight inches.
4. Grass clippings and other yard waste shall not be deposited or otherwise dumped on any open lot or the Common Area.
5. Trees and other landscaping are to be kept neatly trimmed and managed and not allowed to become overgrown. Trees and/or shrubs must be trimmed so as not to encroach on any Common Area property. Excessive dropping of seeds, berries, and/or fruit in a neighbor's yard or the Common Areas is not permitted.
6. Trees, hedges, and shrubs that restrict vehicular sight lines are not allowed. In the event that existing vegetation obstructs sight lines or the view from adjoining properties, cutting or removal will be required.
7. All homeowners are responsible for keeping sidewalks clear of trees and shrubs. The standard is no encroachment by plants beyond the edge of the concrete sidewalks or streets and a minimum of seven-foot clearance under overhanging limbs.
8. The following landscaping materials are not permitted: painted concrete and plastic plants. In addition, non-plant materials may not be used as a substitute for a lawn.
9. Alternate landscaping in compliance with "Florida-Friendly Landscaping"™(Florida Statutes Section 373.185(1)(b)) may be established on the lot only after coordinating with and obtaining authorization from the Architectural Review Committee (ARC) to ensure the landscaping complies with the aesthetic standards, related to landscaping, of the community.
10. Water-based decorative items shall be maintained on a regular basis so as not to become a breeding ground for mosquitoes and other insects.
11. Rain barrels and other items that intentionally collect water shall be modified and maintained to prevent mosquitoes from laying eggs on or near the water.

12. Items that do not intentionally collect water, such as discarded cans and bottles, shall either be properly disposed of or emptied of the water in the containers to reduce mosquito breeding.
13. All dead plants or trees shall be removed and replaced as needed. Weeds must be removed and bare areas replanted.
14. All areas subject to soil erosion from natural rainfall or sprinkler irrigation require adequate foliage and drainage. The grading throughout The Meadows at World Golf Village is designed to promote proper drainage and may not be changed. Each homeowner must maintain the correct grading of lots so that water drainage does not flow onto adjoining properties, or the Common Areas, and does not prevent off-flow from the same.
15. Hoses and hose reels shall be placed in an area least visible from the street whenever possible and shall be kept neat at all times. Gardening and lawn care equipment is to be stored in the garage, shed, or backyard in a manner that limits public view.
16. No one may trim or alter any Association-owned landscaping without the prior approval of the Board of Directors or the Association President.
17. In the event of a violation of the above, the Board of Directors will take action against the homeowner as provided in the Declaration of Covenants. Any expenses incurred on behalf of the Association will be billed to the homeowner.

Home-Based Business

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

??? ??, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time; and

WHEREAS the Association believes that the beauty and desirability of The Meadows at World Golf Village are, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided; and

WHEREAS, The Meadows at World Golf Village is a single roadway access community of single-family residences within an area zoned for residential use, and

WHEREAS, a business operating from a residence in a residential area has the potential to negatively affect the beauty and desirability of the community and its properties if the activities of the business changes the characteristics of the community, disrupt the peace, or prevent homeowners from the quiet enjoyment of their residence; and

WHEREAS, the Section 8.13 of the Covenants states that "No illegal, noxious, or offensive activity shall be permitted on any part of the Property, nor shall anything be permitted or done which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood."; and

WHEREAS, Florida Statute 559.955 "Home-based businesses; local government restrictions" outlines when a business is considered a home-based business ("home-based business") that is allowed to operate from a residential property in an area zoned for residential use; and

WHEREAS, The Board of Directors of "The Meadows at Saint Johns Owners Association, Inc." desires to establish guidelines and standards for a business operating from a residence within The Meadows;

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to home-based business:

Home-Based Business

1. A home-based business, upon formal notification to the association and receiving notification of its acceptance from the association, may operate, in whole or in part, from a residential property within The Meadows at World Golf Village when it meets and while it complies with the following criteria:
 - a. The activities of the home-based business are secondary to the property's use as a residential dwelling.
 - b. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property.
 - c. Parking generated by the business activities of the home-based business may not be greater in volume than would normally be expected at a similar residence where no business is conducted.
 - d. The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business at the residential dwelling.
 - e. Vehicles and trailers used in connection with the business activities of the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.
 - f. Incidental business uses and activities, directly related to the home-based business, may be conducted at the residential property.
 - g. The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors in an area zoned for residential use.
 - h. All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids in an area zoned for residential use.

- i. The formal notification of the home-based business to the association will utilize the form provided by the association, be signed by both the homeowner and the operator of the home-based business, and be submitted to the address on the form.
 - j. The association will respond within 10 business days of the receipt of the home-based business notification form with either a notice of formal acceptance or a request to resubmit the form with clarification and additional information.
2. In the event that any business operates, in whole or in part, from a residential property within The Meadows at World Golf Village that is not in compliance with the above criteria, the Board of Directors will take action against the homeowner as provided in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.

Lack of Quiet Enjoyment (Nuisance)

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution ???, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time; and

WHEREAS, Section 8.13 of the Covenants prohibits illegal, noxious or offensive activity on any property, and states that nothing shall be permitted or done which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood; and

WHEREAS, the Association believes offensive activities and conditions can negatively impact or deprive resident quite enjoyment of their property and the community; and

WHEREAS the Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." desires to establish guidelines and standards for offensive activities and conditions that are not permitted within The Meadows.

LET IT BE RESOLVED THAT the Board of Directors desires to restate the *Lack of Quite Enjoyment (Nuisance) Guidelines and Standards Resolution*, adopted by the Board of Directors on May 8, 2008, and that the following additional Rules and Regulations are hereby set forth with regard to the lack of quite enjoyment (nuisance):

1. No illegal, noxious, offensive, unsafe activity shall be permitted on an part of the Property, nor shall anything be permitted or done which in the judgment of the Board of Directors might reasonably be considered as annoying to neighbors of ordinary sensibilities, or might be reasonably calculated to reduce the desirability of the property for quality of living, nor shall any activity intended as a harassment of any owner shall be permitted.

2. Violation of any order of the State of Florida, any state agency, or political subdivision, or any municipal ordinance or state law shall be derived a nuisance and subject to enforcement as provided herein.
3. No trash, garbage, rubbish or debris shall be deposited or allowed to accumulate or remain outside on any part of the Property or any contiguous land. No fires for burning trash, leaves, clippings, or other debris shall be permitted on any part of the Property, including street rights-of-way.
4. In the event of a violation of the above, the Board of Directors will take action against the homeowner as provided in the Declaration of Covenants and in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.

Lawn Maintenance

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

??? ??, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time; and

WHEREAS, it is the responsibility of each homeowner in The Meadows at World Golf Village to provide for the proper maintenance and repair of their home and grounds in a manner consistent with good property management; and

WHEREAS the Association believes that the safety, beauty and desirability of The Meadows at World Golf Village is, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided; and

WHEREAS, the Sections 5.2 and 5.3 of the Covenants specifies the maintenance obligations of the Lot owners, and Section 5.1 of the Covenants specifies the enforcement procedure for covenant violations.

LET IT BE RESOLVED THAT the Board of Directors desires to restate the *Lawn Maintenance Guidelines Resolution*, adopted by the Board of Directors on June 11, 2008, and that the following additional Rules and Regulations are hereby set forth with regard to lawn maintenance:

Lawn Maintenance

1. Lawns must be kept healthy, green and reasonably free of noxious weeds through adequate irrigation, manual lawn care, and/or chemical treatments at all times unless otherwise directed due to government imposed watering and/or other restrictions. If front lawns are more than 25% inadequate a fine may be imposed.
2. Bare patches in lawns must be repaired with the same, or similar, seed or sod in a prompt manner.

3. Lawns must be kept mowed and edged on a regular basis with grass not to exceed eight inches in height.
4. All grass clippings or other yard waste must be removed from sidewalk and driveway areas after mowing or other yard work.
5. Yard waste bags may not be placed on the curb for pickup until the three (3) day prior to the regularly scheduled collection day. (Saturday for the Monday or Tuesday pick)
6. Sidewalks, curbs and driveways must be edged and any invasive grass treated with chemicals or otherwise removed to maintain a neat appearance.
7. Flower, Planters, and/or Garden beds must be maintained and kept reasonably free of noxious weeds and non-ornamental grasses. Additionally, beds must be maintained in a neat and distinctive appearance separate from the remainder of the lawn.
8. In the event of a violation of the above, the Board of Directors will take action against the homeowner as provided in the Declaration of Covenants. Any expenses incurred on behalf of the Association will be billed to the homeowner.

Parking

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

???, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time; and

WHEREAS, the Association believes that the safety, beauty and desirability of The Meadows at World Golf Village is, to a large extent, dependent on all residents and occupants complying with all laws, covenants, and regulations in effect within the community; and

WHEREAS, Section 8.14 of the Covenants states that no commercial vehicles of any type may be kept or parked in front of residential structures, and any commercial vehicle present must be completely screened inside a garage, covered and concealed from view from any adjacent Lot or roadway; and

WHEREAS, Section 8.14 of the Covenants provides that non-private automobiles may be parked in driveways during the times necessary for pickup and delivery service and solely for the purpose of such service; and

WHEREAS, Governmental agency and judicial decisions and findings in Florida indicate a commercial vehicle is "any vehicle and/or equipment not contained within the definition of domestic equipment that is designed or used for commercial or industrial function"; and

WHEREAS, Federal regulations define a commercial vehicle to mean a self-propelled or towed vehicle used on the highways that is: 1) designed or used to transport passengers for compensation, or 2) used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or 3) used in transporting material found by the Secretary of Transportation to be hazardous; and

WHEREAS, Commercial vehicles in residential neighborhoods parked or kept outside of designated areas create a nuisance in those neighborhoods; and can

negatively impact or deprive resident quite enjoyment of their property and the community; and

WHEREAS, The Board of Directors of the "The Meadows at Saint Johns Owners Association, Inc." recognizes that vehicles designated as a van or pick-up truck are used and kept by residents of The Meadows; and

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to parking within The Meadows at World Golf Village:

PARKING

Section One: Parking Definitions

1. Private Automobile
 - a) Private automobile is a "domestic vehicle."
 - b) Domestic vehicle is a passenger motor vehicle where the vehicle must be 20 feet or less in overall length and 7 feet or less in overall height.
2. Commercial Vehicle
 - a) Non-private automobile is a "commercial vehicle."
 - b) Commercial vehicle is any vehicle and/or equipment not contained within the definition of domestic equipment that is designed or used for commercial or industrial function.
 - c) Commercial vehicle is any vehicle that is self-propelled or towed for use on the highways that is:
 - i. designed or used to transport passengers for compensation, or
 - ii. used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation, or
 - iii. used in transporting material found by the Secretary of Transportation to be hazardous; or

- iv. configured to give the impression to neighbors of ordinary sensibilities that the vehicle is used for transporting passengers for compensation, or that it is transporting materials designated as hazardous; or
- v. has an overall length of more than 20 feet; or
- vi. has an overall height of more than 7 feet.

Section Two: Parking Rules

1. No commercial trucks, trailers, mobile homes, campers, vans, snowmobiles, recreational vehicles, boats, inoperable vehicles, unlicensed vehicles, horse carriers, or similar vehicles and accessories may be kept on any lot unless the same are (a) covered and concealed from view from any adjacent Lot or roadway, or are (b) fully enclosed within the garage or are (c) kept at an off-site location.
2. No automobile or other motor vehicle shall be parked or placed on any portion of a lot other than a driveway or within a garage located on such lot. (No parking on the grass.)
3. No automobile or other motor vehicle shall be parked or placed on any portion of The Meadows Common areas.
4. No commercial vehicles (trucks, vans, truck-trailer, tractor-trailer, commercial trailer, HGWV or other vehicles commonly used for commercial purposes) may be parked on the street or in a driveway unless loading or unloading merchandise or passengers to that residential location provided they do not remain in excess of the reasonable period of time required to actually perform such commercial function.
5. Residents are encouraged to utilize their garages to park their vehicles whenever possible.
6. Residents may park vehicles on their driveways only if they are in running order, in regular use, with current registration/tags displayed, and do not block the sidewalk.
7. Residents may cover vehicles parked on driveways with custom covers.

8. The use of tarps, plastic and related materials to cover a vehicle is prohibited unless the vehicle is (a) concealed from view from any adjacent Lot or roadway, or is (b) fully enclosed within the garage.
9. Passenger vehicles may be parked on the street in front/side of a residence for not more than **(?? 12 ?? 24 ?? 30)** consecutive hours on a street in the same block.
10. Vehicles parked on the street shall be parked within 12 inches of the curb and not on the grass (to prevent damage to sprinkler placed in the turf near the curb).
11. Vehicles parked on the street shall not be parked within 15 feet of a fire hydrant, or within 20 feet of a crosswalk at an intersection, or within 30 feet of a stop sign, or where official signs prohibit parking.
12. Vehicles parked on the street shall not be parked in front of mail boxes or in any manner that prevents deliver of mail.
13. Vehicles parked on the street shall not be parked in front of or across from a driveway or in any manner where the parked vehicle would prevent, or obstruct the view of another homeowner from entering or exiting their driveway.
14. Vehicles parked on the street must be parked in the proper direction on the street (as the traffic flows).
15. Commercial vehicles engaged in the delivery or pickup of goods or services (i.e., FedEx, UPS, or other delivery vans or moving vans) may stop on the street provided they do not remain in excess of the reasonable period of time required to actually perform such commercial function.
16. Vehicles belonging to or used by a contractor employed by a lot owner or an agent of the lot owner for a specific repair, renovation, or improvement to the lot or buildings thereon, are allowed to stop/park in the driveway and on the street during working hours of such repair or renovation.
17. Overnight parking of construction/commercial vehicles or trailers or dumpster will only be allowed in the driveway of the home under renovation and not on the street, common areas or adjacent property and cannot block any portion of the sidewalk. The HOA needs to be notified of any vehicle or dumpster will be parked at a home site for a period of

more than 3 days, or if the vehicle or dumpster will be on site over a weekend.

18. No construction material is allowed on the street overnight or to block the sidewalk.

19. Emergency vehicles are not considered commercial vehicles.

20. Any non-commercial vehicle, non-commercial boat, or non-commercial trailer may temporarily be parked in the driveway (not blocking the sidewalk) for routine servicing and repair, as long as the servicing and repair is completed within 36 consecutive hours limited to once every fourteen (14) days. Otherwise, the servicing and repair must be performed within the garage.

21. Boats, motor homes, and other recreational vehicles may be parked in the driveway (not blocking the sidewalk) for up to 36 hours to allow cleaning, loading, and maintenance within a seven (7) day period. At all other times, they must be stored either out of sight or within the garage or at off-site storage.

22. Boats, motor homes, and other recreational vehicles may be parked on the street in front/side of a residence for not more than 12 consecutive hours to allow cleaning, loading, and unloading limited to three (3) occurrences within any seven (7) day period.

23. Any accessories for vehicles, such as tailgates, plows, etc., are not permitted to be left or stored on any driveway. They must be kept either out of sight, or within the garage or at off-site storage.

24. Storage PODs are allowed to be parked or placed in the driveway (not blocking the sidewalk) for up to 72 hours. (If longer time duration is required prior approval of the ARC is required.)

25. Refuse dumpsters are allowed to be parked or placed in the driveway (not blocking the sidewalk) for up to 72 hours. (If longer time duration is required prior approval of the ARC is required.)

26. When using street parking, vehicles should be parked so they do not block traffic or neighboring driveways or mailboxes or trash/recycle bins; or be parked against the flow of traffic (St. Johns Ordinance).

27. All Homeowners, residents, and guests shall, at all times, comply with the St. Johns County Parking Ordinance, as amended from time to

time. Violators are subject to ticketing and towing at the vehicle owner's expense upon the order of the Sheriff. (Reference: Saint Johns County Ordinance 2015-30)

Section Three: Parking Exemption

1. One commercial vehicle, designed as a van or pick-up truck, may be parked in the driveway of a residential property but only if the commercial vehicle meets the length and height restrictions of a passenger motor vehicle, 20 feet or less in length and 7 feet or less in height.
2. Special Event parking on the Meadows Common areas located between the roadway and a pond is allowed for short-term parking of personal vehicles on the same day of the event where the intent of the special event is related to a "family gathering" if parking vehicles on the roadway would cause an unsafe traffic condition and the event has received has been granted parking rule exception for the event approval by the HOA.

Section Four: Enforcement

1. In the event of a violation of the Parking rules, the Board of Directors will take action against the homeowner as provided in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.

Section Five: Additional Enforcement Rules – Commercial Parking

1. Each day a commercial vehicle of any type is kept or parked in front of residential structures, unless providing a pickup or delivery service to that residential location, shall be classified as a non-continuing violation.
2. The Association may assess fines for the non-continuing violation upon applicable owner of the Lot having a relationship with the operator of the commercial vehicle. (i.e., self, household resident, tenant, guest, visitor).
3. The owner of the Lot and/or the commercial vehicle shall be given a one-time notice that a provision of these rules are being violated and shall indicate a deadline period in which to immediately correct the violation.

4. If the is violation is not corrected or reoccurs within a twelve (12) month period after the one-time notice deadline period expires, the Association may impose and assess the non-continuing violation on any owner of The Lot starting immediately after the notice deadline period expires.

AND LET IT BE FURTHER RESOLVED THAT *Commercial Vehicle Guideline and Standards Resolution*, adopted by the Board of Directors on July 10, 2008 is hereby repealed, and replaced by *Parking* rules within this resolution.

Display of Political Signs

The Meadows at World Golf Village HOA
THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution ??? ??, 2023

WHEREAS, Section 8.10 of the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") states that no signs of any character may be displayed or placed of on any Lot except "FOR RENT" or "FOR SALE" signs no larger than four feet square or one small sign displaying the name and address of the resident at the premises on which displayed, and shall be of materials, size, height, and design approved by the Association, and

WHEREAS the Board wishes to promote and encourage residents to actively participate in the political process of our Nation and to vote whenever possible,

LET IT BE RESOLVED THAT the following temporary variance of the signs restriction will be allowed and the following additional Rules and Regulations are hereby set forth with regard to display of political signs:

Display of Political Signs

1. Political campaign yard signs of a temporary nature, advocating the election of one or more political candidates or the sponsorship of a political party, issue, ballot measure, or proposal, may be erected upon a Lot by the Owner of such Lot, provided that such signs shall not be erected more than thirty (30) days in advance of the start of election early voting to which they pertain and shall be removed within five (5) days after such election.
2. Signs must be not more than six (6) square feet in area, with a maximum height of four (4) feet when posted in the ground of a Lot, must be of professional quality and design, and shall not obstruct the line of sight for any traffic.
3. The number of signs per Lot must not exceed the number allowed by Saint Johns County Sign Ordinance – Campaign Signs.
4. No signs can be placed on common areas or grounds.
5. No signs are allowed on utility boxes, trees, or in the right-of-way, median, or other public property.

In the event of a violation of the display of political signs rules, the Board of Directors will take action against the homeowner as provided in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.

Lease Addendum

(rev 05/2023)

The Meadows at WGV Home Rental

SECTION 1: RECOGNITION OF The Meadows at World Golf Village CC&R'S

This document serves as addendum to the standing lease agreement for lease of the home at (address) _____, owned by (name) _____ for a lease agreement to be effective (start date) _____ through (end date) _____.

As lot owner (or agent for), I have discussed the CC&R's and associated Rules & Regulations with the named tenant(s), advised that they also apply to all tenants, and have provided copies of them. I understand that as owner of the home in this community, I am responsible for my tenants' compliance with the covenants and Rules & Regulations, and agree to actively resolve any non-compliant situations.

(Printed name) _____

(Signed) _____ (date) _____

As a tenant in a home within The Meadows in World Golf Village community, I understand and acknowledge that there are CC&R's and associated Rules & Regulations that apply to all residents. I have been provided copies of those documents, and understand that as tenant in this community, I am required to support and abide by those regulations in their entirety.

1. (printed name) _____ << **Primary Tenant / Contact**

(Signed) _____ (date) _____

2. (printed name) _____

(Signed) _____ (date) _____

3. (printed name) _____

(Signed) _____ (date) _____

4. (printed name) _____

(Signed) _____ (date) _____

Lease Addendum

(rev 05/2023)

The Meadows at WGV Home Rental

SECTION 2: CONTACT INFORMATION - PROPERTY OWNER AND TENANT

Owner:

Name: _____

Forwarding (or Current) Address:

Email: _____

Phone: _____

Tenant(s):

1. Name:

Email:

Phone:

2. Name:

Email:

Phone:

3. Name:

Email:

Phone:

4. Name:

Email:

Phone:

Residence Rental Requirements

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

???, 2023

WHEREAS the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time, and

WHEREAS the Association believes that the safety, beauty and desirability of The Meadows at World Golf Village is, to a large extent, dependent on all residents and occupants complying with all laws, covenants, and regulations in effect within the community, and

WHEREAS the homes of The Meadows at World Golf Village constitute a community of single-family homes,

LET IT BE RESOLVED THAT the rental of homes within The Meadows at World Golf Village shall be permitted, subject to the following requirements and stipulations, and the following additional Rules and Regulations are hereby set forth with regard to residence rental requirements:

Residence Rental Requirements

1. Lot Owners desiring to rent out their homes must contact the Association to advise of their intent/need to rent said home prior to proceeding to rental. Information to be provided must include expected length of rental and reason for rental. Other information may be requested as necessary.
2. All rentals must have a written rental agreement/lease, which must be filed with the Association.
 - a. The rental agreement must include the Association's addendum stating that the Tenant(s) are subject to the Covenants, and all Rules and Regulations of The Meadows at World Golf Village.
 - b. The Addendum must be signed by the lot owner and all Tenants of legal age, acknowledging that the Tenant(s) has/have been advised of the Covenants and Rules and Regulations, and that the Tenant(s)

- understand that they must comply with said Covenants, and all Rules and Regulations.
- c. A copy of the lot owner's lease agreement **and** completed Addendum is to be provided to the board within 21 days of the effective start date of the lease.
 - d. Failure to comply with the document filing requirements will result in an administrative fee, payable to the Association, in the amount of \$75.00.
3. The Lot Owner must provide the Tenant(s) with a copy of the current Covenants and Rules and Regulations.
 4. The Association must be provided current and valid contact information for all individuals of legal age residing in the home, including full name(s), email address(es), and phone numbers (home & cell). A primary contact person must be identified. All Tenants of legal age are equally accountable for complying with the Covenants and the Rules and Regulations.
 5. The Association must also be provided current and valid contact information for the non-resident lot owner, including full name(s), current mailing address, email address(es), and phone numbers (office & cell).
 6. Resolution of any violation of Covenants or Rules and Regulations shall be the joint responsibility of the Tenant(s) and the Lot Owner.
 - a. In the event a violation occurs, the first contact will be with the Tenant(s), requesting that the violation be rectified.
 - b. If the violation is not rectified, the Lot Owner will be contacted to assist with resolution.
 - c. If the violation is not then rectified, recourse from the Board will fall against the Lot Owner per the powers granted by the Covenants, the Rules and Regulations, and local laws.
 7. The Board reserves the right to exercise its discretion and contact the Lot Owner or other proper authorities directly if such action is deemed appropriate given the circumstances.

Roof Maintenance, Repair, and Replacement

The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

Resolution

???, 2023

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns ("Covenants") grants the Board of Directors the power to adopt and publish rules and regulations for the health, comfort, safety, general welfare, and personal conduct of the Members and their guests, and to establish penalties for the infraction thereof, and to amend such rules and regulations from time to time; and

WHEREAS, Sections 5.2 and 5.3 of the Covenants specify the maintenance obligation of each owner to maintain his or her Lot and House Exterior in a neat, clean, and attractive condition; and

WHEREAS, it is the responsibility of each homeowner in The Meadows at World Golf Village to provide for the proper maintenance and repair of their home and grounds in a manner consistent with good property management; and

WHEREAS, the Association believes that the beauty and desirability of The Meadows at World Golf Village are, to a large extent, dependent on how well individual homeowners maintain their properties and that any activity that may detract from property values or visual harmony within the community must be avoided; and

WHEREAS, the repair or replacement of an item or part of the roof and the repaired or replaced item do not match in quality, color, or size with items in adjoining areas, the lack of uniformity presents a patchwork-style appearance that will have a negative impact on the property value of the residence and upon the property values of the other residences in its vicinity; and

WHEREAS, the condition of and the remaining useful life of the roofing on a residence have a significant impact on the property value of the residence and upon the property values of the other residences in its vicinity; and

WHEREAS, the extreme weather conditions (humidity, heat, and turbulent storms) that roofs in the community are exposed to may damage a roof and will, in general, lead to faster deterioration of the roofing than the stated

average material life expectancy, even when quality roofing has been used and the roof is properly maintained; and

WHEREAS, a formal inspection of a roof by a Florida licensed professional is required to properly appraise the condition of a roof, there are visual indications, viewable from ground level, that a roof is not being properly maintained and/or that the useful life of the roof has been exceeded; and

WHEREAS, Citizens Property Insurance Corporation ("Citizens") has roof inspection requirements to determine insurability. There are aspects of the inspection and evaluation process that are useful in determining if a roof is being properly maintained or that the useful life of the roof may have been exceeded, and

WHEREAS, The Board of Directors of "The Meadows at Saint Johns Owners Association, Inc." desires to establish guidelines and standards for the maintenance, repair, and replacement of the roof of a residence within The Meadows;

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to roof maintenance, repair, and replacement:

ROOF MAINTENANCE, REPAIR, AND REPLACEMENT

1. All owners are required to maintain the roof in a reasonable manner to protect their property, and to protect the property value of their residence, and to ensure that the condition of the roof of their residence does not negatively impact the property values of other residences in its vicinity.
2. Any and all roof modifications and improvements require the approval of the Architectural Review Committee ("ARC") prior to the commencement of roof work.
3. Any and all roof modifications and improvements require the use and installation of architectural shingles (also described as dimensional, laminate, or laminated architectural shingles) that are rated and installed to withstand winds of up to 130 mph.
4. Any and all roof and shingle damage must be promptly repaired.

5. At least annually, and after each major storm, the owner, a designate on behalf of the owner, or resident of the residence shall conduct a visual inspection, from the ground level, of the condition of the roof and other components of the roofing system for signs of damage and for signs of wear and tear requiring attention, and all issues must be addressed the owner in a reasonable time frame.
6. Emergency temporary roof patches or measures taken to prevent further damage to the residence require notification to the Architectural Review Committee ("ARC") within 10 days of action taken and must include the proposed plan to complete the permanent repair of the roof within a reasonable time depending on the situation. Separate approval from the Architectural Review Committee ("ARC") is required prior to commencing work on the permanent repair.
7. Roofs composed of 3-tab shingles installed when the residence was first constructed on the lot or prior to year of 2008 are declared to have exceeded the useful life of the roof and must be replaced with a roof composed of architectural shingles prior to December 31, 2023.
8. Roofs composed of 3-tab shingles installed on the residence after December 2007, and 10 years has passed since building permitted was issued for the complete replacement of the roofing of the residences, and the roof shows previous or current visual shingle damage and/or roof deterioration, the roof is then considered to have exceeded the useful life of the roof and must be replaced with a roof compose of architectural shingles within 6 months of date of the notice from HOA, unless the owner obtains, at their expense, and submits to the HOA with 60 days of the date of notice from HOA, a Roof Condition Certification, completed by Florida licensed professional authorized for roof inspection, that the roof has 3 years or more of useful life remaining beyond the date of the notice from HOA.
9. Roofs composed of architectural shingles installed on the residence, and 20 years has passed since building permitted was issued for the replacement of the roofing of the residence, and no building permitted was issued for less than 100 percent replacement of the roofing of the residence since the last complete replacement, and the roof shows visual indications of shingle or roof deterioration, the roof is then considered to have exceeded the useful life of the roof and must be replaced with a roof compose of architectural shingles within 6 months of date of the notice

from HOA, unless the owner obtains, at their expense, and submits to the HOA with 60 days of the date of notice from HOA, a Roof Condition Certification, completed by Florida licensed professional authorized for roof inspection, that the roof has 3 years or more of useful life remaining beyond the date of the notice from HOA.

10. Roofs composed of architectural shingles installed on the residence, and 20 years has passed since building permitted was issued for the replacement of the roofing that includes the roof face showing visual indications of shingle or roof deterioration, and the other roof faces had a separate building permit(s) issued and completed for less than 100 percent replacement since the roof face showing visual indications of deterioration had been replaced and other roof faces show no visual indications of shingle or roof deterioration, then only portion of the roof previously replaced that includes the roof face showing indication of deterioration will be considered to have exceeded the useful life for that portion of the roof and must be replaced with a roof compose of architectural shingles within 6 months of date of the notice from HOA, unless the owner obtains, at their expense, and submits to the HOA with 60 days of the date of notice from HOA, a Roof Condition Certification, completed by Florida licensed professional authorized for roof inspection, that the portions of the roof showing indications of deterioration has 3 years or more of useful life remaining beyond the date of the notice from HOA. If the conditions of previous less than 100 percent roof replacement do not apply, then the previous section (section 9) applies.
11. In case of installation defect, a product defect, or a limit portion of the roof sustained damage, such that that only a portion of the roof requires repair and replacement, those situations will be handled individually by the Association Board and the Architectural Review Committee ("ARC")
12. In any and all situations when less than 100 percent of the visual roof materials need to be repaired or replaced, it must be repaired or replaced so that it matches in quality, color, or size with the items in the adjoining areas.
13. In any and all situations when less than 100 percent of the visual roof materials that need to be repaired or replaced, and repair or replacement items matching in quality, color, or size the items in the adjoining areas are not commercially available, then the surrounding area must be replaced in such a manner as to achieve a degree of uniformity with the

adjoining areas. Approval of the Architectural Review Committee ("ARC") is required prior to commencing work on the repair involving substitute materials to achieve uniformity of appearance.

14. Indications of roof deterioration include, but are not limited to, the following when visual inspections are conducted:

- a. Blistered, buckled, curled, or split shingles on different parts of the roof.
- b. Missing or broken shingles on multiple surfaces of the roof.
- c. Loose or displaced shingles in various places
- d. Shingles flapping in the wind as they dry out as a result of too much sun.
- e. Shingles found in the yard
- f. Loose, exposed, or "popped" nails.
- g. Broken or loose shingles at the ridge and hip lines.
- h. Signs of missing caulk to seal flashing.
- i. Rusty or corroded metal flashing.
- j. Damaged or missing flashing.
- k. Sagging on the ridges.
- l. Excessive granule loss on shingles.
- m. Uneven shingle discoloration.
- n. Cracked and worn rubber boots around vent pipes.
- o. Multiple repairs, previously completed, on the majority of faces of the roofing

15. Community inspections will include a visual inspection of the roof from the street, which has a limited view of the roof surfaces, and will look to identify roof items requiring maintenance that include, but are not limited to:

- a. Cracked shingle
 - b. Cupped/curled a shingle
 - c. Excess granule loss from a shingle
 - d. Missing/loose/cracked tab on a shingle
 - e. Missing/loose/displaced shingle
 - f. Indications of roof deterioration
16. Owners and residents with additional views of a property's roof, or upon finding shingles in their yards, can notify the HOA of their observation, upon which the HOA will investigate.
17. If an owner does not maintain the roof in a reasonable manner, or starts roof modifications or roof improvements without a proper ARC review request and approval, the owner(s) will be subject to a fine.
18. In the event of a violation of the roof maintenance, repair, and replacement rules, the Board of Directors will take action against the homeowner as provided in the "*Enforcement of Rules and Regulations/Violation Notices/Fines*". Any expenses incurred on behalf of the association will be billed to the homeowner.