

THE MEADOWS OF WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

The Meadows Rental Permit Guide Understanding the 120-Unit Cap

CCR Reference: Article VIII, Section 8.1 (Amended May 28, 2024)

Florida Statute Reference: 720.306(1)(h)

1. Purpose of Rental Cap

A cap of 120 leasing permits has been established to preserve the residential character of The Meadows community. This cap represents the maximum number of parcels that may be rented to non-family members at any given time.

2. What Counts Toward the 120 Cap

All non-family rentals are counted toward the 120 cap, including:

- Existing leases that were active on May 28, 2024 (per Section 8.1.3)
- New leases by owners who acquired title after May 28, 2024
- New leases by owners who acquired title before May 28, 2024
- Lease renewals by any owner subject to the amendment

Excluded from the 120 count:

- Rentals to qualified Family members as defined in Section 8.1.1
- Hardship Leasing Permits (issued in addition to the cap per Section 8.1.2)
- Association-managed rentals per Section 8.1.12

3. Current Status and Permit Availability

Permit availability: No new active leasing permits can be issued until the total number of counted rentals in the community decreases below 120. A waiting list is maintained for permit applications.

4. Owner Categories and Restrictions

4.1 Pre-Amendment Owners (Owned Property on May 28, 2024)

Currently leasing on May 28, 2024:

- Not subject to rental cap restrictions of 120 leasing permits
- All new leases and renewals must comply with amendment requirements
- Leasing permit issued with a status of "Grandfathered"
- Their rentals COUNT toward the 120 cap

Not leasing on May 28, 2024:

- Not subject to rental cap restriction of 120 leasing permits
- Must request leasing permits before renting
- Leasing permit when issued will have a status of “Grandfathered”
- All leases and renewals issued must comply with amendment requirements
- Their rentals COUNT toward the 120 cap calculation

4.2 Post-Amendment Owners (Acquired Title after May 28, 2024)

- Subject to all rental restrictions and permit requirements
- Must obtain leasing permits before renting
- Can only receive permits when total community rentals fall below 120
- Leasing permit when issued will have a status of “Active”
- All leases and renewals issued must comply with amendment requirements
- Their rentals COUNT toward the 120 cap

5. Permit Process and Waiting List

Waiting list process:

- Applications are accepted and placed on chronological waiting list
- Permits issued in order received as rentals decrease below 120
- Permits are parcel- and owner-specific (non-transferable)

6. Lease Requirements and Restrictions

All leases (regardless of owner category) must comply with:

- Minimum 6-month lease terms (Section 8.1.4)
- Maximum 3 leases per 12-month period (Section 8.1.4)
- Written lease requirements and tenant information (Section 8.1.5)
- Governing documents compliance (Section 8.1.6)
- No short-term/Airbnb rentals (Section 8.1.4)

7. Hardship Permits

Hardship permits under Section 8.1.11:

- Issued in addition to the 120 cap (do not count toward cap)
- Limited to 24-month maximum duration
- When the owner is unable to occupy the residence for more than four (4) months
- Require board approval based on medical/health reasons or justifiable hardship