



THE MEADOWS AT WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

RENTAL REGULATIONS FOR OWNERS & TENANTS

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Rental Regulations for Owners & Tenants

The Meadows at Saint Johns Owners Association, Inc.

Introductory Summary

This comprehensive rental regulation document conveys essential information regarding property leasing within The Meadows at Saint Johns, a deed-restricted community committed to maintaining high property values and quality of life standards. Drawing from the Board-adopted Covenants, Conditions, and Restrictions (CCRs) as amended in 2024, along with related governing documents, this reference guide presents rental procedures and rules in a condensed format designed to be useful for property owners and tenants navigating the community's rental requirements.

Key Highlights:

The regulations present a rental cap of 120 homes that may be rented simultaneously within the community, with properties owned on or before May 28, 2024, receiving grandfathered status exempt from this limitation. All rental arrangements must involve written lease agreements with minimum six-month terms, effectively prohibiting short-term vacation rentals and transient accommodations such as Airbnb or VRBO.

Property owners must obtain rental permits before advertising or leasing their homes, with two permit classes available: Grandfathered Class permits for pre-existing owners and Standard Class permits for newer property acquisitions. The permit system includes a chronological waiting list when the rental cap is reached, ensuring fair access while maintaining community standards.

This document packages clear responsibilities for both owners and tenants, including mandatory tenant education on community rules, proper documentation requirements, and compliance monitoring. Special provisions address hardship situations where owners may need to lease due to medical, health, or emergency circumstances, with these arrangements exempt from the standard rental cap.

Enforcement mechanisms protect community standards through progressive violation procedures, with owners remaining liable for tenant compliance. The regulations also include comprehensive disclosure requirements for potential property purchasers, ensuring transparency about rental restrictions and permit availability.

This reference document represents a user-friendly presentation of rental management procedures, helping owners and tenants understand the community's rental framework while preserving its owner-occupied character and providing reasonable accommodation for legitimate rental needs and hardship situations.

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The Meadows at Saint Johns Owners Association, Inc.

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THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

RENTAL REGULATIONS *FOR OWNERS & TENANTS*

I. OVERVIEW AND PURPOSE

The Meadows at Saint Johns is a deed-restricted community committed to maintaining high standards of living and preserving property values. These rental regulations have been established by the Board of Directors in accordance with Article VIII, Section 8.1 of the Community's Covenants, Conditions, and Restrictions (CCRs), as amended in 2024.

Our rental regulations serve to:

- Preserve property values and community stability
- Maintain the residential character of our neighborhood
- Ensure a high quality of life for all residents
- Attract potential buyers who value owner-occupied communities

II. RENTAL LIMITATIONS AND DEFINITIONS

2.1 Rental Cap

A maximum of **120 homes** may be rented at any given time within the community. Properties owned on or before May 28, 2024, have grandfathered status and are not subject to the cap limitation.

2.2 Definition of Leasing

Leasing is defined as the occupancy of a residential dwelling by any person other than the Owner, for which the Owner receives any consideration or benefit. Key requirements include:

- Tenants must be natural persons (not corporations, partnerships, LLCs, trusts, etc.)
- Properties may only be leased in their entirety
- Individual room rentals and rent-sharing arrangements are prohibited
- Rentals to immediate family members are not restricted by the rental cap

Prohibited rental arrangements include:

- Short-term vacation rentals (Airbnb, VRBO, HomeAway, etc.)
- Corporate housing or executive housing arrangements
- Corporate hoteling or temporary business accommodations
- Boarding houses, rooming houses, or shared housing with multiple unrelated tenants
- Hotel-style or motel-style accommodations
- Bed and breakfast operations
- Transient lodging or nightly/weekly rentals
- Subletting arrangements where tenants rent to others
- Co-living arrangements with separate rental agreements for individual rooms
- Any rental arrangement with terms less than 6 months
- Rental to business entities rather than individual persons

III. LEASE REQUIREMENTS

3.1 Minimum Lease Terms

- All leases must be **written agreements**
- **Minimum lease term: 6 months**
- No short-term rentals (Airbnb, VRBO, etc.) are permitted
- Maximum of 3 rental periods per 12-month period per property
- Early termination clauses that reduce the term below 6 months are prohibited (except for tenant default)

3.2 Prohibited Uses

- Boarding houses, hotels, motels, or transient accommodations
- Subletting by tenants
- Separate rental of rooms within the same home
- Any rental arrangement not in compliance with community standards

IV. RENTAL PERMIT REQUIREMENTS FOR PROPERTY OWNERS

4.1 Permit Classes

Grandfathered Class Permits (Properties owned on or before May 28, 2024):

- May be issued regardless of the 120-unit cap
- Not subject to waiting list
- Non-transferable and specific to the owner and property

Standard Class Permits (Properties acquired after May 28, 2024):

- Subject to the 120-unit cap
- May be placed on a chronological waiting list when cap is reached
- Permits issued in order as they become available
- Non-transferable and specific to the owner and property

4.2 Pre-Rental Requirements

Before advertising or entering into any lease agreement:

1. **Written Application:** Submit written rental permit application to the Management Company
2. **Rental Permit:** Obtain a rental permit from the Association
3. **Account Current:** Ensure all HOA assessments are current

4.3 Permit Application Process

Initial Application must include:

- Owner's name, address, and contact information
- Property address
- Date of property acquisition
- Disclosure of any previous permit applications for the property
- Proposed lease commencement date
- Certification that Owner is current on all assessments
- Acknowledgment of rental restrictions and requirements

Applications are processed within 10 business days of receipt.

4.4 Waiting List Management

When the 120-unit cap is reached, Standard Class permit applications are placed on a chronological waiting list.

When permits become available:

- Next owner on the waiting list is notified
- Owner has 15 days to confirm intent to lease
- If declined or no response, moves to next on list

Voluntary Withdrawal: Owners may withdraw from the waiting list at any time without penalty. Re-application requires a new position at the end of the list.

4.5 Permit Conditions and Status

Permit Status Types:

- **Current:** Permit is valid and rental activity authorized
- **Suspended:** Permit temporarily inactive due to assessment delinquency or documentation non-compliance
- **Expired:** Standard Class permits expire if not actively pursuing rental activity within any 90-day period
- **Waitlisted:** Standard Class permit awaiting availability under cap

Assessment Delinquency Impact:

- When owners receive a Notice of Intent to Lien for delinquent assessments, permits are automatically suspended
- Existing leases may continue through their current term
- No new rental activity may be initiated during suspension
- Permits are restored within 10 days once assessments become current

V. DOCUMENTATION REQUIREMENTS

5.1 Pre-Occupancy Documentation Timeline

Standard Timeline: When lease is executed more than 15 days before occupancy:

- Submit all required documentation at least 10 days prior to occupancy

Expedited Timeline: When lease is executed 15 days or less before occupancy:

- Submit all required documentation as soon as possible but no later than 10 days after lease execution

5.2 Required Documentation from Owners

Submit the following documents according to the timeline above:

- Copy of signed lease agreement
- Owner contact information
- Tenant contact information (name, phone, email)
- Vehicle descriptions for all tenant vehicles
- Pet information (if applicable)
- Completed tenant acknowledgment and communication forms

5.3 Documentation Compliance

Grace Period: Owners may request up to a 15-day extension for good cause delays

Non-Compliance Consequences:

- Day 1-15 after deadline: Administrative notice
- Day 16-30 after deadline: Warning of permit suspension
- Day 31+ after deadline: Permit suspended (no new rental activity authorized)

VI. OWNER RESPONSIBILITIES

6.1 Tenant Education and Compliance

- Provide tenants with complete community rules and regulations **before lease signing**
- Ensure tenant compliance with all community regulations
- Maintain responsibility for tenant behavior and any rule violations
- Monitor and enforce compliance throughout the lease term

6.2 Property Standards

- Maintain property in accordance with community standards
- Address maintenance issues promptly
- Ensure proper insurance coverage is maintained
- Respond to Association communications regarding tenant issues

6.3 Legal and Financial Obligations

- Owners remain personally liable for tenant violations
- Cannot assign HOA obligations to tenants
- Responsible for eviction proceedings if necessary
- Subject to fines and legal action for non-compliance

VII. TENANT REQUIREMENTS AND COMMUNICATIONS

7.1 Community Integration

Tenants are encouraged to:

- Register for community email communications
- Participate in appropriate community activities
- Maintain respectful relationships with neighbors

7.2 Tenant Obligations

- Comply with all community rules and regulations
- Maintain property according to community standards
- Report maintenance issues to property owner promptly
- Update contact information as needed
- Respect community quiet hours and common areas

7.3 Required Documentation from Tenants

- Acknowledge receipt of and agreement to follow HOA governing documents
- Provide contact information and communication preferences
- Register vehicles and pets as required

VIII. HARDSHIP PROVISIONS

Owners facing medical, health, or other justifiable hardships who are unable to occupy their residence for at least 4 months may apply for special consideration:

8.1 Hardship Leasing Permits

- Available for owners unable to occupy their home for more than 4 months
- Written application required with supporting documentation
- Board approval by majority vote applying established reasonableness standards
- Maximum hardship period: 24 months
- Does not count against the 120-unit rental cap
- May re-apply for additional terms with demonstration of continuing hardship

8.2 Emergency Situations

For Federal/State Emergency Declarations or other Board-determined qualifying emergencies:

- Expedited processing available (target: 3-5 business days)
- Direct coordination between Board and Management Company
- May allow provisional approval pending receipt of supporting documents

8.3 Application Process

Submit written application including:

- Nature and duration of hardship
- Supporting medical, military, employment, or emergency documentation
- Proposed lease terms and tenant information

IX. ENFORCEMENT AND VIOLATIONS

9.1 Violation Process

- Violations reported to property owners immediately
- Owners responsible for correcting tenant behavior
- Progressive enforcement may include fines and legal action
- Association may initiate eviction as owner's agent if necessary

9.2 Enforcement for Non-Compliance

Leasing without a valid permit constitutes a material breach of the CCR and may result in:

- Formal violation notices
- Permit suspension or revocation
- Legal action to restrain ongoing violations
- Assessment of fines, costs, and attorney fees
- Other equitable remedies as authorized by governing documents

9.3 Assessment Delinquency

Properties with delinquent HOA assessments cannot be leased until accounts are current, unless written consent is provided by the Association.

X. PURCHASER DISCLOSURE

10.1 Estoppel Certificate Information

All estoppel certificates include rental restriction information:

- Notice of rental limitations under the CCRs
- Current permit availability status
- Waiting list information when applicable
- Reference to complete governing documents

10.2 Buyer Awareness

Prospective purchasers should be aware that:

- Standard Class rental permits may not be immediately available
- Waiting lists may exist when the 120-unit cap is reached
- The legal text of rental amendments is contained in the recorded Declaration and amendments
- Complete rental restrictions and implementation procedures are contained in the Association's "Rental Management and Compliance Policy" and "Rental Procedure Manual" available on the Association website at themedowswgv.com/rental

XI. CONTACT INFORMATION AND RESOURCES

11.1 Management and Board Contacts

- **Management Company:** themedows@thecamteam.com
- **HOA Board:** hoaboard@themedowswgv.com
- **Website:** themedowswgv.com
- **Forms:** themedowswgv.com/rentals

11.2 Required Forms and Documents

The following forms are available on the Association website at themedowswgv.com/rentals and from the management company:

- Rental Permit Application
- Hardship Leasing Application
- Lease Documentation Checklist
- Tenant Acknowledgment and Communication Forms
- Current Association Rules and Regulations
- Sample lease clauses for HOA compliance

XII. IMPORTANT LEGAL NOTES

12.1 Grandfathered Properties

Properties owned on or before May 28, 2024, may continue under existing arrangements but must comply with all other provisions upon lease renewal.

12.2 Florida Statute Compliance

These regulations comply with Section 720.306(1)(h), Florida Statutes, and apply to:

- Owners who consented to the 2024 CCR amendment
- All owners who acquired title after the amendment's recordation

12.3 Association Rights

The Association serves as a third-party beneficiary to all leases and maintains the right to enforce lease terms and community standards directly against owners and tenants.

12.4 Additional Information

For detailed operational procedures and additional information, owners and tenants may reference the complete Procedure Manual for Implementation of Rental Restrictions available on the community website.

This policy is effective as of the date of adoption and supersedes all previous rental-related communications. Owners are responsible for staying current with policy updates and ensuring compliance with all provisions.

For the most current version of this document and related forms, please contact the management company or visit the community website.

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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

**