



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

ARCHITECTURAL GUIDELINES

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100. INTRODUCTION

101. Preservation of Beauty and Aesthetic Design in the Community

In a planned community, the question naturally arises of how to maintain a harmonious, quality development as the community matures. The following guidelines attempt to provide a meeting ground between private interests and the broader interests of this community, as outlined in the governing documents.

It is not the intent of the Association to curb individual taste or the freedom to enjoy our own property. The goal is to maintain our property value and to be consistent with the governing documents, to which we all agreed and approved when we purchased our homes.

The fact that each homeowner is subject to the governing documents should assure all homeowners that the standards of design and quality will continue to be maintained, enhancing the community's overall environment, desirability and protecting property values. The cooperation of each homeowner will be beneficial to all.

102. Governing Documents

The Governing Documents include, but are not limited to, (a) Florida Statute Chapter 720; (hereafter referred to as 'Florida Statutes'), (b) Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns (hereafter referred to as Covenants'), (c) Articles of Incorporation, and (d) By-Laws of The Meadows at Saint Johns Owners' Association, Inc. (hereafter referred to as 'By-Laws').

The governing documents run with the land (often referred to as deed restrictions) and are binding upon all homeowners, and, if applicable, their tenants; and should be fully understood by all.

103. Establishment of the Architectural Review Committee

To ensure that the homes and lots within the neighborhood are harmonious, the Board of Directors of the Association has created an architectural review committee to approve all construction and lot modifications. Although certain requirements are specified herein, the architectural review committee will not be limited to the specific requirements but rather will have broad discretion.

- The Architectural Review Committee will consist of a single person or a committee of persons selected by the Board of Directors of the Association.

Members of the Architectural Review Committee will serve at the pleasure of the entity entitled to select the members and may be replaced at any time. If the Board of Directors of the Association fails to appoint at least one person to the Architectural Review Committee, the Board of Directors of the Association is required to perform the duties of the Architectural Review Committee until such time as the Board of Directors of the Association exercises its right of appointment.

- Professional Advisor. The Architectural Review Committee, if it finds it necessary for a specific situation and with the approval of Board of Directors, may employ one or more architects or land planners to advise it. Each advisor may sit on the Architectural Review Committee as either a voting or nonvoting member, at the discretion of the other members of the committee. At the discretion of the Architectural Review Committee, the advisor may be paid a reasonable fee derived from application fees or payable by the Community Association from the General Assessment.

104. Architectural Guidelines

The rules, responsibilities and procedures outlined in these guidelines have been established and approved by the Board of Directors (BOD) of The Meadows Homeowners' Association (HOA), in compliance with the governing documents of the community.

The intent of the guidelines:

- Ensure quiet enjoyment for all residents
- Minimize problems and expenses for the HOA
- Provide for the architectural integrity of the neighborhood
- Promote visual harmony and desirability within the community
- Protect and enhance property values

200. ARCHITECTURAL REVIEW, COMMITTEE, CRITERIA, AND PROCEDURE

201. Purpose

The Covenants establish a review and approval procedure for all improvements proposed within the community.

The purpose of this manual is to inform homeowners and residents of the design guidelines for the community and the submittal procedures to be followed when

requesting approval of an exterior modification or any addition, change, or alteration to any lot.

202 Alterations Subject to Review

Any improvement or alteration to the residence or the lot, except interior alterations not affecting the external appearance, must first receive approval from The Meadows at World Golf Village HOA Architectural Review Committee (hereafter referred to as 'ARC') under the direction of the Board of Directors prior to commencing construction activity.

This specifically includes, but is not limited to, exterior paint and roof color (including doors, windows, and trim); alteration or modification of the driveway; replacement of any portions of the roof; installation or replacement of fences, gates, or flagpoles; addition of fountains, swimming pools, whirlpools, or other pools; installation of antennas, satellite dishes or receivers, solar panels, or other devices; addition of awnings, window coverings, screen enclosures, walls, play structures, or sheds; and any alteration of landscaping This list is intended to be illustrative and not exhaustive.

Repair of minor building or lot components does not require approval in advance when duplicates of the original material are used.

Failure to secure ARC approval (when required) or to comply with the provisions of the Covenants or Architectural Criteria may result in a violation and fines, as provided in Article X, Section 10.5 of the Covenants. The Board of Directors can demand the restoration of unapproved modifications. Changes or alterations made without ARC approval subject the homeowner to possible rejection of the improvement and subsequent restoration, as well as legal costs and possible fines.

203. Authority

As a member of the Association, the homeowners are bound by the governing documents of the Association. The following Architectural Guidelines Manual is adopted by the Association through the Board of Directors, pursuant to Article VII of the Covenants.

These Architectural Criteria ("Guidelines") are supplemental to the governing documents for the community. If any provision of the Architectural Criteria conflicts with the Covenants, the Association By-Laws, the Ordinances of Saint Johns County,

or the Florida Statutes, THEN the Covenants, the Florida Statutes, the Saint Johns County Ordinances, or the By-Laws shall prevail as to the provision.

204. Architectural and Building Criteria

The Architectural Criteria included herein are minimal standards for construction, improvements, or modifications. The homeowner is responsible for complying with all building codes and obtaining all required permits and approvals from Saint Johns County.

The Architectural Criteria may be amended from time to time by the Board of Directors, as provided in Article VII of the Covenants. All plans and specifications submitted for review by the ARC shall be evaluated in accordance with the Governing Documents and Architectural Criteria.

The criteria and standards that follow may be amended by the Board of Directors (BOD). Notice of any amendment will be provided to the homeowners, thirty days prior to its effective date.

All plans and specifications shall be evaluated as to the visual and acoustical privacy and as to the harmony of the external design and location in relation to surrounding structures, topography, existing trees, and other natural vegetation, as well as specific conformance with Architectural Criteria.

Each request for approval should contain the required information and be delivered to the address designated by the Board of Directors, which will forward it to the Architectural Review Committee.

205. The Architectural Review Process

The HOA's covenants require prior written approval for any external improvements to your home. Therefore, do not commit labor or materials until you have received written approval.

The owner shall submit to the Association an *Architectural Review Request* application along with all requested documentation. Complete applications will be considered on individual merit, using these documented standards as a basis for all decisions. The ARC reserves the right to request additional construction samples or mock-ups from a homeowner prior to approval. Out of courtesy, all homeowners should inform their

neighbors of any proposed improvement(s). The ARC reserves the right to require neighbor approval of proposed improvements.

The ARC may take twenty (20) business days to review the application after its receipt. The application, received by the Association, is turned over to the ARC if all of the necessary information required for review is received. The Association will review the application and request any additional information from the homeowner if needed. The twenty (20) business day review period will not begin until the application is complete and appropriate for review.

In most cases, the owner will receive an earlier response. A nonresponse within twenty (20) business days does not constitute an approval or rejection.

ARC applications are reviewed and approved or disapproved by a majority vote of ARC members and one HOA Board member. All approvers and disapprovers will be recorded per application review meeting. The HOA Board member is an additional voting member of the ARC committee, with the primary approval or disapproval coming from ARC members.

The ARC's decision will be noted on the application. The owner will then be notified of the decision by the Association. All approvals are subject to the owner receiving approval for all applicable Saint Johns County permits. The application will show one of the following four decisions:

1. **APPROVED:** The application is approved as submitted.
2. **APPROVED WITH CONDITIONS:** The overall proposal is accepted, but with certain specified changes, limitations, or requirements that must be followed.
3. **DENIED:** The application is denied. The owner can appeal to the ARC within fifteen (15) business days. Further escalation may require the involvement of the BOD.
4. **ADDITIONAL INFORMATION REQUIRED:** If the ARC determines that additional information is needed for an appropriate review of the application, the entire process begins again once the Association receives the requested information. The owner should follow the same submission procedure as before. The ARC will act swiftly on all additional information update submissions.

The ARC will return its decision to the Association, and its officers are notified. The BOD reserves the right to reverse the ARC decision prior to the owner being notified of the decision.

Many design changes and improvements require a government or agency permit, and the county may not issue a permit without the written approval of the ARC. Please plan ahead and remember that the ARC may take twenty (20) business days after all the appropriate information has been received to review applications. It is strongly suggested that the county and/or agency be contacted to determine what permits or approvals are required according to those entities' ordinances. The ARC's approval is not a substitute for county approval. It is the homeowner's responsibility to acquire appropriate approvals, permits, etc. from the county.

206. Basis for the Decision

The Architectural Review Committee (ARC), in making its decisions, may consider purely aesthetic matters that, in the sole opinion of the ARC, will affect the desirability or suitability of the construction. The ARC will not be limited to the specific restrictions and requirements of these guidelines in making its decisions.

It is possible a submitted review request 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 ensure 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.

207. Review Criteria

The ARC evaluates each application on its individual merits.

207.1 The Application Standards

- i. **Validity of Concept:** The basic idea of the exterior change must be sound and appropriate to its surroundings.
- ii. **Landscape and Environment:** The exterior change must not unnecessarily destroy the natural landscape or the man-made environment.
- iii. **Relationship of Structures and Adjoining Property:** The proposed change should relate harmoniously to its surroundings and to existing buildings and terrain that have a visual relationship to the change.
- iv. **Protection of Neighbors:** The interests of neighboring owners and renters should be protected by making provisions for such matters as surface water

drainage, sound and sight buffers, preservation of views, light, and air, and other aspects of design that may have substantial effects on neighboring property. The ARC will consider the various appropriate criteria and exercise discretion in determining which of the criteria govern each specific application.

- v. **Design Compatibility:** The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in style, scale, materials, and color.
 - a. **Style:** The overall look and feel of the improvement should match that of surrounding properties and the neighborhood.
 - b. **Scale:** The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and their surroundings.
 - c. **Materials:** Continuity must be established by using the same materials as those used in the existing home. Siding materials and shingles must match the existing structure. If the original materials are no longer available, compatible materials may be substituted.
 - d. **Color:** Color may be used to soften or intensify the visual impact, while maintaining continuity.

208. Appeal Procedure

If the applicant disagrees with the decision of the ARC in its review or inspection, an appeal may be submitted. No work may progress during the appeals process.

Within fifteen (15) business days after the receipt of a notice of disapproval, the homeowner must file a written appeal with the ARC at the address designated by the Board of Directors, which will forward it to the Architectural Review Committee. Upon receipt of the appeal, the ARC will contact the homeowner and schedule a review of any further information from the homeowner relating to the request and appeal.

Should the ARC determine that the disapproval remains, the homeowner may request that the appeal be forwarded to the BOD. This request must be made within seven (7) business days of the confirmed disapproval. It is the responsibility of the ARC to forward any correspondence and pertinent information at that time to the BOD.

The BOD shall then establish the date and time that the appeal will be heard. Normally, this will be done at the next scheduled board meeting. A majority vote by the BOD is required to reverse an ARC decision.

209. Quality of Workmanship

The quality of the work completed for any and all construction, modification, improvement, or repair must be equal to or better than that of a licensed contractor and existing structures. The association reserves the right to inspect all completed work.

Poor practices may cause the owner problems and may be visually objectionable to others. Owners are encouraged to work with a licensed contractor who is knowledgeable and experienced in home design and construction.

Completed projects displaying unsatisfactory quality is considered unapproved modifications subject to enforcement by the Association.

210. Commencement of Modifications and Construction

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 application to the ARC for reconsideration.

211. Completion of Construction and Repairs

The improvement of a lot and the construction, repair, or remodeling of any improvement must be diligently and continuously pursued once begun and, in any event, promptly completed. All modifications shall be completed 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 and subject to enforcement by the Association.

212. Proposed Changes after Plans Are Approved by ARC

Any and all proposed changes to plans made after ARC approval of the original plans and application must be submitted to and approved in writing by the ARC prior to implementation of the changes. 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 from the ARC prior to implementing such changes. All changes are subject to inspection by the ARC before or after the change is implemented.

213. Damage or Destruction to Subdivision Improvements

Owners will be responsible for any and all damage caused to or interference with Common Areas or Drainage\Access Easements or subdivision improvements, including, but not limited to, curbs, gutters, water hydrants, sidewalks, access ways, power poles, or fences erected by anyone, whether such damage or interference is caused by the owner or the owner's employees, agents, invitees, guests, contractors, or subcontractors. Any liability incurred under this provision will be both a personal obligation and an Individual Lot Assessment on such an owner's lot.

214. Enforcement

If any construction or modification is undertaken that has not been approved or that deviates substantially from the approved plans, the Board of Directors of the Association may bring an action for specific performance, a declaratory decree, or an injunction, and will be entitled to recover all costs of such action, including attorneys' fees, at trial or on appeal. Each owner will have the right to enforce these provisions. Failure to strictly enforce these provisions in relation to a specific violation or violations will not be construed as a waiver to enforce these provisions in relation to future or continuing violations.

215. Liability

The Architectural Review Committee will not be liable to the applicant or to any other party to ensure that the proposed plans comply with any applicable building codes, for inadequacy or deficiency in the plans resulting in defects in the improvements, or to ensure that construction was done in accordance with the plans.

216. Architectural Review Submittal Procedure

The Architectural Review Request application document, submittal procedure, and guidelines can be found online. Please refer to The Meadows Homeowners Association website at <https://themeadowswgv.com/>

The Architectural Review Request application must include the signature of the homeowner, or agent for the homeowner, when the request is submitted. The homeowner of record for the property must be current (up-to-date) on payments due to the HOA for assessments, fees, and interest.

300. ARCHITECTURAL STANDARDS

301. Explanation of Standards

301.1 The standards outlined below are the procedures and guidelines applied by the ARC to assist the HOA and its members in the design review process.

301.2 These standards serve as a positive tool to assist in the full and free use of each homeowner's property in a manner that is consistent with the aesthetic and harmonious development of the community.

302. Property Appearance

302.1 Items (such as toys, bikes, gardening equipment, shop/maintenance equipment, etc.) must be stored out of sight and may not be stored (left unused) in front or side yards.

302.2 Commercial vehicles, trailers, recreational vehicles, campers, motorhomes, boats, personal watercraft, etc. shall not be placed on the Lot, except within a building garage or otherwise screened to be totally isolated and screened from public view.

303. Property Maintenance

303.1 Paint and stain must be maintained and kept in good repair with no peeling, chipping, cracking or discoloration on the trim or siding.

303.2 Roofing must be without visible signs of damage or deterioration

303.3 The Covenants require the property to be free of any debris.

304. Conservation Areas

304.1 Areas designated "Conservation Areas" or "Tree Preservation Areas" or "Wetland Areas" on the recorded plats and owner's lot survey are protected areas under federal, state, and/or local regulations.

304.2 Conservation Areas should not be entered into and must not be disturbed in any way.

305. Property Usage Constraints

- 305.1 The Covenants require prior written ARC approval for any and all external improvements to your home.
- 305.2 Converting a front flower bed to a seating areas must receive ARC approval prior to beginning of construction
- 305.3 The placement of tables and chairs within a front flower bed is prohibited.
- 305.4 The permanent placement of tables and chairs or a sitting area in the front lawn is prohibited.
- 305.5 Air conditioning unit utilizing through-the-wall placement and mounting is prohibited
- 305.6 All room additions and screen enclosures must receive ARC approval prior to beginning of construction.
- 305.7 All fountains, sculptures, large lawn statues and large garden ornaments (visible from the street, front of the house or by a neighbor) must receive ARC approval prior to installation or placement on any lot.
- 305.8 No outdoor furniture can be stored in the front or side yards on a continuous basis.
- 305.9 Decorative benches are allowed at the front entrance or front porch of the home.
- 305.10 Bird feeders must be placed in the area of the back-yard only.
- 305.11 Vegetable gardens are allowed in backyards only.
- 305.12 Clothesline, clothes hanging devices, or clothing hung, dried, or aired are permitted only when placed in the backyard and NOT visible at any time from any street.
- 305.13 All screen doors and storm doors require ARC approval prior to installing a new or non-duplicate replacement.
- 305.14 Garden hoses, hose reels and hose racks where the hose is visible may be placed in an area with it is least visible from the

street within the side or back yards without ARC approval. Any other proposed visible hose placement requires ARC approval.

305.15 Planting in the original and/or preexisting flowerbeds does not need ARC approval.

305.16 The maximum height of any shrub, hedge, or vegetation on the lot, that is not a tree, is six (6) feet. All planting must be routinely trimmed to not exceed the maximum height.

305.18 If there is any question if the addition, modification, alteration, removal, or improvement to your property requires Architectural Review Committee review or prior approval, please submit your inquiry to the association by email to info@meadowswgv.com and it will be forwarded to the ARC for their feedback.

306. Antennas

306.1 All exterior antenna required ARC approval will be dealt with individually.

307. Awnings

307.1 Awnings are not permitted on the front or sides of any home or building.

307.2 Awnings are permitted on the rear of the home only with the prior approval of the ARC.

307.3 The design of any awning must safely exist with random serve thunderstorm winds in excess of 60 mph, and forecast storm events with winds approaching 130 mph.

308. Composting

308.1 ARC approval is required for installation or construction of a composting container or bin.

308.2 The compost bin or container must not be visible from adjacent property.

308.3 Homeowner is responsible to ensure that proper composting technique is utilized to limit, and control odors created.

309. Decks and Arbors

- 309.1 ARC approval is required prior to beginning construction of any type of deck – covered or uncovered.
- 309.2 Any arbor, larger than trellis used in a flower bed, requires the prior approval of ARC for installation of the arbor.

310. Dog Enclosures – Houses, Pens, Runs

- 310.1 ARC approval is required for any dog enclosure if visible from any street.
- 310.2 Homeowner is responsible to ensure that placement of the dog enclosures does not cause a disturbance to the neighbors.

311. Driveways, Walkways, and Slabs

- 311.1 Driveway, walkways, and slab composition shall be of concrete either poured or as pavers, and concrete shall not be colored or tinted.
- 311.2 No gravel, asphalt or other material is permitted for a driveway, walkway or driveway expansion.
- 311.3 No painting of walkways, slabs, or driveways is allowed.
- 311.4 Driveways, walkways, or slabs on the Lot shall be constructed of concrete with a broom finish or with concrete pavers which may be used in all or part.
- 311.5 If concrete pavers are used, the public sidewalk section that extends through the driveway should be constructed of concrete with a broom finish to match the public sidewalk.
- 311.6 Modifications or additions to driveways or walkways or slabs must be submitted for ARC approval prior to construction.
- 311.7 Driveway width expansions should be equal on both sides of the garage door opening and continue with the same width or less for the full length of the driveway and driveway final width shall not exceed 125 percent of the garage door opening and shall be constructed of either concrete with a broom finish or concrete pavers, and shall not be colored or tinted.

311.8 Driveway and walkway cracks shall be kept clear of grass, weeds, dirt, mold, and mildew. (Annual pressure washing of driveway, walkway, and roadway curb is recommended.)

311.9 Driveways, and walkways are required to be kept in good repair.

311.10 Repairs to walkways, driveways or slabs do not require ARC approval.

312. Exterior Lights

312.1 All new exterior lighting must be specifically approved by the Architectural Review Committee. This includes lampposts and security floodlights.

312.2 The replacement of any exterior light fixture or lamppost with a style different other than original installed requires Architectural Review Committee approval.

312.3 The placement and direction of security floodlights must ensure that it not to cause a nuisance to other neighbors.

312.4 All lights must be aimed or shaded in such a manner that direct or reflected light do not shine past the homeowner's property line.

312.5 Walkway lighting, either low voltage or solar powered, producing white or clear illumination can be installed without ARC approval.

313. Exterior Paint Color

313.1 Exterior house base and trim paint must be flat or satin finish. Gloss or Semi-Gloss paint is not allowed.

313.2 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).

313.3 Any and all changes to a color or the color scheme of the exterior of the house including roof, trim, shutters, and front

door must be submitted to and approved by the ARC prior to any exterior surface is painted or repainted or replaced with a different color.

313.3.1 Repainting With Same Colors

When the homeowner wants to repaint their home with the same/existing approved exterior colors/color palette, the homeowner is not required to submit the Architectural Review Request Form for review and approval.

313.3.2 Repainting With Different Colors

Homeowners repainting any portion of the exterior of their house and want to change a paint color or the color palette must have prior approval from HOA ARC before they can change their exterior paint color(s).

313.4 A homeowner may not pick an exterior paint color that is the same or a very similar color palette as their neighbor's house on either side of them or directly across the street.

313.5 All storm eaves, troughs/gutters, and downspouts, must color match with house base or trim colors and be properly color-coordinated.

313.6 The front door must be painted the accent color. You cannot use accent color on any trim. An accent color is used only for front door and on small architectural shutters

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.

314.3.1 Pressure Treated Pine Fence

a. Three designs are approved, Shadow Box, Privacy Shadow Box, and Board on Board

- b. Use only high-quality pressure treated pine lumber.
- c. Posts shall be set 30 inches into the ground below grade
- d. Use three horizontal pressure treated 2X4s.
- e. Use 5/8" thick pressure treated pickets of uniform matching width.
- f. All wood surfaces must be treated with commercial grade waterproofing 4-5 months after completion of installation, and every two years thereafter.
- g. Homeowner is responsible to maintain the quality and presentation of the fence which requires the fence to be repair as needed, broken or missing pickets replaced, and pressure washing to keep clear of dirt, mold, and mildew.

314.3.2 Wood Tone Vinyl Fence

- a. Three designs are approved: Shadow Box, Privacy Shadow Box, and Solid Panel.
- b. Only high-quality vinyl fence materials shall be used and installed.
- c. The color of the vinyl fence must be wood tone to blend with existing pine fences.
- d. White colored (bright white) vinyl fence is strongly discouraged and will be considered on a case by case basis.
- e. Vinyl fence posts must be set 30 inches into the ground below grade.
- f. Since vinyl fence post are hollow, the posts should be set and filled below grade with concrete for stability and sturdiness.
- g. It is recommended that, as a minimum, the vinyl fence post at both sides of gates and at corners should be set and filled below grade with concrete

314.3.3 Criteria for Rear Fence Facing Retention Pond

- a. The rear lot line fence facing a retention pond may be four feet high in the following styles: shadow box, picket, plank or metal spaced picket (wrought iron style) composed of iron or vinyl.

- b. When a rear lot line fence faces a retention pond, the fence must contain a gate which allows direct access to area between the fence and the edge of the water for mowing and edging of grass without crossing into the neighboring lot. (Maintenance of the grass to the water edge is the responsibility of the owner or tenant of the residence.)
- c. If the rear property line fence is shadow box, picket or plank, it must be natural wood color.
- d. If the rear property line fence is metal spaced picket (wrought iron style), the color must be black.

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.

314.6 Fence sections with gates may be installed, where allowed on side yards.

314.7 Wood fencing may not be painted; only transparent wood stain or wood preservative will be allowed.

314.8 When a fence is currently in place on an adjacent property, consideration should be given to aligning the front portion of the fences.

314.9 Support posts must be installed on the inside of the fence being installed.

314.10 All fences must adhere to and comply with St. Johns County code and regulations.

315. Flags

315.1 The Architectural Review Committee and the Board of Directors retain the rights of review and final approval over all flags displayed within the Meadows community.

315.2 Unless otherwise specified in this section, Homeowners are required to submit an Architectural Review Request prior to display, placement, and installation of flag(s), The request

must be accompanied with supporting documentation that notate where and how the flag will be displayed/installed in the yard and an image of the flag(s) to be displayed.

315.3 A homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
4. A POW-MIA flag.
5. A first responder flag. For purposes of this subsection, the term “first responder flag” means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers
 - b. Firefighters
 - c. Paramedics or emergency medical technicians
 - d. Correctional officers
 - e. 911 public safety telecommunicators
 - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses
 - g. Persons participating in a statewide urban search and rescue program
 - h. Federal law enforcement officers

315.4 Freestanding flagpole must be approved by the ARC prior to installation. No more than two freestanding flagpoles may be installed on any lot.

315.5 Freestanding flagpole no more than 20 feet high must be placed within 15 feet of the house in a cement footing, be no less than 2.5 inches in diameter and no more than 4 inches in diameter, may not obstruct sightlines at intersections and must

be within the homeowner's real property and shall be not erected within or upon an easement.

- 315.6 The Freestanding Flagpole and display are subject to; all building codes, zoning setbacks and other applicable government regulations, including but not limited to, noise and lighting ordinances in the county in which flagpole is erected and all setback and locational criteria contained in the governing documents.
- 315.7 Homeowners may display on the Freestanding Flagpoles, either:
1. United States flag and official flag of the State of Florida in a respectful manner, or
 2. United States flag or official flag of the State of Florida in a respectful manner, AND one official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA or First Responders.
- 315.8 When only one Freestanding Flagpole is erected on the property, the Homeowner may display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one other flag permitted in subsection 315.3. Such additional flag must be equal in size to or smaller than the United States flag.
- 315.9 The Homeowner may install, without ARC prior approval, a single, removable, pole mounted flag on a bracket attached to the house or garage or mailbox post displaying any one of the permitted flags in subsections 315.3 or officially licensed sports team\college flag not larger than 3 feet by 5 feet. Sports themed flags may only be flown during the sporting event season.
- 315.10 Flags depicting official US recognized national holidays or seasons may only be flown in accordance with subsection 315.11 titled "Yard Ornamentation Flags" below.

315.11 Yard Ornamentation Flags

315.11.1 Homeowners may place a maximum of one (1) decorative themed garden flag not larger than 13 inches by 18.5 inches, in their yard visible from the street, without ARC prior approval. For purposes of this subsection, the term “decorative themed garden flags” also includes themed flags depicting official US recognized national holidays and the year based seasons.

315.11.2 The garden flag stand should be made of metal and painted black.

315.12 Flag Prohibitions

315.12.1 Flags containing verbiage, messages, images, drawings, pictures etc. that would be considered as offensive or obscene by an average person, or average parent with young children, residing within our community are prohibited.

315.12.2 All types of light up, neon, flashing signs/displays are prohibited.

315.12.3 Flag pole bracket attached to the house or garage at a height above grade in excess of eight (8) feet are prohibited

315.12.4 Flags flown/displayed not in good condition, torn or faded are prohibited

315.12.5 Flags flown/displayed not in a respectful manner are prohibited. (A flag displayed in a respectful manner is generally consistent with the requirements for the United States flag under 36 U.S.C. chapter 10.)

316. Front Door and Front Entry

316.1 Replacement of Front Door requires ARC approval if there is any change in size, style, and color of the door. (Exact duplicate replacement door does not require prior approval.)

316.2 Screening of the front entry and/or the front door requires ARC prior approval.

316.3 Paint color selection for the front door requires ARC prior approval when it will be a change of the color currently on the door.

316.4 Repainting the front door with the same color currently on the door does not require ARC approval.

317. Garages

317.1 Garages may not be converted to living space.

317.2 Garage door screens are permitted subject to ARC approval; however, they are not to be used to replace a permanent garage door. If it is the roll up style, visible housings and hardware should be painted to match existing trim color.

317.3 Any change to the color or the style of garage door requires ARC prior approval.

317.4 Repair and/or repainting of the garage door with the same color currently on the door does not require ARC approval.

318. Gazebos and Greenhouses

318.1 ARC approval is required prior to the construction of any gazebo, greenhouse or solarium.

318.2 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.

319. Hot Tubs and Saunas

319.1 ARC approval is required prior to any construction or installation of any hot tube, Jacuzzi, or spa.

319.2 All hot tube, Jacuzzi, and spa must be an integral part of a screen house or patio area and/or the rear yard landscaping.

319.3 Installation or construction must adhere to all St. Johns County codes.

320. Landscape – Flowerbeds, Trees, Lawns

- 320.1 Planting in the original and/or preexisting flowerbeds does not need ARC approval.
- 320.2 The maximum height of any shrub, hedge, or vegetation on the lot, that is not a tree, is six (6) feet. All planting must be routinely trimmed to not exceed the maximum height.
- 320.3 Expanding or changing existing landscaping, including plant and removing trees, need requires ARC approval. Applicant must submit plan for approval.
- 320.4 Plans including water improvements such as waterfalls and ponds require ARC approval.
- 320.5 Hedges and shrubs planted on the front façade face of the house shall not cover, hide, or obstruct more than 25% of any front facing window.
- 320.6 When replacing lawns, owners are encouraged to use St. Augustine grass. The use of other water saving varieties of lawn turf grasses are permitted.

321. Landscaping Near Utility Easements and Equipment Boxes

- 321.1 Plant of annual, perianal, or shrubs near underground utility easements or around utility equipment boxes does not require prior approval of the ARC as long as the planting does not alter the character of the yard that planting is placed.
- 321.2 Any landscaping around utility equipment boxes and near underground utility easements must conform to guidelines and restrictions set by the utility company.
- 321.3 Placement of landscape must provide unrestricted access to the utility boxes and the underground utility easements.
- 321.4 Care must be taken when placing flowering plants in landscape near utility equipment boxes or mailboxes as the flowers can attract bees and other sting insects that can endanger the personnel of the utility and the post office.

322. Mailboxes.

- 322.1** All residences in the Meadows are required to have U.S. Post Office approved mailbox for rural carrier home delivery.
- 322.2** All mailboxes for use in the delivery of mail shall be erected in the location compliant with USPS regulations and must be constructed according to a size, design, and material approved by the Architectural Review Committee.
- 322.3** The mailbox should be Post Mount Steel Construct Medium Mailbox with an adjustable door latch. (Approximate dimensions: H 8.75in, W 6.75in, D 19.5in) Reference example mailboxes are “*Elite Bronze, Medium, Steel, Post Mount Mailbox by Architectural Mailboxes*” or “*MB1 Pewter, Medium, Steel, Post Mount Mailbox by Architectural Mailboxes*”
- 322.4** The mailbox must be painted in a satin black finish. (Reference: *Black Satin Interior/Exterior Spray Paint and Primer Aerosol*)
- 322.5** The wood post for the mailbox (other than the 3 inch ball) must be painted in an exterior satin black finish.
- 322.6** The 3 inch Wooden Round Ball, on the top the wood post, must be painted in a metallic gold spray paint. (Reference: *All Purpose Exterior Metallic Gold Spray Paint*) (Wooden Round Ball available in Arts & Craft sections.)
- 322.7** The house numbers may be placed on both sides of mailbox and shall be Die-Cut Numbers in gold color - 3 inch tall with 1/2 inch thickness. (Reference: *Amazon – “iSYFIX DENMGCH3IN” or “B08VFBPR6K”*)
- 322.8** The homeowner is required to keep mailbox and post well maintained and in good working order.

323. Outside Mechanical Equipment

- 323.1** Outside mechanical equipment such as LP tanks, water softeners, whole house generators, pool pumps, and heaters shall be installed in the rear or side of the home site.

323.2 Mechanical equipment shall be properly screened from public view from the street when installed on the side of home.

323.3 The screening shall consist of landscape material or ARC approved fencing or ARC approved structure constructed with materials matching or complementing the house siding that does not infringing upon the required setback areas.

324. Play Structures / Equipment / Basketball Goals

324.1 Play structures, either permanent or temporary, are prohibited in front yards.

324.2 Play structures in the back yard should not be visible from the street.

324.3 No playhouse or structure are permitted to be placed within 12 feet from the side and rear lot lines.

324.4 All play structures must be approved by the ARC prior to installation and will be subject review for placement, height and color.

324.5 Tree houses and permanent basketball goals are prohibited.

324.6 Basketball backboards and hoops may be placed in driveways but due to safety concerns will not be allowed to face the street.

324.7 Children's outdoor inflatable bouncer unit may be placed in the front yard for a special event for a one-time duration not to exceed two (2) days. The temporary unit when inflated may not be within 15 feet of the side lot line and not within 15 feet of the edge of the curb at the road.

325. Roofing

325.1 Any and all roof modifications and improvements require the approval of the Architectural Review Committee ("ARC"), and obtaining a St Johns County Building permit, prior to the commencement of roof work.

325.2 Any and all roof modifications and improvements require the use and installation of architectural shingles (also described as dimensional, laminate, or laminated architectural shingles) that are rated and installed to withstand winds of up to 130 mph.

325.3. Any and all repair replacement of a roof shingle shall be repaired or replaced so that it matches in quality, color, and size with the shingles in the adjoining areas and the repaired roof shall present a uniform consistent appearance when viewed from the street.

325.4 The individual repair replacement of a broken Three-Tab shingle is required to use a matching Three-Tab shingle. Otherwise, the use of Three-Tab shingles is prohibited.

326. Satellite Dishes

326.1 Satellite dishes shall be installed in the rear or side of the home site out of view as best possible.

326.2 It is recommended that satellite dishes not be mounted to the house or roof.

326.3 Every effort shall be made to place the satellite dish so that it is not visible from the street, and if possible, screened from the adjacent home.

326.4 Homeowners are required to submit an Architectural Review Form and attach the proper documentation by notating where the satellite dish will be installed (generally positioned for Southwest reception).

327. Seasonal Holiday Decorations

327.1 Holiday decorations tastefully displayed in compliance with this section do not require ARC approval.

327.2 Seasonal/holiday flags, decor and lights for nationally recognized holidays may be displayed and/or lighted up to one (1) month prior and must be removed no later than one (1) week after the holiday.

327.3 The Winter holiday season, typically referred to as the Christmas holiday, may have the only exception for the “no later than removal date” with a date of one (1) week after the American New Year.

327.4 Seasonal home and yard ornamentation must be tasteful and in harmony with the natural surroundings of the home and not alter the character of the community.

328. Signs

328.1 The Architectural Review Committee and the Board of Directors retain the right of final approval and review over all signage within the Meadows community.

328.2 No handmade signs will be allowed within the Meadows.

328.3 No signs promoting a position or as an advertisement are permitted to be displayed in windows

328.4 No commercial advertising signs are allowed on property or in windows.

328.5 One professionally prepared reusable commercial yard sign of the agent, agency or contact indicating 'For Sale' or 'For Rent' is allowed on the front lawn that meets one of the following conditions:

- a. An HOA approved 12 inch by 12 inch 'For Sale' or 'For Rent' sign with a wood post which is the preferred method of the HOA and World Golf Village communities.
- b. A sign of a size not exceeding 18 inch by 24 inch customarily used by agent or contact for listings in other communities with St Johns county

328.6 Open house signs are permitted, in addition to directional signs, during the hours of the open house without ARC approval.

328.7 One Yard Sale sign at the entrance, and directional signs are permitted on the day of the sale without ARC approval.

328.8 Temporary vendor\contractor signs are permitted in the front yard of the home where service is rendered but must be removed after 14 days from the date of final construction or completion of service provided.

328.9 Temporary lawn treatment signs are required by law but must be removed within 3 days of application of chemicals to the yard.

329. Storage Sheds

329.1 The Board of Directors of the Association has issued a waiver of enforcement by the Association against sheds (Article VIII, Section 8.5 of the Covenants) for, and only for individual storage shed that comply with the following published requirements and conditions, and has received ARC approval.

329.2 Failure to maintain shed in compliance with the following requirements and conditions is in violation of Article VIII, Section 8.5 of the Covenants.

329.3 Storage Shed Requirements and Conditions

329.3.1 **Definition:** A storage shed in The Meadows is 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.

329.3.2 **Quantity:** Only one shed per lot will be approved.

329.3.3 **Use:** Sheds shall be used only for the storage of lawn tractors, garden implements, bicycles and other common household commodities

329.3.4 **Prohibited Use:** Under NO any circumstances shall the storage shed be used as a living or recreational space.

329.3.5 **Location:** Sheds may be located only within the building setback lines and must be in the backyard.

- 329.3.6 **Location on retention ponds:** When the residence is on a retention pond, the shed must be placed directly against the rear of the home within the building setback lines.
- 329.3.7 **Size:** Maximum footprint shall be 150 square feet (i.e., 10' X 10' or 8' X 12').
- 329.3.8 **Height:** Maximum allowable height shall be 9 feet.
- 329.3.9 **Structure:** Sheds of wood, metal or plastic construction are permitted.
- 329.3.10 **Floor and Fountain:** 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 inside the shed.)
- 329.3.11 **Roof:** Roof must be sloped to compliment the primary residence. Flat roofs will not be approved.
- 329.3.12 **Door Latches:** All sheds must have a door that latches.
- 329.3.13 **Utilities:** Any utilities servicing the shed must be underground. No above ground utilities of any type will be permitted.
- 329.3.14 **Exterior lighting:** Any lighting on the exterior of the shed shall not exceed 1200 lumens (the equivalent of a 75-watt incandescent light bulb) and must be enclosed in a permanent fixture attached to the shed. Every efforts must be undertaken to shield neighbors from light overrun.
- 329.3.15 **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.
- 329.3.16 **Exterior:** No items may be stored outside of, or attached to the outside of, the shed.

329.3.17 **Security:** Shed doors should be kept closed and latched when not in use.

330. Solar Panels

330.1 Solar Panels are permitted. However, homeowners are required to submit an Architectural Review Form and attach the proper documentation notating exact placement of the panels PRIOR to installation.

330.2 Solar panels should be installed so the panels are not visible from the front of the home (street view). In other words, standing in the middle of the front of the home (front door/street side), facing the home in the middle of the street (or a similar distance if the front faces a common area), the solar panels may not be visible unless owner can substantiate that this is the only location where the device will work and device is reasonably shielded from view.

331. Surveillance Equipment

331.1 Homeowners may install surveillance cameras and/or audio equipment without ARC approval

331.2 Homeowners are prohibited from directing any surveillance cameras and/or audio equipment to any interior portion of a neighbors' home.

331.3 All attempts must be made to respect neighbors' right to privacy from surveillance equipment on their own property.

332. Swimming Pools

332.1 All pools shall be enclosed by a screen enclosure or ARC approved pool fence meeting the applicable safety codes of county of Saint Johns. Pool screen enclosures may not be visible from the street in front of the dwelling unless approved by the ARC.

332.2 All in-ground pools require a building permit and must be installed per county code to receive final county approval. Owners are required to submit an Architectural Review Form, attaching a copy of the lot survey with pool, screen enclosure,

deck areas, fence, and gate locations and dimensions notated on the survey. The ARC's focus and attention in reviewing a pool request and accompanying screen enclosures will be on aesthetic design.

332.3 The ARC does not make decisions as to sound construction or building code related aspects of such an improvement. The homeowner and/or their pool contractor are responsible to ensure compliance with all county, county, and state requirements.

332.4 Except for small plastic or inflatable wading pools that are emptied of water when not in use, the construction, placement and/or assembly of above ground pools of any kind are not permitted.

332.5 Hot tubs are permitted, subject to ARC approval. Please check for compliance with all county, county, and state requirements before submitting an application. Additionally, they must be in the back yard, out of sight or appropriately screened from view.

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.

334. Tree Removal

334.1 **No living trees** with a diameter of six (6) inches or more, when measured at a height of five (5) feet above the natural grade, and **no living live oak tree** of any diameter with a height of at least twelve (12) feet may be removed, cut down, or destroyed without the prior approval of the Architectural Review Committee, except if the tree poses an immediate danger to life or property.

- 334.2. This tree removal prohibition does not prohibit the usual and customary pruning or trimming of trees that is done in a manner not to kill or destroy the tree.
- 334.3. The owner must use reasonable care to preserve in good health all trees on the owner's lot.
- 334.4. A violation of the tree removal provision may result in the owner being required to replace the subject tree or otherwise mitigate the damages as directed by the Architectural Review Committee and the Association Board of Directors.
- 334.5. The owner must use reasonable care in dealing with trees that lie close to property lines that cross a property line. An owner has the legal right to trim tree branches that hang over their property, but only up to the property line and not past.
- 334.6. The person(s) trimming any tree must stay on their side of the property line and make sure they do not destroy the tree itself or damage neighboring property.
- 334.7. 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 as the county has additional restrictions on a number of protected varieties of trees.

335. Windows and Storm Shutters

- 335.1. Windows should be clear glass or a tinted glass of gray, bronze, or smoke colors. No mirrored window film is allowed.
- 335.2. No “burglar bars,” steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows.
- 335.3. ARC approval is required for exterior window shutters.
- 335.4. Exterior window shutters mounted on the house shall be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.
- 335.5. No permanent hurricane or storm shutters shall be installed without ARC approval.

335.6 Approved hurricane shutters and/or temporary protective covering shall only be allowed to be deployed after a storm warning has been issued by the U.S. Weather Service.

335.7 Deployed permanent hurricane shutters must be opened and temporary protective covering must be removed within 72 hours after the storm warning has been discontinued by the U.S. Weather Service.

336. Window Coverings

336.1 All street facing windows should have an interior cover consisting of some type of blind, drape, or shade

336.2 All coverings should have a white or beige or a color that blend-in with the exterior color of the residence as seen from the outside of the house.

336.3 Windows covering consisting of sheets, bedding, opaque window tinting, aluminum foil, newspapers, blankets, etc. are prohibited,

337. Window Mounted Fans and Air Conditioners

337.1 Window fans and air conditioners are prohibited when visible from the street except during the hours when the residence and multiple houses in the community are experiencing a power failure, and the residence is receiving electricity via a temporary source.

GLOSSARY

ARC – Architectural Review Committee (a Standing Committee of *The Meadows at Saint Johns Owners Association, Inc.* (dba The Meadows at World Golf Village HOA))

BOD – The Board of Directors of *The Meadows at Saint Johns Owners Association, Inc.* (dba The Meadows at World Golf Village HOA)

BY-LAWS - The By-Laws of *The Meadows at Saint Johns Owners Association, Inc.*

COVENANTS - Declaration of Covenants, Conditions, Restrictions and Easements for the Meadows at Saint Johns

HOA – A Homeowners Association (HOA) is a self-governing organization in a subdivision community where the homeowner with the purchase of property within an HOA's jurisdiction automatically become members of the HOA and are required to pay dues (HOA fees) to maintain the neighborhood and to uphold predetermined rules and regulations

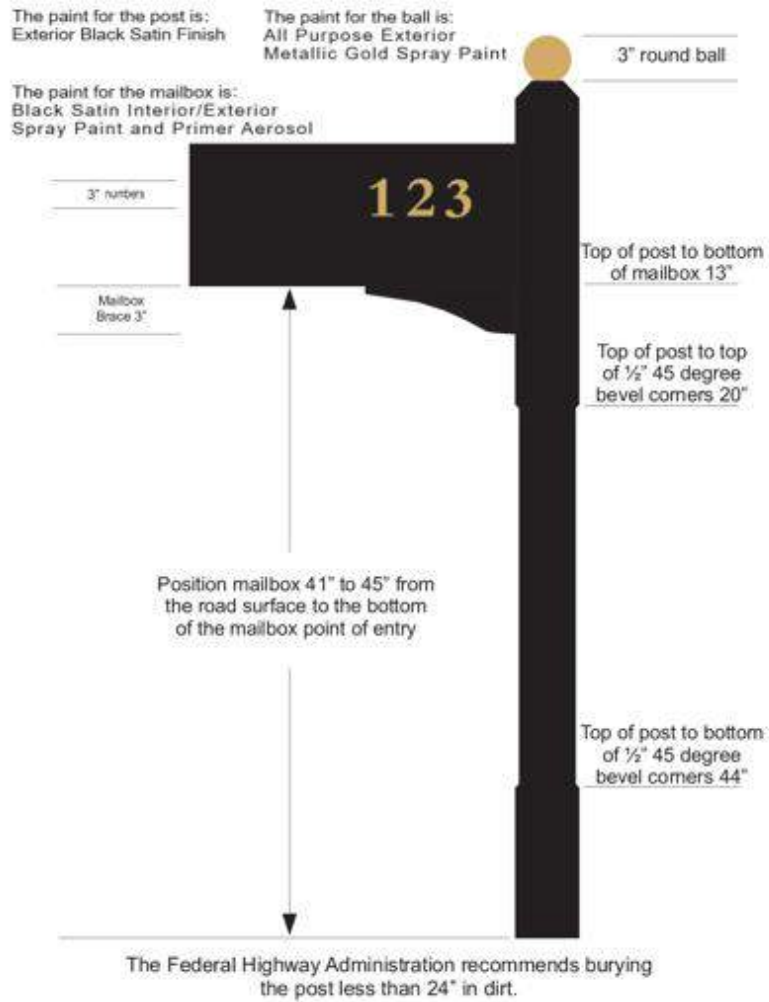
MANAGEMENT – The community association management firm retained by the Board of Directors of *The Meadows at Saint Johns Owners Association, Inc.* (dba The Meadows at World Golf Village HOA) to assist the BOD in the administration of the affairs of the HOA.

WEBSITE – The Official Page for **The Meadows at World Golf Village HOA**

[HTTPS://THEMEADOWSWG.V.COM/](https://themeadowswgv.com/)

MEA-2023.12.17.155800


Mailboxes - The Meadows at World Golf Village



ARCHITECTURAL REVIEW REQUEST FORM

Download latest version of form at: [HTTPS://THEMEADOWSWG.V.COM/RULES-REGULATIONS](https://themedowswgv.com/rules-regulations)

Example - December 2023



ARCHITECTURAL REVIEW REQUEST

Meadows At World Golf Village Homeowners' Association, Inc.
 Submit to: Architectural Review Committee - info@themedowswgv.com

Property Owner: _____ Date: _____
 Property Address: _____
 Phone Number: _____ Email: _____

A detailed description of the proposed project, plans, drawings, pictures, color samples is required with each request, and when applicable, a site map marking feature locations and dimensions of improvement.

Description of improvement or request: (If more space is needed, attach additional pages to this review request.)

INFORMATION ONLY

I agree not to begin the proposed alteration or any other property improvements requiring approval from the ARC until the ARC notifies me in writing of its decision. I understand that all approvals automatically incorporate the conditions set forth in ARC Guidelines as currently adopted by the Board of Directors. If any change is made that has not been approved, the Association has the right to require me to remove the improvement from my property.

Owner's Signature: _____ Date: _____
 Owner's Signature: _____ Date: _____

- (a) All requests need to be submitted at least 48 hours prior to the next meeting to be added to the agenda for review. Otherwise, they will be placed on the next month's agenda for review.
- (b) The request must include the signature of the homeowner, or agent for homeowner, when request is submitted
- (c) The homeowner of record for the property must be current (up-to-date) on payments due to the HOA for assessments, fees, and interest.
- (d) All contractors must be licensed and insured and agree to comply with all covenants, by laws and guidelines as established by the Board of Directors of the Homeowners Association at The Meadows at World Golf Village.
- (e) Compliance with all applicable building codes is the sole responsibility of the contractor and the property owner.
- (f) It is the owner's responsibility to ensure compliance with any applicable law, rule, regulation, code or ordinance.
- (g) The owner assumes sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition, and for costs of all liability, damages, additional expense in reference to this request.

To be filled in by ARC Committee - Date received: _____ Date action taken: _____
 Action taken: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval.
 This approval concerns only the submitted architectural and/or landscape plans. Homeowner is responsible to obtain whatever easements, permits, licenses and approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions.

ARC Representative: _____ Date: _____
 Revised July 2023



ARCHITECTURAL REVIEW REQUEST

Meadows At World Golf Village Homeowners' Association, Inc.

Submit to: Architectural Review Committee - info@themeadowswgv.com

Property Owner: _____ Date: _____

Property Address: _____

Phone Number: _____ Email: _____

A detailed description of the proposed project, plans, drawings, pictures, color samples is required with each request, and when applicable, a site map marking feature locations and dimensions of improvement.

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I agree not to begin the proposed alteration or any other property improvements requiring approval from the ARC until the ARC notifies me in writing of its decision. I understand that all approvals automatically incorporate the conditions set forth in ARC Guidelines as currently adopted by the Board of Directors. If any change is made that has not been approved, the Association has the right to require me to remove the improvement from my property.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

- (a) All requests need to be submitted at least 48 hours prior to the next meeting to be added to the agenda for review. Otherwise, they will be placed on the next month's agenda for review.
- (b) The request must include the signature of the homeowner, or agent for homeowner, when request is submitted
- (c) The homeowner of record for the property must be current (up-to-date) on payments due to the HOA for assessments, fees, and interest.
- (d) All contractors must be licensed and insured and agree to comply with all covenants, by laws and guidelines as established by the Board of Directors of the Homeowners Association at The Meadows at World Golf Village.
- (e) Compliance with all applicable building codes is the sole responsibility of the contractor and the property owner.
- (f) It is the owner's responsibility to ensure compliance with any applicable law, rule, regulation, code or ordinance.
- (g) The owner assumes sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition, and for costs of all liability, damages, additional expense in reference to this request.

To be filled in by ARC Committee - Date received: _____ Date action taken: _____

Action taken: _____

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval.

This approval concerns only the submitted architectural and/or landscape plans. Homeowner is responsible to obtain whatever easements, permits, licenses and approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions.

ARC Representative: _____ Date: _____