



May 31, 2024

The Meadows

At World Golf Village

Saint Augustine, FL 32092

Page 1 of 1

Dear Neighbors,

Rental Restriction Amendment Recorded

We are writing to provide an update regarding the amendment to the CC&Rs to restrict rentals in our community, The Meadows at World Golf Village.

As previously communicated, at the Board of Directors meeting on Thursday, May 23rd, 2024, the ballot tallies were reviewed and certified, with 82.8% of votes cast in favor of the proposed amendment to Section 8.1 of the CC&Rs to restrict rentals.

We are pleased to inform you that the **amendment has now been officially recorded at Official Records book 5956, page 1875 et seq., of the public records of St. Johns County, Florida.** [St Johns Official Records Search](#)

The Board is currently working on implementing the necessary procedures and processes to enact this amendment effectively. We understand the significance of this decision and its impact on our neighborhood. However, we believe this amendment reinforces our community's commitment to preserving the character and property values of The Meadows that originally attracted many of us to live here.

Once again, we extend our gratitude to everyone who participated in this democratic process by making your voice heard through your vote. Your engagement and support in shaping the future of our community are invaluable.

Please feel free to reach out to the Board with any questions or concerns regarding this amendment. We will continue keeping all homeowners updated as we progress with the implementation.

Sincerely,

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

Office: 904-940-1227

Mobile: 904-347-9898

Email: mkrugman@themeadowswgv.com

Website: themeadowswgv.com

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

Blog: themeadowswgv.com/blog



Meadows HOA FB



June 3, 2024

The Meadows

At World Golf Village

Saint Augustine, FL 32092

Page 1 of 1

PUBLIC NOTICE

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MEADOWS AT SAINT JOHNS

PLEASE TAKE NOTICE that the amendment to Article VIII, Section 8.1 - USE OF PROPERTY of the existing Covenants, Conditions, Restrictions and Easements for The Meadows At Saint Johns was duly adopted and approved by the Association membership by a vote of not less than two-thirds of the owners by way of written ballot voting by mail through which a quorum was attained, in accordance with the governing documents of the Association. Said amendments were approved by a proper percentage of the voting interests of the Association.

The text of the amendment was included in the Notice of Written Vote Ballot on Rental Restriction Mailing (April 2024) mailed to all owner members of The Meadows at Saint Johns Owners Association, Inc. for the vote closing on May 17, 2024

A few key points from the amendment of Article VIII, Section 8.1 are:

1. Renting or leasing of the entire home/lot is allowed, but with several restrictions:
 - A maximum of 120 homes can be leased at any given time, plus some hardship exceptions allowed.
 - Leases must be for a minimum 6 month term.
 - No more than 3 lease periods allowed per home in a 12 month period.
 - Owners must provide a copy of the signed lease and tenant info to the HOA.
 - Tenants must comply with all HOA governing documents and rules.
 - The owner remains responsible for the tenant's compliance.
2. Subleasing or renting out individual rooms is prohibited
3. Hardship exceptions allowing an owner to lease for up to 24 months can be granted by the HOA board on a case-by-case basis for circumstances like medical reasons

The few key points listed above are for informational purposes only. The full text of the amendment is available for review online at www.themeadowswgv.com/download. The amendment was approved by an affirmative vote of 82.8% of the total eligible vote ballots returned.

The amended Declaration of Covenants, Conditions, Restrictions and Easements became effective on May 29, 2024 and binding upon all owners and their tenants, guests and invitees.

The Amendment is recorded at Official Records book 5956, page 1875 et seq., of the public records of St. Johns County, Florida.

If you would like a copy of the recorded Amendment, you can

- download the document from www.themeadowswgv.com/download,
- send an email to info@themeadowswgv.com, or
- submit a request to **The Meadows at WGV HOA, 11555 Central Parkway, Suite 801, Jacksonville, Florida 32224.**

Kindly provide your email address, mailing address, and name with your request.

The Meadows at Saint Johns Owners Association, Inc.
Board of Directors