

THE 300 PROPERTY OWNERS ASSOCIATION STANDARDS

Rules & Regulations

Established May 2008

Revised August 2022

Note: These Rules & Regulations have been set up to clarify some of the language in *The Meadows 300 Declaration of Covenants and Restrictions* – ARTICLE VII – Use of Property Sections 1-4.

Violations of these Rules & Regulations may be subject to any of the remedies set forth in the Declaration of Covenants and Restrictions

Visit our Website: www.meadows300.com
Meadows' Office is located at the North Pavilion
Office Hours: M-F 9:00 A.M. to 12:00 P.M. 561-967-6786
ELEVATED PROPERTY MANAGEMENT, LLC
Patti Servidio, Property Manager
elevatedpropmgmt@outlook.com

MEMBERSHIP

Anytime an owner sells their property:

- A copy of Declaration of Covenants & Restrictions and a copy of **The Standards** is to be provided to buyer. Copies are available through *The Meadows 300* Management office.
- A copy of the recorded Deed is to be given to the Association.

LAND USE

- Yard/garage sales are permitted, City permit is no longer required.
- NO lot shall be used except for residential purposes. Air B&B's, VRBO's, or any Business that attracts foot traffic is **PROHIBITED**. For example: *Children's Day Care centers, hair/nail salons etc.*

CHANGE IN BUILDINGS/ ARCHITECTURAL CONTROL

- No external change to house or addition to lot is permitted without prior approval by the Architectural Control Committee (ACC). *This includes roof repairs and new roof installations.*
- Paint colors must be selected from *The Meadows Home Color Palette Book* located at the North Pavilion Office.

MAILBOXES

Mailboxes must be approved by the ACC and compliment the home's exterior. They must also comply with USPS standards. Please see the palette book for examples. you must submit your choice along with a photo, to the ACC for approval prior to installation.

NUISANCES

Nuisances are described as:

- Ladders, wood, metal, plastic products, gardening tools, wheelbarrows, equipment, etc.
- Toys, bikes, sports goals left in the front yard, on sidewalks, on streets unattended, or items that restrict passage of sidewalks or streets **must be stored out of sight from**

the street and adjoining properties if not in use.

- Children playing on other properties without permission.
- Parking in front of any neighbor's property without permission.

SIGNS

All signs including For Sale/For Rent/Realtor signs are **NOT** permitted on any lot or *common ground* at any time.

- Garage/Yard Sale and Open House signs are permitted on Saturday/Sunday from 8 A.M. – 6 P.M. ONLY.

PETS

- Owners must clean up after pets on their lot, other owner's lots and common ground.
- Owners must comply with County/City leash laws.
- Pets should not be left unattended for long periods of time and should be brought in if there is excessive barking.

DISTURBANCES

Unreasonably loud noises, disturbing to other residents from 10 P.M. to 7:00 A.M. are not permitted by City Code.

EXTERIOR APPEARANCE & LANDSCAPING:

Lawns must be mowed, edged, trimmed and clippings must be cleaned up from the street and sidewalk.

Holiday yard and house decorations may be installed 30 days prior to Holiday and must be removed within 21 days after observed Holiday.

HURRICANE SHUTTERS:

- Permanent shutters (Accordion, Bahama, aluminum, steel, or plastic panels) must be approved by the ACC. If house is unoccupied, they may be left in place from

June 1st to Nov. 30th. If house is occupied window coverings, including temporary shutters, plywood or other, may not be installed until 72 hours prior to a **Watch** being issued and must be removed within 72 after termination of the **Warning**.

- Window treatments- Foil, bed sheets, flags and/or temporary mosquito nettings/screens covering window or door (including garage) opening are not permitted.
- Home must be clean of rust and mildew and painted when paint is faded or peeling with colors approved & chosen from the Home Color Palette Book.
- Driveway and sidewalks are to be kept free of grease, oil, rust and mildew.
- Repair broken windows, torn screens.
- Roofs should have no broken/missing shingles/tiles and should be kept clean of dirt and mildew.
- Trees should be kept trimmed and dead palm fronds removed; shrubs should be trimmed and not encroach walkways or streets.

VEHICLES

- Vehicles are not allowed to park on the street as per City Code.
- No parking that restricts the passage of sidewalks and streets.
- No boats, trailers and/or RV's/campers are permitted to be parked anywhere at anytime in *The Meadows* unless inside a garage with the door closed.
- Commercial vehicles are only permitted if conducting service or if they are stored inside a garage with the door closed or if the commercial lettering is **completely** covered with magnets as to not be visible.
- No car maintenance is permitted unless done inside a garage, including oil changes.

Vehicles in violation that fail to adhere to Code Enforcement **will be subject to towing, at the Owner's expense.**

- **NO vehicles are allowed to park on the grass at any time.**
- All vehicles must have street legal exhaust systems.
- **All vehicles must be registered and licensed and have a valid license plate.**

FENCES

- Must be of commercial quality (board on board, shadowbox. Aluminum, wood, plastic polymer) and if over four feet, must be of decorative character.
- Per City Ordinance, no Fences or Living walls shall be permitted to be erected in the back of homes and sides of homes on lakes.
- Must be kept clean of mildew, rust and rot.
- Missing or broken panels or pickets must be replaced, keep gates closed when not in use.
Wire fencing is not permitted.

TEMPORARY STRUCTURES

- No tents, sheds, temporary and/or accessory building or structure shall be erected on any of the lots or common areas.

GARBAGE & TRASH DISPOSAL

MONDAY- regular trash, vegetation and large (bulk) items. *Bulk items that are larger than a standard refrigerator may not be picked up.*

THURSDAY- regular trash and recycling:

- Store trash and recycling containers out of sight from the street and adjoining neighbors.
- Put out after 6p.m. the day before and put away before 8p.m. the day of pickup.

- Clean up debris left behind after pickup. Trash and/or vegetation is not to be left anywhere and disposing of it is the responsibility of the homeowner.

Lakes:

Any home that is located on a **lake** is not permitted to have a fence, living hedge, or shrubs in the back, or sides of the home.

SOUTH & NORTH PAVILION GATE:

For a code to open the South & North Pavilion Gates, call the N. Pavilion Office.

COMMON AREA

- Pavilion use may be reserved on a 1st come 1st serve basis:
 - Please contact manager for information
- **NO MUSIC OF ANY KIND IS PERMITTED AT THE SOUTH PAVILION, and if management or the Board of Directors receives a noise complaint, your event will be stopped, and the deposit will be kept by The Meadows 300 POA.**
- **Pavilion areas close at dusk and ALL events must be over by 6PM, this is nonnegotiable.** *All attendees & owners must vacate the Pavilions & parking lots, no later than 6 PM.*
- Playground- ○ Pets are NOT permitted. ○ For children ages 2-12.
- Tennis & Pickleball Courts: Skateboarding, and/or rollerblading is not permitted.