

**THE MEADOWS AT  
WORLD GOLF VILLAGE  
HOMEOWNERS ASSOCIATION**

**ARCHITECTURAL GUIDELINES**

**December, 2016**

The purpose of this document is to provide a uniform set of guidelines for approval of architectural changes in the Meadows at St. Johns community. Requiring approval for architectural changes has been demonstrated to be an effective way of maintaining value and appearance in a community.

It is not our intent to curb individual taste or the freedom to enjoy our own property. It is our goal to maintain our property value and to be consistent with the Covenants and By-Laws to which we all agreed and approved when we purchased our homes. By publishing these standards and making them available to all homeowners (and renters), we hope there will be less confusion as to what is acceptable. It is good to note that the majority of exterior changes to properties must be approved by the Architectural Review Committee (ARC).

Please note that all construction is subject to county rules and regulations. All homeowners and renters must obtain all necessary permits. It is also important to point out that failure to secure ARC approval (where required) or violation of the Covenants or By-Laws may result in further action by the Board of Directors. The Board of Directors has the authority to demand restoration of unapproved modifications. Owners making changes or alterations without ARC approval subject themselves to possible rejection of the improvement and subsequent restoration and legal costs and possible fines. **Please plan all improvements in advance to assure time for review by the ARC prior to beginning work.** Remember, these guidelines were established to benefit all homeowners by maintaining their property values in our community.

It is possible a submittal may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the ARC its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating an obligation on the part of the ARC to approve applications involving similar designs for proposed improvements pertaining to different lots. The purpose of the ARC is to insure that the overall quality level of The Meadows is maintained at the highest level possible while allowing for each homeowner's individual taste in design, colors and materials.

## **Process for Approval of Improvements**

- Homeowners will submit home improvement requests to the ARC for review. All requests must be approved in writing by the ARC prior to any commitments made to contractors or commencement of any work.
- The request form for home improvement is posted on the Meadows at St. Johns website: [www.themeadows-stj.com](http://www.themeadows-stj.com).
- All forms and documents will be submitted to the property manager as indicated on the form.
- The ARC has 30 days to either approve or deny the request after the ARC receives the paperwork. Please note that if additional or missing information is required, the request will be denied, and must be resubmitted with the required information. (Note: The approval time of 15 days will be reset with the resubmission).

### ***Time to Commence***

After approval by the ARC, all work must commence within three months. If work does not start within that time, approval shall be deemed withdrawn and it will be necessary for the applicant to resubmit the plans to the ARC for reconsideration.

### ***Time to Complete***

Once construction is commenced, it shall be diligently pursued to completion. Completion to all modifications shall take place within six months after commencement unless otherwise stated on the approved plans. The applicant may request an extension of the maximum time period, which the ARC may approve or disapprove at its sole discretion. If construction is not completed on a project within the specified time period, then approval shall be deemed withdrawn and the incomplete construction shall be deemed to be in violation of the Declaration of the Covenants and By-Laws.

### ***Change after Approval***

All proposed changes to plans made after ARC approval of the original plans must be submitted to and approved in writing to the ARC prior to implementation. If St. Johns County or any other authority having jurisdiction requires that changes be made to the final construction plans previously approved by the ARC, the applicant must notify the ARC of such changes and receive approval by the ARC prior to implementing such changes. All changes are subject to inspection by the ARC.

**Air Conditioning Equipment:** Window or wall units are not permitted.

**Awnings:** Awnings are not permitted of the front or sides of home. Awnings on the rear of the home require ARC approval.

**Basketball backboards:** See Play/Structures/Games, later in this document.

**Clothes Drying:** Clothesline and clothes hanging devices must be in the backyard and NOT to be visible from the street.

**Compose Container:** ARC approval is required for the installation of a compose container. Containers shall not be immediately visible to adjacent properties and must control odors.

**Decks and Covered Arbors:** ARC approval is required prior to construction of any type of deck covered or uncovered.

**Dog Houses/Pens/Runs:** ARC approval is required if visible from the street. Placement cannot cause a disturbance to the neighbors.

**Driveway Widening:** All driveway width expansion requires ARC approval. Only concrete is permitted and can take up no more than ¼ of the width of the current driveway. No gravel, asphalt or other material for driveway expansion will be permitted.

**New or Replacement Front Doors:** ARC approval is required. ARC approval is not required if replacement door is the same type and color.

**Front Entry including Covered Entry Screening:** ARC approval is required.

**Front Door Paint:** ARC approval is not required if same like color is used.

**Energy Conservation:** Solar panels and other energy conservation devices need ARC approval and cannot be located on the front part of the home or lot unless owner can substantiate that this is the only location where the device(s) will work and device is reasonably shielded from view.

**Fences:** New and replacement fencing must be approved by the ARC.

- New or replacement fencing must be wood or a natural wood colored material.
- Shadow box fencing is the only style that is acceptable at this time.
- Maximum height permitted is six feet. Top of fence can be no more than six feet above grade.
- No fencing shall extend beyond the halfway point of the sidewall plane of the structure into the front yard.
- The following fence types are allowed for a portion of fences facing retentions ponds. In such a case, the rear lot line fence may be four feet high in the following styles: shadow box, picket, plank or wrought iron style. No stock aide fences are allowed. If the rear property line fence is shadow box, picket or plank, it must be natural wood color. If it is wrought iron the color must be black.

- Fencing sections with gates may be installed, where allowed on side yards.
- Fencing may not be painted; only wood stain or wood preservative will be allowed.
- If a fence is currently in place on an adjacent property, consideration should be given to aligning the front portion of the fences.
- Support posts must be installed on the inside of the fence being installed.
- All fences must adhere to St. Johns County code.

**Flags or Flagpoles:** Display of the United States flag in a tasteful manner is encouraged. Brackets for a flagpole may be installed on any home without ARC approval. No more than two flags, on separate poles may be installed on any house. Owners may attach flags of reasonable size (3X5) with mountings not to exceed eight feet, attached to the house or garage. Flags shall be in good condition and not torn or faded.

- Flagpoles – If the homeowner insists on a freestanding pole, the pole must be no less than 2.5 inches in diameter and no more than 4 inches in diameter.
- A freestanding pole may be no taller than the highest point of the house.
- The Pole must be in a cement footing.
- Flagpole must be placed within 15 feet of the house.

**Garbage and Trash Containers:** Must be screened from public view by either using fencing or by planting shrubs. No garbage or trash containers are allowed to be stored in the front of the home.

**Garage Door Color:** ARC approval is required.

**Garage Door Screen:** ARC approval is required.

**Gas (Propane Tank):** May be installed without ARC approval provided it is totally screened from view with shrubbery or fencing and not placed in the front of the house.

**Gazebos and Greenhouses:** ARC approval is required prior to the construction of any gazebo, greenhouse or solarium. Any greenhouse, gazebo or solarium must be an integral part on the landscape plan, be located in the rear yard and must not obstruct any adjacent owner's view.

**Hot Tubes and Saunas:** ARC approval is required prior to any construction or installation of any hot tube, Jacuzzi, or spa and shall be an integral part of a screen house or patio area and/or the rear yard landscaping. Installation or construction must adhere to all St. Johns County codes.

**Landscape, Trees and Lawns:**

- Gardening in the original flowerbeds does not need ARC approval.
- Expanding or changing existing landscaping need requires ARC approval. Applicant must submit plan for approval.
- Plans including water improvements such as waterfalls and ponds require ARC approval.
- Maximum height for hedges is six feet.
- Hedges on the front façade of the house should hide no more than 25% of the windows.
- When replacing lawns, owners are encouraged to use St. Augustine grass. Other water saving types of grass is permitted.

- St. Johns County has an ordinance for homeowners who wish to remove trees from their property. Homeowners are strongly encouraged to contact St. Johns County before any trees are removed.

**Landscaping Around Utility Boxes:** Any landscaping around utility boxes will conform to restrictions set by the utility company. Placement of landscape must provide access to the utility boxes.

**Lawn, Holiday Decorations, Pots, Statues:**

- The ARC must approve all fountains, sculptures, and garden ornaments.
- No outdoor furniture is allowed to be stored in the front or side yards on a continuous basis.
- Decorative benches are allowed at the front entrance or front porch of the home.
- Bird feeders must be placed at the back yard area only.
- Holiday decorations tastefully displayed during a reasonable amount of time following the holiday do not require ARC approval. Any holiday decorations must not be up more than 30 day in advance of the holiday and must be removed 30 days following the end of the holiday.

**Lights:** ARC approval is required for additional outside fixtures, or replacement of such with any style other than original. This includes lampposts and security floodlights. Security floodlights must be adequately shaded in order not to cause a nuisance to other neighbors. Lights should be aimed in such a manner that they do not shine past the homeowner's property line. Walkway lighting must be low voltage and/or solar powered lighting with white or clear bulb and does not require ARC approval.

**Mailboxes:** All homes in the Meadows are required to have an ARC and U.S. Post Office approved mailbox. Homeowners are required to keep mailboxes well maintained and in good working order. All mailboxes must be painted World Golf Village Green and have approved gold numerals and a gold ball.

**New or Replacement Front Doors:** Replacing door with same size or style of original door does not require ARC approval. Replacing a door with changes to size or style does require ARC approval.

**Paint**

- ARC approval is required before any exterior surface is painted or repainted with a different color. Painting or repainting with original colors does not require ARC approval.
- Base and trim paint must be flat or satin finish. Glossy paint is not allowed.
- Applications for ARC approval of house colors must include color samples of both the house and trim colors along with a description of where the color is to be applied. This description should include colors for garage door, front door, trim along roofline, stucco on house, stucco on columns, decorative trim on columns and shutters (if applicable).

**Parking:**

- Continual overnight parking in the street or on easements by homeowners is prohibited.
- Visitor parking is only permitted on a temporary basis.
- Parking on the lawn and in the easements is also prohibited.
- No parking will be permitted where the subdivision's drainage flow may be affected.

**Play/ Structures/Games:**

- Basketball backboards and hoops may be placed in driveways but due to safety concerns will not be allowed to face the street.
- Playhouses and portable structures require ARC approval. No playhouse or structure may be placed within 12 feet from the side and rear lot lines.

**Pools:** All swimming pool construction and accompanying screen and deck construction require ARC Approval. The construction placement and/or assembly of above ground pools of any kind are not permitted.

**Pool Equipment:** Must be screened from public view either by using fencing or planting shrubs.

**Rain Gutters and Downspouts:** Gutters and downspouts that match the trim color do not require ARC approval, all others require approval.

**Roofing:** Roofing shingles when replaced, must be equivalent to or better than those originally installed by the builder (color, texture, mildew resistance) and require ARC approval.

**Room Additions:** All room additions and screen enclosures require ARC approval.

**Satellite Dishes/Outside Antennas:** Satellite dishes must be mounted to the house and not placed on the front lawn area.

Any other antenna mounting requests will be dealt with individually.

**Screen and Storm Doors:** All screen and storm doors required ARC approval.

**Screening for Garage areas:** All screen garage doors require ARC approval.

**Signs:** the ARC must approve all signage.

- No hand made signs will be allowed within the Meadows.
- No commercial advertising signs are allowed on property or in windows.
- One professionally or commercially approved 12" by 12" For Sale or For Rent sign with wood post will be allowed on the front lawn.
- Open house signs are permitted in addition to directional signs without ARC approval.
- Yard Sale: Signs are permitted. Yard sales do not require ARC approval. However, only two garage sales per homeowner are allowed per year in accordance with the St. Johns County Ordinance. Homeowners are strongly encouraged to have their garage sale during the annual community yard sale which is conducted in the spring.
- Temporary construction signs are permitted but must be removed after 14 days from the date of final construction.

**Slabs, Walkways, Driveways:** New or replaced walkways, driveways or slabs, or any changes to it require ARC approval. Repairs to walkways, driveways or slabs do not require ARC approval.

**Sheds:** Sheds are permitted in the Meadows. All sheds require ARC approval. Shed guidelines are as follows:

Sheds are visible to the general public and can affect the relationships between neighbors. A failure to develop some guidelines can create problems within our development in the form of misunderstandings among neighbors, inconsistencies and unfairness in treatment, and an excessive number of violations.

- **Storage Shed:** A prefabricated or on site constructed enclosure that is less than 9 feet high, less than 150 square feet in area and is used for the storage of lawn tractors, garden implements, bicycles and other common household commodities.
- **Quantity:** Only one shed per lot will be approved.
- **Use:** Sheds shall not, under any circumstances, be used as a living or recreational space.
- **Location:** Sheds may be located only within the building setback lines and must be in the backyard. For homes on retention ponds, sheds will be placed directly against the rear of the home.
- **Size:** Maximum footprint shall be 150 square feet (i.e., 10' X 10' or 8' X 12'). Maximum allowable height shall be 9 feet.
- **Structure:** Sheds of wood, metal or plastic construction are permitted. Sheds must include a solid floor composed of either a 4 inch thick concrete slab or an integrated floor of suitable building material (e.g. pressure treated lumber). The area around the foundation must be backfilled; no exposed space under the shed will be permitted. A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed..
- No dirt or gravel floors will be permitted.
- Roof must be sloped to compliment the primary residence. Flat roofs will not be approved.
- All sheds must have a door that latches.
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- **Utilities:** Any utilities servicing the shed must be underground. No above ground utilities of any type will be permitted.
- **Exterior lighting** (if installed) shall not exceed one 75 watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.
- **Maintenance:** Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the shed.
- Shed doors should be kept closed and latched when not in use.

**Water Conditioners:** Water conditioners and softeners may be installed without ARC approval provided that the units are totally screened from view with shrubbery.



**Windows and Shutters:**

- Windows should be clear glass or a tinted glass of gray, bronze, or smoke colors. No mirrored window film is allowed.
- No “burglar bars,” steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows.
- ARC approval is required for exterior window shutters. Shutters should be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.
- No hurricane or storm shutters shall be installed without ARC approval. Approved hurricane shutters and/or temporary protective covering shall only be allowed after a storm warning has been issued by the U.S. Weather Service. Approved permanent hurricane shutters must be opened and temporary protective covering must be removed 72 hours after the “all clear” is announced.

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