



The Meadows

At World Golf Village

Saint Augustine, FL 32092

March 27, 2026

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Protecting Our Community, Protecting Your Investment

Why Architectural Standards Matter for Every Owner and Resident

When you purchased your home at The Meadows at World Golf Village, you entered into an agreement — not just with the Association, but with every neighbor in this community. That agreement, embedded in the deed restrictions and covenants that run with your property, is a shared commitment to maintain the quality, beauty, and value of our neighborhood for everyone who lives here — today and in the future.

This article explains why the Architectural Review process exists, how it protects your investment, and what every owner and resident needs to know before making any exterior change to a home or lot.

Your Property Value Is a Community Asset

Property values in a planned community do not exist in isolation. The appearance of each home and lot contributes — positively or negatively — to the perception of the entire neighborhood. Real estate research consistently shows that well-maintained communities with enforced aesthetic standards command a measurable price premium over comparable developments where standards have eroded.

The developer of The Meadows recognized this when establishing the community. The Declaration of Covenants, Conditions, Restrictions and Easements (the CCR) explicitly states its purpose: to preserve the beauty and aesthetic design of the Property and to promote the value of its Development. That purpose is not administrative — it is financial protection for every property owner here.

When visible changes are made to a home or lot without regard for community standards — even small ones — a pattern begins. One unapproved change signals to neighbors that standards are not enforced, and others follow. Over time, this cumulative effect erodes the community's presentation and its competitive position relative to other developments in greater St. Johns County. The outcome is slower property value appreciation and reduced desirability to future buyers and renters.

What the Architectural Guidelines Are — and Why They Apply to You

The Architectural Guidelines are not a wish list or a suggestion. They are formal governing documents adopted by the Board of Directors, authorized by the CCR, and binding on every owner and tenant. They cover any exterior modification or addition that is visible from the street or from adjacent lots — including but not limited to: paint and color changes, fencing, landscaping alterations, driveways and pavers, structures of any kind, gutters and downspouts, satellite dishes, solar panels, awnings, decks, and arbors.

The Guidelines state clearly: do not commit labor or materials until you have received written approval from the Architectural Review Committee (ARC). This requirement exists regardless of whether the change seems minor, regardless of whether similar changes exist elsewhere in the neighborhood, and regardless of what a contractor may tell you about permits or approvals.

Published March 27, 2026

The Meadows at Saint Johns Owners Association, Inc. | The Meadows at World Golf Village HOA

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Renters and tenants are equally bound. If you are renting at The Meadows, any exterior modification requires your landlord's involvement and the Association's prior written approval. Owners are responsible for ensuring their tenants understand and comply with the community's governing documents.

The ARC Process: Simpler Than You Think

The Architectural Review Committee process is designed to be straightforward and collaborative — not adversarial. The ARC's goal is to help you achieve your improvement while ensuring it harmonizes with the community. The committee evaluates every application on its individual merits, considers visual and design compatibility with surrounding properties, and provides a written decision within 20 business days of receiving a complete submission.

Many requests are approved — some with conditions, and some outright without modification. The ARC is not here to prevent improvements; it is here to ensure that improvements are consistent with the quality and character that define The Meadows.

HOW TO SUBMIT AN ARC REQUEST

Step 1 — Download the Form

Obtain the current Architectural Review Request form at themedowswgv.com/download.

Step 2 — Gather Your Documentation

Include: current photos of the area, site survey with dimensions, project plans/drawings, material samples or product specs, and contractor license & insurance (if using a contractor).

Step 3 — Describe the Project Completely

Provide a full description of the improvement — scope, materials, timeline, and before/after visualization. Incomplete submissions cannot be accepted.

Step 4 — Submit to the Association

Email your completed package to info@themedowswgv.com. Do not begin work until written approval is received.

Step 5 — Allow Up to 20 Business Days

The ARC has up to 20 business days to review a complete application. You will receive a written decision.

Step 6 — Complete Work as Approved

All work must be completed exactly as described in the approved application. Changes after approval require a new submission.

Questions? Contact info@themedowswgv.com before you start.

What an Approval Actually Covers — and What It Does Not

One of the most important misunderstandings in our community involves the scope of an ARC approval. An approval is specific, limited, and tied precisely to the details documented in the submitted application — the location, design, style, dimensions, materials, and color described and depicted in your request. It covers nothing more and nothing less.

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Approval of a general category of improvement — a fence, a shed, a driveway, a paint scheme — does not authorize any variation from the specific details that were reviewed and approved. If your approved fence application describes a shadow box pressure-treated pine fence along your rear property line, that approval covers exactly that fence, in exactly that location, built to exactly those specifications. It does not authorize a different style, a different material, a fence in a different location, or a larger footprint than what was submitted.

This matters especially for future replacements. When an approved improvement reaches the end of its useful life and an owner replaces it, that replacement is a new improvement requiring a new ARC application — even if the owner intends to replace it with something similar. Conditions in the community may have changed, design standards may have been updated, and the ARC must evaluate the new improvement on its own merits at the time of the new submission. The original approval does not carry forward to cover a replacement.

The Architectural Guidelines are explicit on this point: any and all proposed changes to plans after ARC approval must be submitted to and approved in writing by the ARC prior to implementation. The Guidelines further specify that replacement of fences — and numerous other improvements — individually requires ARC approval. This is not a technicality. It is the mechanism by which the ARC fulfills its obligation to evaluate each improvement on its own merits, at the time it is installed, against the standards in effect at that time.

The Scope of an ARC Approval: Four Key Principles

- **Approval is project-specific.** It applies only to the exact improvement described in your approved application — location, design, style, material, and dimensions.
- **Approval does not extend to variations.** Any deviation from the approved plans — a different material, color, placement, or dimension — is an unapproved modification, regardless of how minor it may seem.
- **Approval does not carry forward to replacements.** When an approved improvement is later replaced — regardless of how similar the replacement may appear — a new ARC application is required before any work begins.
- **Approval of one property does not set precedent for another.** Each application is evaluated individually on its own merits. A neighbor's approval for a similar improvement does not guarantee approval for yours.

When Standards Are Not Followed: The Consequences Are Real

The Association does not pursue enforcement lightly. The Board's strong preference is always for voluntary compliance. However, the covenants and Guidelines are legally binding, and the Association has both the authority and the obligation to enforce them consistently — for the protection of all owners.

IMPORTANT: Consequences of Unauthorized Changes

The Association's covenants and Architectural Guidelines are legally binding deed restrictions that run with the land. Owners who make exterior changes without prior written ARC approval face significant consequences:

- Required removal of the unauthorized improvement at the owner's sole expense
- Fines and assessments levied by the Association
- Legal action — attorney fees and court costs are recoverable and become the owner's liability
- Liens placed on the property for unpaid assessments or legal costs

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A Shared Commitment to Our Community

The Meadows at World Golf Village is a community in the best sense of the word: a place where individual choices affect shared outcomes. The Architectural Review process is not a burden — it is the mechanism that ensures our community continues to be a place people want to live, invest in, and call home.

We encourage every owner and resident to reach out before starting any exterior project — no matter how small it may seem. A brief conversation with the Association can save significant time, expense, and frustration. The ARC is here to help you succeed.

Ready to Start a Project? Here's What to Do:

1. Contact the HOA first — info@themedowswgv.com
2. Review the full Architectural Guidelines — themedowswgv.com/download
3. Submit your ARC Request Form before any work begins