



The Meadows

At World Golf Village

Saint Augustine, FL 32092

March 26, 2025

IMPORTANT COMMUNITY UPDATE

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Dear Residents of The Meadows,

We understand the recent community concerns about trash and recycling bin storage, and we want to provide clear, transparent guidance to address these issues collaboratively.

Understanding Our Guidelines

Our community guidelines are designed to maintain the aesthetic and property values of The Meadows. However, we recognize that meeting these requirements can be challenging for residents.

Screening Solutions: What You Need to Know

Preferred Privacy Screen Option

- Maximum height: 42 inches
- Maximum width: 42 inches
- L-shape configuration
- Placement: No closer than 5 feet from the front corner of the house

Important Caveat

If your proposed screening solution falls outside these specific parameters, you must comply with the FULL set of Architectural Guidelines for fences and trash enclosures.

Addressing Concerns About Selective Enforcement

We want to be transparent about our enforcement approach:

1. **Uniform Application:** Our goal is to apply guidelines consistently across the entire community.
2. **No Targeting:** Recent notices are not intended to harass but to ensure community-wide compliance.
3. **Opportunity for Compliance:** We provide notices to help residents understand and meet community standards.

Why Guidelines Matter

- Maintain property values
- Ensure community aesthetic consistency
- Prevent potential safety and maintenance issues

How to Proceed

1. **Review Guidelines:** All governing documents are available for free download at <https://themeadowswgvl.com/download>
2. **Submit an Architectural Review Request** for ANY screening solution
3. Engage with HOA management if you have specific concerns or questions

Detailed Compliance Requirements

If your screening solution does not meet the specific 42-inch privacy screen guidelines, you must adhere to:

- Fence guidelines (height, material, placement)
- Trash enclosure specifications
- Setback requirements
- Material compatibility with home exterior

Our Commitment to You

We are committed to:

- Clear communication
- Fair enforcement
- Supporting residents in meeting community standards
- Maintaining the value and appeal of The Meadows

Resolving Current Violations

For residents who have received violation notices:

- Review the full guidelines
- Submit an Architectural Review Request
- Work with HOA management to find compliant solutions

Resources

- Full Guidelines: <https://themedowswgv.com/download>
- Architectural Review Request Forms: Available online
- HOA Management Contact: themedows@thecamteam.com

We are here to work with you, not against you. Our shared goal is maintaining the beauty and value of our community.

Sincerely,

Board of Directors

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

Email: info@themedowswgv.com

Website: themedowswgv.com

Facebook: [MeadowsWGVHOA](https://www.facebook.com/MeadowsWGVHOA)

Blog: themedowswgv.com/blog



Key Sections for Quick Reference*Not the Complete Guidelines or Documents***DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR THE MEADOWS AT SAINT JOHNS****ARTICLE VIII USE OF PROPERTY**

In order to preserve the Property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration:

Section 8.17 Storage of Fuel Tanks Garbage and Trash Receptacles. All above ground tanks, Minders or containers for the storage of liquified petroleum, gas or other fuel, garbage or trash, shall be screened from view from adjacent Lots and any street.

HOMEOWNERS ASSOCIATION - ARCHITECTURAL GUIDELINES**314. Fences**

- 314.1** All new and replacement fence requires approved by the Architectural Review Committee before construction begins.
- 314.2** The quality of all fence installation must meet or exceed the workmanship of a qualified fence contractor
- 314.3** The composition of new or replacement fencing must be pressure treated pine or wood tone vinyl with an additional option for rear fence on a retention pond.
- 314.4** Maximum height permitted is six feet. Top of fence can be no more than six feet above grade.
- 314.5** No fencing shall extend beyond the halfway point of the sidewall plane of the structure into the front yard.
- 314.10** All fences must adhere to and comply with St. Johns County code and regulations.

HOMEOWNERS ASSOCIATION - ARCHITECTURAL GUIDELINES**333. Trash and Recycling Bins**

- 333.1 Trash and recycling receptacles shall be placed curbside no earlier than 5 PM the day prior to the collection day and the emptied receptacle must be removed by end of the day of collection.
- 333.2 Trash and recycling receptacles outside, other than at curbside, shall not be visible from public view. The ARC approved fencing and/or the landscaping may screen the view of the trash and recycling receptacles outside and screening shall not be placed closer than five (5) feet from the front corner of the house.
- 333.3 The homeowners are allowed to store trash and recycling receptacles outside by means of an ARC approved enclosure structure that is enclosed on all sides and top.
- 333.4 Requirements to consider when planning an exterior trash and recycling receptacle enclosure for ARC project submission includes:
- 333.4.1 No closer than five (5) foot from the front corner of the house.
 - 333.4.2 Corner lots or properties which are positioned to show the side of the house with the enclosure facing the street must have a three- sided and top enclosure.
 - 333.4.3 No permanent structure or footing shall be placed within the three (3) foot property line setback on the side of the house.
 - 333.4.4 The materials must complement the house siding and the color of the exterior of the house.
 - 333.4.5 Trash and recycling receptacle area must be fully enclosed.
 - 333.4.6 Rainwater runoff drainage shall not be impeded or redirected to a neighboring property.
 - 333.4.7 Pavers are the only authorized foundation for the enclosure.
 - 333.4.8 Placement must not cause utilities obstruction or damage.
 - 333.4.9 The maximum height of the enclosure cannot exceed 53 inches and the trash and recycling bins contained within must be accessible via a sloped hinged flip top component of the enclosure.