



The Meadows

At World Golf Village

Saint Augustine, FL 32092

July 9, 2024

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Important Steps for Renting Your Property in The Meadows

For those considering renting out their property, it's crucial to understand and follow our community's rental procedures. These steps are designed to maintain our neighborhood's quality of life and protect property values. Here's what you need to do:

Steps for Renting Your Property:

1. **Notify the Board:** Inform us in writing of your intention to rent.
2. **Obtain a Permit:** Secure a "leasing permit" from the Association before proceeding.
Note: Owners with leased property on May 28, 2024 who received "Grandfathered" status are not required to obtain a new "leasing permit".
3. **Prepare a Compliant Lease:** Ensure your lease is in writing and for at least 6 months.
4. **Educate Your Tenant:** Provide your tenant with our community's rules and regulations before they sign the lease.
5. **Submit Documentation:** Deliver a copy of the signed lease to the Board at least 10 days before occupancy begins.
6. **Provide Tenant Information:** Submit details including tenant contact information, vehicle descriptions, and pet information.
7. **Monitor Compliance:** Ensure your tenant follows all community rules.

Why Compliance Matters:

Following these steps isn't just about paperwork – it's about preserving the character and value of our community. Here's why your compliance is crucial:

1. **Maintains Property Values:** Proper screening and management of rentals helps keep our neighborhood desirable.
2. **Ensures Community Safety:** Knowing who's living in our community enhances security for all residents.
3. **Preserves Community Standards:** Educating tenants about our rules helps maintain our high community standards.
4. **Protects Your Investment:** By following these steps, you're safeguarding your property and our community's overall appeal.
5. **Promotes Fairness:** These rules ensure all owners have equal opportunity to rent their properties within our established limits.

Remember, as a homeowner, you're responsible for your tenant's compliance with our community rules. By following these steps, you're doing your part to keep The Meadows a fantastic place to live.

If you have any questions about the rental process, including whether your existing leasing qualifies for grandfathered status, please don't hesitate to contact the HOA board (hoaboard@themeadowswgv.com). We're here to help ensure a smooth experience for everyone involved.

Thank you for your cooperation in maintaining the integrity of our wonderful community!

Board of Directors

The Meadows at World Golf Village

The Meadows at Saint Johns Owners Association, Inc.

Email: hoaboard@themeadowswgv.com

Website: themeadowswgv.com

Outline of Main Points within the Section 8.1 of CC&R

Source: ARTICLE VIII - USE OF PROPERTY - Section 8.1
Declaration of Covenants, Conditions, Restrictions and Easements
for The Meadows At Saint Johns

Highlights – Summary - General

1. Lots are for single-family homes only. No renting out parts of a home separately.
2. There's a limit on how many homes can be rented out at once - only 120 out of all the homes in the community.
3. Owners need a permit from the community board to rent out their home. If the limit is reached, there's a waiting list.
4. Existing renters can stay until their lease ends, but new leases must follow these rules.
5. Leases must be for at least 6 months. No short-term rentals like Airbnb are allowed.
6. Owners must give the board information about their tenants and a copy of the lease.
7. Tenants must follow all community rules. Owners are responsible for their tenants' behavior.
8. The community can take action, including eviction, if tenants break rules.
9. No subletting or renting out rooms is allowed.
10. Owners who owe money to the community can't rent out their homes.
11. There are some exceptions for hardship cases, like medical reasons.
12. The board can make additional rules about renting.
13. Some of these rules only apply to new owners or those who agree to them in writing.

Section 8.1 as amended aims to maintain the community's character as a place for owner-occupied homes while allowing some flexibility for renting under controlled conditions.

Outline of Main Points within the Section 8.1 of CC&R

Highlights – Summary – Steps for Owners

1. Notify the Board or its authorized agent in writing of their desire to rent out their property.
2. Obtain a "leasing permit" or "hardship leasing permit" from the Association before renting.
3. Ensure the lease is in writing and has a term of at least six months.
4. Provide the tenant with a copy of the Association's Governing Documents and Rules and Regulations before the lease is signed.
5. Include in the lease an acknowledgment by the tenant that they are bound by and will comply with the Association's Governing Documents and Rules and Regulations.
6. Deliver a copy of the signed lease to the Board or its designee no later than 10 days before the first day of occupancy.
7. Provide the following information about the lease and tenant:
 - Name, address, and phone number of the owner and tenant
 - Tenant's email address
 - Start and end dates of the lease
 - Description of each motor vehicle owned or operated by the tenant or their household members
 - Description of all pets to be kept at the property
8. Complete any additional forms or provide any additional information or documentation required by the Association.
9. Ensure they are not delinquent on any assessments or other sums owed to the Association before leasing.
10. Monitor and enforce the tenant's compliance with the Governing Documents and Rules and Regulations.
11. Take action, including eviction if necessary, if the tenant violates community rules.
12. Limit rentals to no more than three times in any twelve-month period.
13. Ensure the property is not used for short-term rentals (like Airbnb) or as a boarding house.
14. Refrain from subleasing or allowing the tenant to rent out rooms.
15. If applicable, apply for a hardship exception if unable to occupy the home due to medical or health reasons.

This list of steps aims to assist rentals in complying with the community's rules and that both owners and tenants understanding their responsibilities.

Outline of Main Points within the Section 8.1 of CC&R

LEGAL DISCLAIMER:

This document is intended to provide a general summary and highlights of Section 8.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns. It is not a comprehensive or verbatim representation of the full text of Section 8.1.

This summary is provided for informational purposes only and should not be considered a substitute for the complete and official Section 8.1 of the CCR. The information contained herein may not reflect the most current updates or amendments to the CCR.

Property owners, residents, and potential tenants should refer to the full, official text of Section 8.1 and the entire CCR document for complete and accurate information regarding their rights, obligations, and restrictions. In case of any discrepancies between this summary and the official CCR, the official CCR shall prevail.

This document does not constitute legal advice. Individuals are strongly encouraged to consult with a qualified attorney for interpretation of Section 8.1 or any other sections of the CCR, especially in matters related to property use, leasing, or disputes.

The Meadows at Saint Johns Homeowners Association and its representatives disclaim any liability for actions taken based solely on this summary document.