

**Meridian Acres Community Association - Summary of Covenant Violations**  
**(See MACA CCRs for full text)**

**Art VI Use Restrictions**

- Sec 1 Structures:** Dwelling, Garage, Out Buildings -Single family residential use
- Sec 2 Single residence:** Only the house is to be the principal residence
- Sec 3 No 'Commercial Purposes':**  
**No Annoyance or nuisance to the neighborhood**  
**No Dumping Grounds** - Use sanitary containers  
**Burning:** IAW County Regs
- Sec 4 Setback:** No building within 25' of street
- Sec 5 Building Appearance:** within reason in harmony with other structures in the community  
**Clean and presentable**
- Sec 6 Sewer,** must hook up if available
- Sec 7 Animals:** no commercial purposes  
Reasonable number  
Conditions not an annoyance or nuisance  
Kept indoors or kenneled 20' from residence  
Clean up fecal matter, no accumulation offensive to neighbors  
No cattle, poultry, swine, horses or similar animals
- Sec 8 Fences:** 6' max height. May not extend past the front of the house
- Sec 9 Lots:** Shall be maintained in a sanitary and neat condition.  
Free of vehicles, rubbish, junk, trash, debris, unused/unusable tools and equipment  
Keep mowed and free of weeds
- Sec 10 No signs, except:** one professional sign of not more than one square foot  
one sign for property sale/lease  
Political sign in the season
- Sec 11 No drilling, mining or related equipment/materials**
- Sec 12 Protective screening**
- Sec 13 Obstructing sight lines:**  
No fence, wall, hedge or shrub will obstruct the line of sight 2'-6' above the ground  
between the two points 25' either side of a corner/curve  
No fence, wall, hedge, shrub or tree will obstruct the line of sight 2'-6' above the ground  
between the points 10' from either side of a driveway
- Sec 14 Trailers/RVs:** One travel trailer, recreational vehicle or boat trailer may be parked on a lot  
Must be at least 30' from the front property line.  
Must not be used as either a temporary or permanent residence  
**Exception:** Memorial Day to Labor Day Weekends: Must not impact traffic.  
Fall & Winter Months: 72 Hrs for loading/cleaning  
**Only vehicles** in driveways  
**Motor Vehicles** in state of Disrepair or Disassembly may not to be visible at any time
- Sec 15 Painting (Exterior):** see architectural committee
- Sec 16 Roofing & roofing materials:** see architectural committee
- Sec 17 Trash/Recycle Cans:** must be stored behind the front of the house or fenceline

**Art VII General Provisions**

- Sec 6 Fines:** The board will investigate the validity of the complaint within 14 days of receipt  
Certified letter to the violator  
Violator has 14 days to request a hearing  
Non-Correction within 30 days: \$125 fine every 30 days, max of \$500 total  
Once max fine is reached a lien will be placed on the lot, **or a lawsuit may be filed**  
**to collect unpaid fines, attorney's fees and costs\***  
Multiple violations can result in multiple fines

**\*Authorized by law, not in the CCRs or By-Laws**