

**THE MEADOWS AT SAINT JOHNS OWNERS  
ASSOCIATION RULES AND REGULATIONS  
ADOPTED AS OF AUGUST 29, 2018**



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By:

Adopted August 2018

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### A NOTE TO OUR MEMBERS

These Rules and Regulations of The Meadows at Saint John’s Owners Association, Inc. (“The Meadows” or the “Association”) are put in place to keep uniformity within the community, keep property values high, and to protect the residents, the Homeowners, and the Homeowners’ investments. These adopted Rules and Regulations are subject to change, as time goes on and as Board Members change; they are not an amendment to the Association’s Declaration of Covenants, Articles of Incorporation, or Bylaws (collectively, the “Governing Documents”). Florida Statutes, Chapter 720, governs The Meadows in addition to the Governing Documents, Architectural Guidelines, and these Rules and Regulations.

These reasonable Rules and Regulations are adopted by the Board of Directors (“BOD”) and are enforced by the Association. Members of the BOD should not be contacted at their homes, places of business, or in public places. They are not to be intimidated or threatened in relation to Association issues.

**I. Enforcement of Rules and Regulations/Violation Notices/Fines**

- A. Each Homeowner and the Homeowner's tenants, guests, and invitees (including vendors and contractors) must follow the Rules and Regulations, the Architectural Guidelines, and the Governing Documents of the Association.
- B. It is the responsibility of the Homeowner(s) and/or their agent(s) to inform their tenants, guests, and invitees of these Rules and Regulations.
- C. All violations reported by residents, must be reported to the Association, in writing. If the violation is a matter that can be visually seen, a picture must be included with violation
- D. Violation notice:
  - 1. First Notice of Violation will be sent as a reminder of the Rules and Regulations and will provide information concerning the violation. You will have 14 days from the date of the First Notice of Violation to comply. The First Notice of Violation may provide more time for you to you comply, but such time to comply will not be less than 14 days.
  - 2. A Second Notice of Violation/Hearing Notice will be sent if the violation is not cured in the period provided in the First Notice of Violation. The Second Notice of Violation/Hearing Notice will provide a Hearing date/location and the fine amount imposed by the Association, if any. At the Hearing, the Special Review Committee ("SRC") will review the information related to the violation and the imposed fine and will either confirm or reject the fine. At the Hearing, you will be able to explain why you are in non-compliance. Presence at the Hearing does not ensure rejection of the fine imposed.
  - 3. When a visible violation is cured, a photo must be submitted to the Association showing compliance.
  - 4. If a violation is cured, but continues at a later date, it will be considered a continuing violation and fines may be incurred from the First Notice of Violation.
  - 5. The SRC members are appointed by the BOD, from time to time. The SRC shall be composed of at least three (3) members. No SRC member shall be an officer, director, or employee of the Association or the spouse, parent, child, brother or sister of an officer, director, or employee of the Association.
- E. Fines may be incurred, due to non-compliance of these Rules and Regulations, the Architectural Guidelines, or the Governing Documents.
  - 1. Fines may not exceed \$100 per violation, **per day**.
  - 2. Fines may be levied against the Homeowner for each day of a continuing violation.
  - 3. A fine cannot be imposed without notice and an opportunity for a hearing.
  - 4. Homeowners incur fines, not tenants. However, fines may be imposed on any Homeowner or any Homeowner's tenant, guest or invitee.
  - 5. Continued non-compliance may result in legal action by the Association, at the Homeowner's expense.
  - 6. The maximum allowable fine shall not be more than \$1,500.00 for each violation.
  - 7. A fine less than \$1,000.00 may not become a lien against a Homeowner.
  - 8. If the violation is cured and the Homeowner later repeats the violation, the repeat violation may be treated as a new violation by the Association and any fines levied against the Homeowner for the repeat violations will be treated as separate fines for purposes of calculating the maximum allowable fine amount.
- F. The Association performs monthly inspections for exterior non-compliance.

Homes non-compliant to these Rules and Regulations or the Architectural Guidelines will receive a violation notice with a picture. A copy of the violation goes to The Meadows residence and the Homeowner's last known mailing address. Violations may be noted in the Minutes of the Board Meetings and added to Homeowner records

- G. After 10 days of written notice, any improvements or structures that have been added to any residential lot, without ARC approval, or if any conditions exist that are in violation of the Governing Documents, Architectural Guidelines, or these Rules and Regulations, the Association has the right, but is not obligated to, enter upon your residential lot to correct, or remove any items. This will be done at the sole expense of the Homeowner.
- H. The failure of the Association to enforce any rules, regulation, covenant, restriction, obligation, right, power, privilege, authority or reservation contained in these Rules and Regulations, the Architectural Guidelines, or the Governing Documents, however long continued, shall not be deemed a waiver of the right to enforce the same thereafter as a breach or violation.

## **II. Architectural Request Requirements/Review Process/Guidelines**

All Homeowners must comply with the Architectural Guidelines adopted by the BOD, as amended from time to time, contained in the attached "Exhibit II", attached hereto and incorporated by reference.

## **III. BOD Meetings and ARC Meetings**

- A. All individuals attending any BOD meeting, SRC meeting, or ARC meeting must behave in a respectful manner. No offensive comments or behavior will be tolerated; you will be asked to leave.
- B. Only Agenda items are to be discussed at the meetings unless the BOD raises new matters at a meeting or discusses "New Business" items.
- C. During the Open Forum section of the meeting, Homeowners may discuss the topics of the Agenda. Each Homeowner will have 3 minutes to discuss, unless otherwise granted more time by the BOD.
- D. Any Homeowner that would like to add an item of business to the meeting's Agenda must submit the topic in writing, to the Association. Items must be submitted by 5pm, on the Friday preceding the meeting.

## **IV. Sales**

- A. If a home is pending a sale, any violations must be cured prior to Closing. It is the seller's/seller's agent's responsibility to address these issues. If a sale closes with the violation still active, the new owner must bring the property into compliance.
- B. "FOR SALE" signs may be placed on the Homeowner's property. These signs may not be placed in the Common Areas and must comply with the Governing Documents and Architectural Guidelines.
- C. Sales agents must request an Estoppel from the Association
- D. It is the responsibility of the seller/seller's agent and/or the buyer/buyer's agent to supply the buyer(s) with the Governing Documents of the Association and these Rules and Regulations.
- E. It is the responsibility of the Homeowner to call the County for any bulk pick-ups after move-out.

**V. Rentals**

All Homeowners must comply with the rules and regulations contained in the attached “**Exhibit V**”, and complete the attached “**Exhibit V**”, attached hereto and incorporated by reference.

**VI. Pets**

- A. Pets must be on a leash when outside of the home unless the animal is in a fenced back yard.
- B. If your pet, or any other animal in your possession, defecates on any property, other than your own, you shall remove and dispose of the feces properly.
- C. Remove and properly dispose of animal feces on your property, as it becomes offensive to your neighbors and causes unsanitary conditions.
- D. It is unlawful for an owner of an animal or any person in control of an animal to allow the animal(s) to bark, meow, whine, howl, or make other sounds common to the species, persistently or continuously for a period of 30 minutes or longer.
- E. No animal(s) shall be kept on the property for commercial or breeding purposes.
- F. No more than 2 animals may be kept on the property, without written BOD consent.
- G. If any animal becomes dangerous, a nuisance, or destructive, the BOD has the right to require removal of the animal.
- H. Cats must be kept inside, always, unless in a crate or on a leash.
- I. Birds and rabbits must be in cages always.
- J. If you feel threatened by an animal, contact Animal Control. (904) 209-0655 or <http://www.sjcfl.us/AnimalControl/index.aspx>.

**VII. Driveways/Sidewalks**

- A. Driveway painting is prohibited.
- B. Large cracks must be repaired.
- C. Rust stains must be removed.
- D. No shed, trailer, mobile home, tent or boats may be stored in the driveway, or any other location, on the residential lots, which may be visible from the street or any other residential lot.
- E. The ARC must approve driveway extensions.
- F. Sidewalks cannot be altered, changed, tiled or re-paved.
- G. Sidewalks cannot be obstructed; pedestrians have the right to walk across any sidewalk owned by the county.
- H. The section of the sidewalk that is part of your driveway, should be left clear of vehicles.

**VIII. Garbage and Recycle**

- A. Collection Dates:
  - Trash: Monday
  - Recycle: Tuesday
  - Yard waste: Tuesday
- B. Trash and recycle bins must stay out of street view. They may be stored on the side of your home or screened from street view and screened from the view of other residential lots.
- C. The bins may not be put at the curb any earlier than 6pm, the evening prior to pick up. The bins must be put back, out of view, no later than 11pm the day of pick up
- D. No trash, rubbish, debris, waste material, etc. should be deposited or allowed to accumulate on any part of the property.
- E. Contact the county if your pick-up was missed or if you have bulk items.

**IX. Vehicle/Parking**

- A. All vehicles located on a residential lot, or community street, must be operational and have valid tags.
- B. Mechanical work, repairs, and body work that lasts longer than two (2) hours, is not permitted, unless in the garage.
- C. No vehicle shall park within twenty (20) inches of any front lot line, any side street line, or any side lot line for longer than one hundred twenty (120) minutes (2 hours). This restriction is not intended to restrict permitted vehicles from parking in residential driveways in compliance with these Rules and Regulations and the Governing Documents.
- D. All Homeowners shall, at all times, comply with the St. Johns County Parking Ordinance, as amended from time to time. Ord. 2015-30
- E. Private automobiles of guests of occupants may be parked in the driveways and other vehicles may be parked in the driveways during the times necessary for pickup and delivery service and solely for the purpose of such service.
- F. As a courtesy, please do not park in front of your neighbor's mailbox or trash/recycle bins.
- G. No parking on the grass.
- H. No parking on the sidewalks.

All rules, regulations, restrictions and reservations provided in the Governing Documents are incorporated in these Rules and Regulations by reference.