



# THE MEADOWS AT WORLD GOLF VILLAGE

## Board Meeting – Feb 9, 2023 at 7PM

Feb 9, 2023

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## Agenda – Board Workshop Meeting – Feb 9<sup>th</sup>

- 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
- Tree Removal at Entrance
- Deferred Landscape Maintenance at Entrance
- Information on New Library – Impact on Meadowlark Ln
- Possible Need for Intersection Lighting on Pacetti Rd
- Status of Irrigation System
- Receiving Bids for Landscape Service Provider

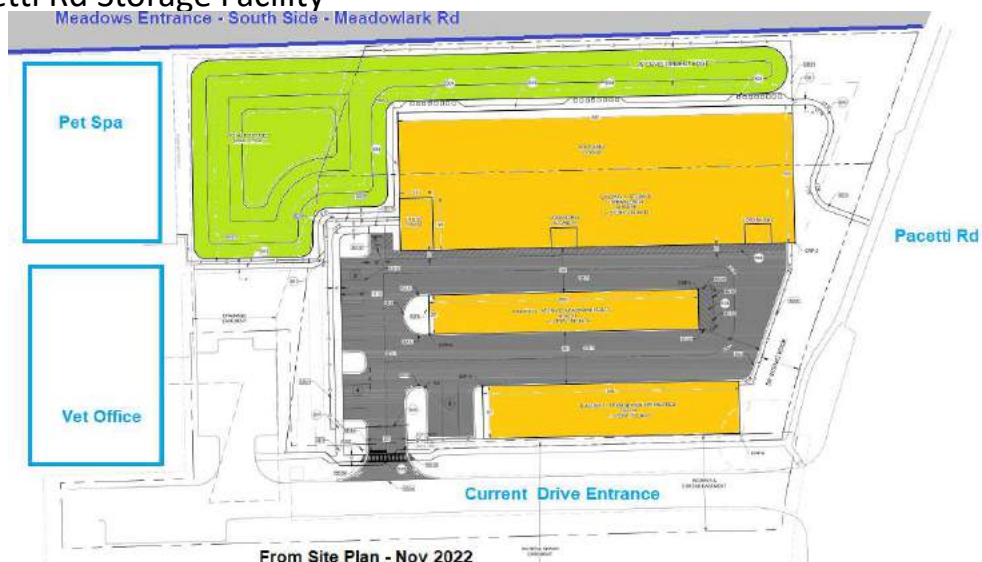
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## Opening Remarks – News Update

- Pacetti Rd Storage Facility



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## Opening Remarks – News Update

- Tree Removal



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## Opening Remarks – News Update

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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 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 1<sup>ST</sup> 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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## Next Meeting – Thursday, Mar 9<sup>th</sup> at 7 PM

- Mar 9th 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 Manager
    - President
    - Treasurer
    - ARC Committee
    - SRV Committee
    - Community Manager
  - Unfinished Business
  - New Business
  - Open to those attending for comments, feedback and questions
  - Closing Remarks
  - Adjournment

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Thank You for Attending



# 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 garage sales in The Meadows community shall be allowed subject to the following rules:

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.

# Display of Political Signs

## The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

### Resolution March ??, 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:

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.



# General Landscaping Maintenance

## 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 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;

LET IT BE RESOLVED THAT the following additional Rules and Regulations are hereby set forth with regard to 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"<sup>™</sup>(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.

# 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:

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](http://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.

# Roof Inspection Form

Applicant/Insured Name: \_\_\_\_\_ Application/Policy #: \_\_\_\_\_

Address Inspected: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

This sample *Roof Inspection Form* (or a similar form) must be completed and signed by a Florida-licensed professional. The form will not be accepted without the dated signature of one of the following appropriately licensed inspectors:

- General, residential, building or roofing contractor
- Building code inspector
- Florida-licensed home inspector

*Note:* This form does not verify loss mitigation features. Use *Uniform Mitigation Verification Inspection Form OIR-B1-1802*.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information is used only to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of the roof inspected.

## Roof (Photos of each roof slope showing the roof's condition must be submitted with this form.)

### Predominant Roof

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years) \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

- Full replacement  
 Partial replacement

% of replacement: \_\_\_\_\_

Overall condition

- Satisfactory  
 Unsatisfactory (**explain below**)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking  
 Cupping/curling  
 Excessive granule loss  
 Exposed asphalt  
 Exposed felt  
 Missing/loose/cracked tabs or tiles  
 Soft spots in decking  
 Visible hail damage

Any visible signs of leaks?  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

### Secondary Roof

Covering material: \_\_\_\_\_

Roof age (years): \_\_\_\_\_

Remaining useful life (years) \_\_\_\_\_

Date of last roofing permit: \_\_\_\_\_

Date of last update: \_\_\_\_\_

If updated (check one):

- Full replacement  
 Partial replacement

% of replacement: \_\_\_\_\_

Overall condition

- Satisfactory  
 Unsatisfactory (**explain below**)

### Any visible signs of damage / deterioration?

(check all that apply and explain below)

- Cracking  
 Cupping/curling  
 Excessive granule loss  
 Exposed asphalt  
 Exposed felt  
 Missing/loose/cracked tabs or tiles  
 Soft spots in decking  
 Visible hail damage

Any visible signs of leaks?  Yes  No

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

# 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:

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 ~~prior to~~ within 21 days of the effective start date of the lease.
  - d. Failure to comply with the document filing requirements will result in a 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). ~~Information for any residents not of legal age should include only a first name and age.~~ 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 (home & 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.



# Lease Addendum

## 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

## The Meadows at WGV Home Rental

### SECTION 2: CONTACT INFORMATION- PROPERTY OWNER AND TENANT Lot

#### Owner:

Name: .....

Forwarding (or Current) Address:

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Email:

Phone:

.....

#### Tenant(s):

1. Name: .....

Email: .....

Phone: .....

2. Name: .....

Email: .....

Phone: .....

3. Name: .....

Email: .....

Phone: .....

4. Name: .....

Email: .....

Phone: .....

.....

# Parking

## The Meadows at World Golf Village HOA

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

**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

**LET IT BE RESOLVED THAT** the following rules regarding parking within The Meadows at World Golf Village are hereby set forth:

1. *No 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 fully enclosed within the garage located on said lot. (Wording to be revised.)*
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.
3. No automobile or other motor vehicle shall be parked or placed on any portion of The Meadows Common areas.
4. Residents are encouraged to utilize their garages to park their vehicles whenever possible. Residents may park vehicles on their driveways only if they are in running order, in regular use, and do not block the sidewalk.
5. Passenger vehicles may be parked on the street in front of a residence for more than XXX consecutive hours on one side of a municipal street in the same block.
6. Vehicles parked on the street shall not be parked within 15 feet of a fire hydrant.
7. Vehicles parked on the street shall not be parked in front of mail boxes.
8. Vehicles parked on the street shall not be parked in front of a driveway where the parked vehicle would prevent another homeowner from entering or exiting their lot.

9. Vehicles parked on the street must be parked in the proper direction on the street (as the traffic flows).
10. *Commercial vehicles (trucks, vans, or other vehicles commonly used for commercial purposes) may not be parked in the subdivision except if they are a passenger-type automobile, van or pickup truck, or if they are parked within an enclosed garage. (Wording to be revised.)*
11. Commercial vehicles engaged in the delivery or pickup of goods or services (i.e., FedEx, UPS, or other delivery vans or moving vans) may park on the street provided they do not remain in excess of the reasonable period of time required to perform such commercial function.
12. 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 during such repair or renovation.
13. Emergency vehicles are not considered commercial vehicles.
14. Any vehicle, boat, or 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.
15. Boats, motor homes, and other recreational vehicles may be parked in the driveway (not blocking the sidewalk) for up to 48 hours to allow cleaning, loading, and maintenance. At all other times, they must be stored either out of sight within the garage or at off-site storage.
16. 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.
17. 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.)
18. 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.)

19. 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.

Our restrictions follow closely the parking regulations enforced by Saint Johns County.

Please be aware that the County of Saint Johns prohibits parking any motor vehicle for more than **XXX** consecutive hours on one side of a municipal street in the same block.

Vehicles must also be parked in the proper direction on the street (as the traffic flows) or risk ticketing.

Violators are subject to ticketing and towing at the vehicle owner's expense upon the order of the Sheriff.