

THE MEADOWS OF CRYSTAL LAKE

DOCUMENTS
Revised 2024



Governing Documents Summary

SUMMARY OF DOCUMENTS

FOR

THE MEADOWS OF CRYSTAL LAKE

Dear Homesite Owner:

We are pleased to provide you with a booklet containing pertinent documents relating to The Meadows of Crystal Lake (THE MEADOWS)- The Meadows is a detached residential community in Deerfield Beach, Broward County, Florida. The Meadows is not a condominium development, but is rather a single family Planned Unit Development. Enclosed are summary of documents which relate to The Meadows and which are intended to maintain its character as a detached, residential development. As part of this booklet, these documents have been reproduced in part as follows:

- 1 . Intentionally omitted;
2. Declaration of Covenants, Conditions and Restrictions and Title and Site Plan for the Meadows of Crystal Lake Phase 1 and Phase 2 (The Declaration");
3. Intentionally omitted;
4. Articles of Incorporation of The Association of The Meadows of Crystal Lake, Inc.;
5. By-Laws of The Association of The Meadows of Crystal Lake, Inc.;
6. Rules and Regulations.

The original' documents provide for the property rights of homesite owners and to establish a workable government for the homeowner's association.

In order to assist your understanding of the various documents, this Summary of Documents has been prepared which summarizes and describes each of the documents by a short statement of its purposes. This summary is intended to make the reading of the documents easier but should not be considered as a substitute for the actual reading of each document, for a complete disclosure and understanding of your rights and obligations there under.

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Document 1. Intentionally Omitted

Document 2. Declaration of Covenants. Conditions and Restrictions and Title and Site Plan. ("The Declaration").

The Declaration sets forth the basic plan for development of The Meadows and has been recorded among the Public Records of Broward County, Florida, which is the County in which The Meadows is located. This document established the land use covenants for The Meadows. Among the more important matters, this document provides for the following:

All of the real property in The Meadows shall be used for residential, detached homes only. No commercial or business occupations may be carried on and the lots may not be further subdivided.

In order to insure the safety and comfort of the owners, no animals of any kind may be kept within The Meadows except for birds or fish (see declaration of covenants, conditions and restrictions, Article X Section F). For aesthetic reasons, no sign of any kind shall be maintained on a homesite unless approved by the Board of Directors of The Association of The Meadows of Crystal Lake, Inc. ("Association").

No person shall be permitted to permanently reside at The Meadows who is under the age of eighteen (18) years. In order to carry out certain of these and other covenants, the Association has been established. The Association shall give control of the erection of exterior structures within The Meadows; therefore, no fence, wall or other exterior structure may be erected or maintained within The Meadows unless the same has been approved in writing by the Association.

Excluding those portions of The Meadows which are the responsibility of the Association, such as the maintenance of lawns, and the exterior painting of all residences, and driveways, each owner has the responsibility for maintaining his property in good condition and repair and in conformity with the aesthetic standards required by the Association.

Document 3. Intentionally omitted

Document 4. Articles of Incorporation

The Association has been organized as a Florida corporation not-for-profit, and its Articles of Incorporation ("Articles"), which are contained in this booklet, are filed with the Secretary of State of the State of Florida. The Association is the entity charged with the responsibilities for the operation, management and administration of The Meadows and all "Association Areas" as defined in the Declaration to the extent of the Association's rights and obligations therein. The Articles and Declaration make each owner a member of the Association and also provide for the number, qualification and membership of the Board of Directors of the Association ("Board") and officers of the Association. The Articles also provide for indemnification by the Association of officers and directors for acts undertaken by reason of there being officers and directors of the Association.



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Document 5. By-Laws of the Association

The By-Laws detail many of the everyday procedures by which the Association is governed. For example, the By-Laws describe how and when meetings of the members and the Board are held and the required notices of such meetings; set forth the method of establishing an annual budget of the Association; provide for the accounting records and fiscal management of the Association; and set out the powers and responsibilities of the officers of the Association.

Document 6. Rules and Regulations

These have been enacted in order to make the community a pleasant place to live as possible for all of its residents.

AS STATED PREVIOUSLY, THE STATEMENTS SET FORTH ABOVE ARE ONLY SUMMARY IN NATURE AND SINCE THE TERMS AND PROVISIONS OF SUCH DOCUMENTS GOVERN THE OPERATION OF THE MEADOWS, EACH HOMESITE OWNER SHOULD REFER TO THE ACTUAL RECORDED DOCUMENTS RECORDED ON THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: REFERENCE TO ALL EXHIBITS AS STATED IN THE VARIOUS DOCUMENTS REFERS TO THE EXHIBITS AS CONTAINED IN THE ORIGINAL DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

THERE IS ATTACHED HERETO A SKETCH, NOT TO SCALE, OF THE HOMESITE LOT NUMBERS AND ASSOCIATION AMENITIES OF THE MEADOWS COMMUNITY.

(At rear of booklet)