

The Association of the Meadows of Crystal Lake
Rules and Regulations
Rev April 2024

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1. RESIDENCE USE:

- a. Residences should not be used for commercial or professional purposes and shall only be used as single-family residences.
- b. Absentee owners may have their guests use their homes provided they advise the Board of Directors in writing at least two weeks prior to use. This includes guests' names, relationship to owner, ages, and duration of stay. No compensation will be received by the owner, guests will have been informed of the rules and regulations of the Meadows of Crystal Lake and will abide by them.
- c. Any guest residing with an owner for more than 30 days must be registered as a resident. Resident owners must pay for a background check and the new resident will be interviewed by the screening committee.
- d. No one under the age of 18 years can reside in the Meadows for more than 30 days per year.
- e. **The Meadows does NOT allow Airbnb, Vrbo, etc., or leasing or renting of homesites.**

2. PORCHES, PATIOS AND WINDOWS:

- a. No bathing suits should be hung on porches, patios, or windows. No loose articles of clothing shall be left on patios or porches during hurricane season.

3. BARBEQUES AND OUTDOOR COOKING:

- a. No barbeque or outdoor cooking shall be permitted on enclosed porches or any other portion of the common areas, except in those areas from time to time be designated for such purposes by the Board of Directors and so long as the privilege is not abused and is not offensive to other dwelling unit owners.
- b. A dwelling unit owner may use a barbeque on the lawn area immediately contiguous to their residence. However, after every use the barbeque facilities shall be removed from the lawn area.
- c. Barbeques may be stored in between houses when not in use and must be covered, must be off the grass and on rocks or a slab. Barbeques may not be stored in front of the house nor on the side of the house facing the street (corner homes).

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4. ASSOCIATION EMPLOYEES AND CONTRACTORS:

- a. No unit owner, family member or guest shall give orders or instructions to Association employees or contractor, but rather shall express his/her desires to the person designated for this purpose by the Board of Directors.
- b. Association employees are not permitted to perform private services for residents during their working hours. The Association accepts no responsibility for any arrangements made to perform services after hours.

5. CLEANLINESS:

- a. Each unit owner shall be responsible for keeping his/her residence in a good state of preservation and cleanliness.
- b. No sweeping or other substances shall be permitted to escape to the exterior of the dwelling windows, doors, porches, or garages.

6. COMPLAINTS:

- a. All complaints of unit owners shall be in writing and signed but may not be revealed to the subject of the complaint on the prescribed form, delivered to the office. Phone calls to the office will not be acted upon.

7. CONDUCT:

- a. No person in a dwelling unit or in common areas shall engage in loud and boisterous or other disorderly, profane, immoral, or unlawful conduct.
- b. To ensure privacy of the homeowner, do not trespass other resident's yards.

8. DAMAGE COMMON AREAS:

Damage to common areas, including but not limited to the landscaped areas and the recreational and common facilities, caused by a unit owner, their guests, or invitees shall be the sole responsibility of the unit owner to replace or repair.

9. DELIVERIES:

- a. The Association will not accept any packages or deliveries for and from residents.
- b. All parties delivering items and all parties intended to be the recipient of items so delivered, hereby assume all the risks of theft, conversion, disappearance, loss, and damage of and to such items.

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10. EXTERIOR APPEARANCE:

- a. No improvement may be made upon any part of the exterior of any residence or the homesite without prior written consent of the Board of Directors. The exterior of the residences, including but not limited to patios and porches doors and windows, shall not be painted, decorated, or otherwise modified in any manner without the prior written approval of the Board of Directors. Such consent may be withheld on purely aesthetic grounds and is within the sole discretion of the Board of Directors. No fences walls or hedges are permitted without the prior written approval of the Borad of Directors. Roof shingle damage shall be repaired within 90 days after occurrence.
- b. Residences must be beige. Wood trim, doors and garage doors must be chocolate brown and the outside window trim on all residences must be bronze. Paint samples, vendor information and paint numbers are available in the office.
- c. The two full sized flags permitted to be attached to the homes in the Meadows are the United States, Military, POW/MIA, and the Florida State Flag.
- d. Two garden flags are permitted only on the 3ft, 5ft or 10 ft homeowner's easement.
- e. Pots, statues, tables, etc., must not be placed on the grass since this will impede the landscapers.
- f. Holiday decorations and lights must be removed within 30 days after a holiday.
- g. Plantings around your home and plantings the homeowner placed in association land must be maintained and kept trim by the homeowner.
- h. Homeowners must keep their roof clean.

11. DRIVEWAYS:

- a. The Association will paint driveways during the house painting process.
- b. Nothing should be placed at the edge of driveways since this will impede landscaping.
- c. Circular driveways are not permitted.

12. MAILBOXES:

- a. No flags or other items are to be attached to the mailbox and mailbox post.
- b. Mailboxes and mailbox posts are the responsibility of the Association.

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13. FLAMMABLE MATERIALS:

No flammable, combustible or explosive fluid or substance shall be kept in any residence, storage area or common area, except such as required for household use.

14. GUNS:

No guns shall be permitted to be discharged any place upon the Meadows properties including common areas and dwelling units, except as might be permitted in the event of an emergency under the applicable laws of the State of Florida. Guns for this purpose shall include, but not limited to, rifles, shotguns, pistols, B-B guns, and sling shots.

15. FOOD AND BEVERAGES:

Food and beverages shall only be consumed within personal dwelling areas and in those portions of the recreational and community facilities designated to do so.

16. HURRICANE PREPARATIONS:

Each dwelling unit owner who plans to be absent from his/her residence during hurricane season must prepare their home prior to departure by:

1. Closing hurricane shutters.
2. Removing all furniture, plants and other movable objects from their lawn, patio and/or porch. If not done, the Board of Directors may step in and take action.
3. Any resident failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the property of other resident's homes and/or to common areas resulting from such failure.

17. INSURANCE RATES:

No dwelling unit owner shall permit or suffer anything to be done or kept in his or her dwelling unit which will increase the rate of insurance on the Association areas or neighboring dwelling units.

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18. MOTORCYCLES:

- a. Motorcycles may not be parked or placed in any areas other than in designated vehicle parking spaces. No motorcycle will be driven upon common areas other than roadways and parking areas.
- b. All motorcycles will be equipped with the appropriate non-modified exhaust system and the Board of Directors shall be authorized to bar from the Meadows any motorcycle or other motor vehicle that causes an abuse of normal noise levels.
- c. Motorcycles are permitted to be parked overnight in your driveway under certain conditions. These conditions include, but are not limited to:
 - 1. The motorcycle is properly covered.
 - 2. The motorcycle is properly located in front of the garage door.
 - 3. Limited time parking under conditions prescribed in the parking regulations.
- d. Repair of any damage to a common area, such as kickstand damage, etc., shall be the responsibility of the homeowner.

19. GOLF CARTS:

- a. Golf carts must be registered with the office.
- b. Golf carts must have insurance and proof of insurance must be furnished to the office.
- c. Golf carts must be parked in the unit owner's garage overnight.

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20. PARKING:

- a. **No parking of any vehicles on the Meadows streets between 1:00 am and 6:00 am.**
- b. Vehicles, other than private passenger vehicles and motorcycles, must be kept in the unit owner's garage and the garage door should be closed. Only dwelling unit owners, their guests and invitees shall use parking areas upon the Meadows property. Parking areas shall only be used to park private passenger motor vehicles or motorcycles. Any variance will require a Board member's approval.
- c. No commercial vehicles, trailers, campers, boats, or equipment, etc., other than private passenger vehicles shall be parked or left standing on the Meadows property, except for the purposes of loading or unloading or except in areas designated for this type of vehicle, unless written permission from the Board of Directors is obtained.
- d. Residents and their guests must first seek a Board member's approval before parking overnight in either the clubhouse parking lot or the parking lot located at the intersection of 19th Avenue and 15th Street. Upon approval, the resident or guest must place a note on the dashboard stating lot # to avoid having the vehicle towed at the unit owner's expense. If the vehicle is to be parked for a week or more, approval must be obtained by the Board of Directors. The Association acknowledges that emergencies arise, and a Board member may be unavailable to give approval due to the time of night. In those instances, the unit owner will place a note on the dashboard stating their name and lot # and date and to seek to resolve the parking issue first thing in the morning.
- e. Overnight sideways parking on double driveways is permitted provided your vehicle is entirely off the street. You may not drive on the grass. You will be held responsible for all damage resulting from improper parking. **Sideways parking is not permitted on single driveways.**
- f. Parking on the grass is **never** permitted.
- g. Vehicles with more than four wheels may not park in any driveway or parking lot unless written permission is obtained by the Board of Directors or office staff.

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21. VANS USED AS PASSENGER MOTOR VEHICLES:

For this document, a van shall be considered to be a passenger vehicle provided that it meets all of the following requirements:

1. Full metal body construction as opposed to portable plastic or canvas sides, doors, or rooftops.
2. Factory affixed front and rear passenger seats as installed by the manufacturer.
3. Window surfaces on both side and rear of the vehicle.
4. It cannot be used for any commercial enterprise exponentially.
5. No permanent lettering to appear on any surface. Magnetic signs must be removed overnight.
6. Must be maintained in a clean and reasonably good state of repair.

22. LAMP POSTS:

- a. Lamp post should be lit at night for safety reasons.
- b. Residents are responsible for changing the light bulbs as needed.
- c. Residents are responsible for painting the lamp post when needed.
- d. The Association is responsible for changing the sensor when needed.
- e. The Association is responsible for lamp post replacements, but not for the light fixture on the top of the post.

23. NUISANCES:

- a. No dwelling unit owner shall make or permit any disturbing noises any place in the meadows by himself/herself, his/her family, servants, employees, agents, visitors, or licensees nor permit anything by such persons that will interfere with the rights, comfort, convenience of dwelling unit owners.
- b. No dwelling unit owner shall play any musical instrument or operate a phonograph, television, radio, sound amplifier or other sound equipment in such a manner that it would disturb or annoy other occupants of the Meadows.
- c. No dwelling unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time, except as same may be considered to be an activity sanctioned by the Board of Directors, which activity shall take place in the recreational and community facilities.
- d. Every resident has the right to expect that always the "Time, Place and Manners" will rule. As a retirement community there should be no interference or disruption to a neighbor or the community.

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24. PASSAGEWAYS:

Sidewalks, entranceways, passageways, vestibules, and all other portions of the common areas must at all times be kept free of obstruction and encumbrances and shall at no time be used for any purpose other than egress, and/or what the Board permits.

25. STORAGE OF PERSONAL PROPERTY:

The personal property of a dwelling unit owner shall be stored within his or her residence, but in no event shall such property be stored or left within or upon other portions of the common areas, with the exception of bicycles and barbeques within the 5-foot slab between the houses.

26. PLANTINGS:

- a. No plantings of whatsoever nature shall be planted in the ground by any dwelling unit owner without prior written permission from the Board of Directors via an Architectural Request Form.
- b. No trimming or tree removal of any kind on community property without prior written permission from the Board of Directors via an Architectural Request Form.

27. PETS:

The Meadows of Crystal Lake is a 55 and older pet free community.

- a. Feeding ducks, squirrels, and other wildlife is prohibited by city ordinance.
- b. A service animal is any dog that is individually trained to do work to perform tasks for the benefit of an individual with a disability, including but not limited to physical, sensory, psychiatric, intellectual, or other mental disability. You may be asked the following questions:
 1. Do you have a disability that requires a service animal?
 2. What has your service animal been trained to do?
- c. An Emotional Support Animal (ESA) requires documentation from a licensed health professional indicating the need for your animal. **This documentation must be furnished to the Meadows office.**
- d. Dogs must be licensed, on a leash, always controlled by the handler and pet waste must be picked up after. There is no leash type or length requirement for a pet free community.
- e. Guests with dogs must register with the office.
- f. There are no animals allowed in the fenced areas.

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28. RECREATIONAL FACILITIES:

- a. The use of recreational facilities is limited solely to the members of the association and their invited guests.
- b. Swimming and other uses of recreational facilities at all times are solely at the risk of the individuals involved, and at no time the responsibility of the Association or its members.
- c. The Board of Directors shall regulate the use of the recreational facilities from time to time.
- d. Rules and regulations shall be posted in a conspicuous place, upon the recreational facilities and it shall be the responsibility of the individual dwelling unit owners to apprise themselves and their guests of the same.
- e. The user of recreational facilities shall be responsible for any breakage and/or damage caused.
- f. The removal of furniture from the clubhouse or any recreational facility is prohibited.
- g. Swimming and boating are not permitted in the lake.
- h. Fishing in the canals is permitted for residents and guests only. Designated areas are behind the clubhouse and canals that are adjacent to the roads. No resident or guest should be fishing in waters behind or beside a resident's homesite without permission from the homeowner.
- i. **Keys and fobs are the responsibility of the homeowner and should NOT be given out to NON-residents.**

29. SOLICITATIONS:

There shall be no solicitations permitted by any person, anywhere in or about the Meadows property for any cause, charity, or other purposes whatsoever, unless specifically authorized by the Board of Directors.

30. DOMESTIC HELP:

Servants and domestic help of dwelling unit owners may not gather, loiter, lounge within or upon the recreational facilities of communal areas of the Meadows.

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31. SERVICE PEOPLE:

No homeowner shall permit any service people whether for the purpose of maintenance, repair, replacement, or improvement, to work before 8:00 am or after 6:00 pm, except in case of emergencies.

32. SIGNS:

Other than home security signs and real estate signage on weekends, no signs, advertisements, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any dwelling unit owner on his or her home site or any part of the recreational and community facilities or common area without the prior consent of the Board of Directors unless otherwise permitted by law. Private "Sale by Owner" signage may be exhibited behind a glass window.

33. TRASH AND GARBAGE:

- a. All refuse, waste, garbage and trash shall be placed in the brown plastic container with a secure lid.
- b. At all times, garbage receptacles are to be stored so they are least visible from the street.
- c. Garbage pails may be placed outside the front entrance of the residence at 6:00 pm the day before scheduled collection and must be stored away on the side of the home by 6:00 pm, on the day of pickup, or a violation may be issued.
- d. Bulk trash can be put out each Tuesday at 6:00 pm for pick up on Wednesday. This includes items that will not fit into the brown container.
- e. Any contractor working in your house must take construction debris with him or her within 24 hours.

34. VEHICULAR AND PEDESTRIAN TRAFFIC:

All such traffic shall always obey any traffic signs and/or other equipment employed for the purpose of traffic control. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 miles per hour on all community roads.

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35. WHEELED VEHICLES:

- a. No homeowner shall permit wheeled vehicles, including, but not limited to bicycles, roller skates, skateboards, carriages, and shopping carts, to be used in a manner that would interfere with vehicular and pedestrian traffic upon the Meadows property.
- b. No bicycles are to be ridden within or upon the recreational and community facilities, except in those areas, if any, designated for such purposes.

36. CLOTHELINES AND CLOTHESPOLES:

No clothes lines or similar device shall be permitted on any portion of the common areas of the Meadows property. Leaving clothes hanging in a garage with the garage door open is not permitted.

37. VACANT HOMESITES:

Residents, owners, or registered guests on leaving a home site for an extended period of time are encouraged to do the following:

- a. Leave the key to your dwelling with a local relative, friend or agent and advise the office in writing.
- b. Let the office know who the individual is and where he or she can be reached.
- c. Give the office the address and phone number of where the owner can be reached.
- d. The office should be made aware of your email address.

38. SMOKING AND VAPING:

There shall be no smoking or vaping of any kind in any interior community, recreational facility, nor anywhere in the pool area.

39. POOL/HOT TUB RULES:

- a. **NO SMOKING OR VAPING ANYTIME IN THE POOL AREA.**
- b. Everyone must rinse off in the shower before entering the pool or hot tub.
- c. Diving or jumping into the pool is prohibited.
- d. No animals are allowed in the pool area, except service and emotional support animals.
- e. No child less than 3 years of age or children in diapers are allowed in the pool unless they have swim diapers on.
- f. An adult must supervise children under 18 years of age.
- g. No running, game playing, or large floats are permitted in the pool.

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- h. People using suntan lotions or oils must cover the lounges before using.
- i. Suntan oils must be rinsed off before re-entering the pool or the spa.
- j. No one under 18 years of age is allowed in the hot tub.
- k. No glassware is permitted in the pool area.
- l. Use the pool/hot tub at your own risk.
- m. Residents are responsible for the conduct of their guests.
- n. Proper bathing suits must always be worn.
- o. Pool/hot tub hours are dawn to dusk.

40. EXERCISE ROOM:

- a. No smoking or vaping in the gym area.
- b. Persons under 18 are not permitted without an adult present.
- c. The exercise room is open 24 hours a day.
- d. Use it at your own risk.
- e. Please clean off all equipment after use.

41. SAUNA RULES:

- a. No smoking or vaping in the sauna.
- b. Do not use the sauna unless accompanied by another person.
- c. Children under the age of 18 years of age are not permitted to use the sauna.
- d. Use the sauna at your own risk.

42. SHUFFLEBOARD RULES:

- a. An adult must supervise children.
- b. Return all equipment to the racks when finished and lock the cabinets.
- c. Turn off the lights when finished.
- d. The hours are 8:00 am to 10:00 pm.

43. BOCCE COURT RULES:

- a. The hours are 8:00 am to 10:00 pm.
- b. The courts must be brushed down after use and left clean.
- c. Turn off the lights and all fans after use.
- d. Please clean off balls and store in case in appropriate box.
- e. Use it at your own risk.

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44. TENNIS AND PICKLEBALL COURT RULES:

- a. Proper shoes must be worn.
- b. The hours are 8:00 am to 10:00 pm.
- c. The key for the Tennis/Pickleball courts may be obtained from the office for a \$25.00 refundable fee.

45. BILLIARD ROOM RULES:

- a. No smoking or vaping in the billiard room.
- b. The Billiard Room closes at 11:30 pm
- c. No one under the age of 18 years of age is permitted.
- d. No food or beverages are allowed.
- e. All equipment must be replaced after use.
- f. Brush tables and recover after use.
- g. The key for the Billard Room can be obtained from the office for a \$25.00 refundable deposit.

46. HURRICANE SHUTTERS:

- a. Fixed hurricane shutters must be brown or beige and must be opened within 48 hours after a storm. Can remain closed in the situation of vacant home only and must be removed or opened upon return to the property within 48 hours of the resident's return.
- b. Removable shutters must be removed within 48 hours after a storm.

**-AS A REMINDER TO OUR HOMEOWNERS –
OUR COMMUNITY IS EQUIPPED, IN PART,
WITH A SURVEILLANCE SYSTEM.**