The Association of the Meadows of Crystal Lake

Contents

1. RESIDENCE USE: PAGE 3

2. PORCHES, PATIOS & WINDOWS: PAGE 3

3. OUTDOOR COOKING: PAGE 3 & 4

4. EMPLOYEES AND CONTRACTORS: PAGE 4

5. CLEANLINESS: PAGE 4

6. COMPLAINTS: PAGE 5

7. CONDUCT: PAGE 5

8. DAMAGE COMMON AREAS: PAGE 5

9. DELIVERIES: PAGE 5

10. EXTERIOR APPEARANCE: PAGE 5 & 6

11 . DRIVEWAYS: PAGE 6

12. MAILBOXES: PAGE 6 & 7

13. FLAMMABLE MATERIALS: PAGE 7

14. GUNS: PAGE 7

15. FOOD AND BEVERAGES: PAGE 7

16. HURRICANE PREPARATIONS: PAGE 8

17. INSURANCE RATES: PAGE 8

18. MOTORCYCLES: PAGE 8

19. GOLF CARTS: PAGE 8

20. PARKING: PAGE 9 &10

21 . VANS AS PASSENGER VEHICLES PAGE 10

22. LAMP POSTS: PAGE 11

23. NUISANCES: PAGE 11

24. PASSAGEWAYS: PAGE 11 & 12

25. STORAGE PERSONAL PROPERTY: PAGE 12

26. PLANTINGS: PAGE 12

27. PETS: PAGE 13

28. RECREATIONAL FACILITIES: PAGE 14
29. SOLICITATIONS: PAGE 15
30. DOMESTIC HELP: PAGE 15
31. SERVICE PEOPLE: PAGE 15
32. SIGNS: PAGE 15
33. TRASH AND GARBAGE: PAGE 16
34. VEHICULAR TRAFFIC: PAGE 16
35. WHEELED VEHICLES: PAGE 16
36. CLOTHESLINES AND POLES: PAGE 17
37. VACANT HOMESITES: PAGE 17
38. SMOKING AND VAPING: PAGE 17
39. ESTATE SALES: PAGE 17
40. POOL/HOT TUB RULES: PAGE 17 & 18
41. EXERCISE ROOM: PAGE 18 & 19
42. SAUNA RULES: PAGE 19
43. SHUFFLEBOARD RULES: PAGE 19
44. BOCCE COURT RULES: PAGE 19
45. TENNIS PICKLE. COURT RULES: PAGE 19
46. BILLIARD ROOM RULES: PAGE 20
47. HURRICANE SHUTTERS: PAGE 20

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 may reside in the Meadows for more than 30 days per year.
e. The Meadows does NOT allow rentals of any kind of the homesite. This includes but is not limited to leases, Airbnb, Vrbo, etc.

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 at any time.

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).

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 IN WRITING 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 EXTERIOR in a good state of preservation and cleanliness.

6. **COMPLAINTS:**

a. All complaints made upon a single unit shall be in writing and signed by the complainant on the prescribed form. ~~Complaints may not be revealed to the owner.~~ 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 on other residents' yards.

8. **DAMAGE COMMON AREAS**:

Costs to repair damage to common areas, including but not limited to the landscape 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 within thirty (30) days of receipt of a written demand from the Association.

9**. DELIVERIES**:

a. The Association will not accept any packages or deliveries for and from residents and/or third parties.
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.

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 Board of Directors. Roof shingle damage shall be repaired within ninety (90) days after an Owner's receipt of written notice to repair such damage from the Association.
b. Residences must be beige. Wood trim, doors, gutters 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 flag, Military branch flags, POW-MIA flag, the Florida State flag, and first responder flags.
d. Two garden flags are permitted only on the 3ft, 5ft or 10 ft homeowners' easement.
e. Pots, statues, tables, etc., must not be placed on the grass since this will impede the landscapers.
f. Holiday decorations and lights can be put up 30 days before a holiday and must be removed within 30 days after a holiday. Owners who fail to timely remove holiday decorations and lights after receipt of written notice from the Association to do so shall be in violation of this rule.
j. Homeowners must keep their roof clean.
k. No items or ladders are allowed to be left or hung on the sides and back of houses

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.
d. Driveways must not be more than 20 feet wide.

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.
c. PLANTINGS AROUND THE MAILBOX MUST NOT BE HIGHER THAN THE MAILBOX.
d. THE FOLIAGE AROUND THE MAILBOX MUST NOT COVER THE LOT NUMBER AND ADDRESS.

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 from 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. **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 homes and/or to common areas resulting from such failure.
4. THE BOARD RECOMMENDS THAT YOU HAVE A DESIGNATED YEAR-ROUND PERSON TO MANAGE THESE POSSIBILITIES.

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.

18. **MOTORCYCLES**:

a. MUST HAVE A CURRENT REGISTRATION AND BE INSURED. Proof of insurance must be provided to the office.
b. Motorcycles may not be parked or placed in any area other than in designated vehicle parking spaces. No motorcycle will be driven upon common areas other than roadways and parking areas.
c. 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 acceptable noise levels.
d. 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.
e. 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 provided to the office.
c. Golf carts must be parked in the unit owners' garage overnight.

20. **PARKING**:

a. No parking of vehicles on the Meadows streets between 1:00 am and 6:00am.
b. No vehicle which cannot operate on its own power shall remain on the Meadows property for more than 24 hours and no repairs to any vehicle may be completed or repaired on Meadow's property. No vehicles are to be repaired on the Meadow's property.
c. All vehicles parked on the Meadows property must be registered by their state Department of Motor Vehicles and be insured.
d. Vehicles, other than private passenger vehicles and motorcycles, must be kept in the unit owners' 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 for private passenger motor vehicles or motorcycles. Any variance will require a Board members approval.
e. 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 purpose of loading or unloading or except in areas designated for this type of vehicle, unless written permission from the Board of Directors is obtained.
f. Residents and their guests must first seek a Board members approval before parking overnight in either the clubhouse parking lot or the parking lot located at the intersection of 19th Avenue and 15th. Street. for temporary guest parking Upon approval, the
resident or guest must place a note on the dashboard stating lot # and back into the parking space to avoid having the vehicle towed at the unit owner's expense. If the vehicle is to be parked for a week or more, written 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. 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.
h. 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 pa0rking is not permitted on single driveways.
i. Parking on the grass is never permitted.
j. 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.
k. THE MEADOWS IS NOT RESPONSIBLE FOR LOSS OR DAMAGE TO PARKED VEHICLES.

21**. VANS USED AS PASSENGER MOTOR VEHICLES**:
For this document, a van must be a passenger vehicle provided that it meets all the following requirements:
Full metal body construction as opposed to portable plastic or canvas sides, doors, or rooftops.
Factory affixed front and rear passenger seats as installed by the manufacturer.
Window surfaces on both side and rear of the vehicle.
It cannot be used for any commercial enterprise.
No permanent lettering to appear on any surface. Magnetic signs must be removed overnight.
6. ALTHOUGH PICKUP TRUCKS ARE ALLOWED ON PROPERTY, THE BED OF THE TRUCK MUST BE EMPTY OR COVERED WITH A

MANUFACTURERS COVER.
7. Must be maintained in a clean and reasonably good state of repair.

22**. LAMP POSTS**:

a. Lamp posts 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 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 an activity sanctioned by the Board of Directors, which activity shall take place in the recreational and community facilities.
d. No dwelling unit owner shall engage in any conduct that disturbs other resident's quiet and peaceful enjoyment of the Community"

24. PASSAGEWAYS:

Sidewalks, entranceways, passageways, vestibules, and all other portions of the common areas must always be kept free of obstruction and encumbrances and shall at no time be used for any purpose other than egress, without written permission of the Board.

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, except for bicycles and barbeques within the 3-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.
c. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE PLANTINGS IN THE 3 (side), 5 (front) OR 10 (back) FOOT AREAS.
d. Plantings around your home and plantings the homeowner placed in association land must be maintained and kept trimmed by the homeowner.
e. Plantings must not exceed 4- or 5-foot-high depending on location.
f. NO TRELLISES are allowed to be attached to the house.
g. Shrubs or trees within your 3-foot easement along sides of homes should not be against the home, under the eaves or above the roof line.
h. Hedges around patios in the back or sides of a house cannot be more than 5 feet high.

27. **PETS:**

a. The Meadows of Crystal Lake is a 55 and older pet free community.
b. Feeding ducks, squirrels, and other wildlife is prohibited by city ordinance.
c. All assistance/emotional support animals must be approved by the Board of Directors before the animal can reside in the Meadow of Crystal Lake community.
d. The following items must be furnished to the office to obtain approval for an assistance/emotional support animal:
    1. Letter from a licensed health care provider stating the need for an assistance/emotional support animal. If another animal is requested, a separate letter from a licensed health care provider stating the need for the second animal must be furnished. Internet certificates are not acceptable.
    2. Current picture of the animal.
    3. Statement from a veterinarian of current health certificate and evidence of current vaccinations, including rabies.
    4. All applicable city and county licensing.
    5. Completed Animal Assistance Rules form.
    6. Completed Animal Assistance Registration form.
e. All assistance/emotion support animals must be contained within the residence unless it is on a leash no longer than 6 feet long. Keep the animal on the sidewalk or within 3 feet of the roadways to stop them from defecating and urinating near residents' homes. Residents with dogs must always carry plastic bags to address animal waste.
f. All assistance/emotional support animals are restricted from the pool, jacuzzi, sauna and~~, any~~ community furniture.~~,~~ All assistance/emotional support animals are prohibited from~~and~~ common rooms during the time that food is present.
g. At all times, solid waste or droppings from the animal must be placed in a sealed bag and disposed of in the residence's own trash receptacle.
h. The assistance/emotional suppo-rt animal must not be tethered or left unattended by the owner.
i. The animal owner is responsible for any damages caused by the service/support animal whether to person or property.
j. The Association can withdraw the approval if the assistance/emotional support animal becomes a nuisance to others, which includes by is not limited to: barking, biting aggressive behavior, attacking, owner's failure to dispose of waste and excrement,

walking the animal to relieve itself in prohibited areas, failure to comply with all state and local ordinances and statues, not maintaining the animal on leash at all time when outside the residence.

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 are solely at 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 residents 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.
J. THE USE OR RENTING OF THE COMMUNITY CLUBHOUSE OR AWNING AREA DOES NOT INCLUDE THE USE OF THE POOL, SPA, GYM, OR BILLARD ROOM, WITHOUT WRITTEN PERMISSION FROM THE OFFICE.
K. THE USE OF THE POOL, SPA, GYM OR BILLARD ROOM BY A RESIDENT'S GUESTS MUST BE ACCOMPANIED BY THE HOMEOWNER OR HAVE SIGNED WRITTEN PERMISSION AND OR RESPONSIBILITY LETTER FROM THE OFFICE.

29**. SOLICITATIONS:**
THE MEADOWS IS A PRIVATE PROPERTY WITH A STRICT NO TRESPASSING POLICY. 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 in writing by the Board of Directors.

30**. DOMESTIC HELP:**
Domestic help of dwelling unit owners may not gather, loiter, lounge within or upon the recreational facilities of communal areas of the Meadows.

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 written 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. Garbage bins may only be placed outside the front entrance of a residence within twenty-four (24) hours before and after scheduled garbage collection.
c. Garbage bins must be always stored on the side of the home when not placed out front for garbage collection. Trash containers must not be placed on the street side of corner homes.
e. 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.

35**. WHEELED VEHICLES**:
a. No homeowner shall permit wheeled vehicles, including, but not limited to bicycles, roller stakes, 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**. CLOTHESLINES AND CLOTHES POLES:**
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 is encouraged to do the following:
Leave the key to your dwelling with a local relative, friend or agent and advise the office in writing.

Let the office know who the individual is and where he or she can be reached.
Give the office the address and phone number of where the owner can be reached.
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. **ESTATE SALES:**
No Estate, moving, yard or garage sales are permitted in the Meadows.

40. **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 CHILDREN less than 3 years of age are allowed in the pool.
f. Individuals wearing diapers are not allowed in the pool unless they have swim diapers on
f. ALL CHILDREN AND GUESTS under 18 years of age MUST BE SUPERVISED BY AN OWNER.
g. GUESTS USING OUR AMENITIES MUST BE ACCOMPANIED BY AN OWNER OR HAVE A SIGNED WRITTEN PERMISSION AND OR RESPONSIBILITY LETTER FROM THE OFFICE.
WE RESERVE THE RIGHT TO REMOVE ANY GUESTS THAT DO NOT COMPLY TO OUR RULES AND REGULATIONS.
i. No running, game playing, or large floats are permitted in the pool.
j. People using suntan lotions or oils must cover the lounges before using them.
k. Suntan oils must be rinsed off before re-entering the pool or the spa.
l. No one under 18 years of age is allowed in the hot tub.
m. No glassware is permitted in the pool area.
n. Use the pool/hot tub at your own risk.
o. Residents are responsible for the conduct of their guests.
p. Proper bathing suits must always be worn.
q. Pool/hot tub hours are dawn to dusk.

41**. EXERCISE ROOM:**
a. No smoking or vaping in the gym area.
b. People 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.