

**RULES AND REGULATIONS
OF
VILLAGE –MEADOWS HOMEOWNERS’ ASSOCIATION**

VILLAGE-MEADOWS HOMEOWNERS’ ASSOCIATION. (“Association”), acting through its Board of Directors (“Board”), has adopted the following Rules and Regulations (“Regulations”). These Regulations may be amended from time to time by resolution of the Board.

As used in these Regulations the term “Owner” shall apply to the owner of any lot, with or without improvement or residence, to his family, to his tenants whether or not in residence, servants, employees, agents, visitors, and to any guests, invitees or licensees of that Owner, his family, or tenant of that Owner. As used in these Regulations the term “Association” shall include the Master Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.

1. The association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Association or the Board.
2. All Owners of any Lot are to inform family, guests, visitors, servants, employees, contractors, non-owners upon the Property (The Meadows and The Village at The Meadows) of these Rules and Regulations.
3. The entrance and streets shall not be obstructed or used for any other purpose than ingress to and egress from the Property.
4. No article (including, but not limited to, garbage cans, grills, boats, chairs and swings) shall be placed in any of the Common Areas, except those areas specifically designated by the Association.

5. Each Owner shall make a concerted effort to keep his Lot and Improvement or Residence in a good state of preservation and cleanliness.
6. No window guards or other window decorations shall be permitted on any Improvement or Residence except such as shall have been approved in writing by the Board. No foil or any reflective materials shall be permitted.
7. Nothing shall be done in any Improvement or Residence that may impair the structural integrity of the Improvement or Residence, or that may change the Improvement or Residence structurally as to be a hazard to the Owner or other Owners within the Property.
8. All Owners shall use the approved mailbox as provided to Owner at time of purchase. In the event of mailbox failure or destruction, the Owner will contact the Association for purchase of an approved replacement to maintain uniformity. No vinyl, brick, or wooden mailboxes shall be permitted in the Property.
9. All Owners receiving goods and/or services from persons operating heavy trucks (concrete, building supply, landscaping and sod) shall instruct the truck drivers to use the Construction entrance designated by the Board.
10. Unless otherwise authorized by the Association, the Common Area parking lots shall not be used for any other purpose than parking automobiles. No buses, trucks, tractors, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways. No automobiles shall be offered "For Sale" from the Common Area parking lots.
11. All vehicles in the property must have current license and be in good operating condition.

12. All Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by proper governing authorities. Vehicles parked in violation may be towed away at the Owner's sole risk and expense.

13. The Board may from time to time curtail or relocate any portion of the Common Areas devoted to recreation, storage or service.

14. All Common Area parks, and green spaces shall be maintained by the Association and are provided solely for the use of Owners, Owner's family and invited guests. Persons using the Common Areas not having ownership in the Property must be accompanied by an Owner or member of the Owner's family.

15. All Common Area parks and green spaces are available for use by the Owners, Owner's family and invited guests seven (7) days per week. Use of the pavilion and/or playground for specific events (parties, reunions, rallies and meetings) shall be arranged and reserved at least seven (7) days in advance by contacting the Association. No Owner shall be allowed to reserve the pavilion or playground for over five (5) continuous hours.

16. Owners reserving the playground for specific events shall be required to clean the playground after usage by sweeping, removing all debris and garbage, and performing an overall policing of the surrounding grounds.

17. No use of the playground shall be permitted past 10 PM each evening regardless of the hour such event begins.

18. No form of commerce, sales, auctions, garage sales or flea markets shall be conducted at the playground.

19. The playground is provided for use of all Owners, Owner's family and invited guests. Children below six (6) years of age must be accompanied by a parent, guardian, sitter or sibling of responsible age, ten (10) years or older. Persons using the playground not having ownership in the Property must be accompanied by an Owner or member of the Owner's family.

20. All Owner's pets and pets of guests must be kept upon the Owner's Lot, under fence or inside the Improvement or Residence. Pets shall be permitted to be walked on leash. Owners shall be responsible for the cleaning and removal of any pet waste deposited on another owner's lot or on any Common Area.

21. All Owner pets shall be required to have a collar with identifying name tags containing all pertinent contact information for the ease of locating the respective Owner if pet gets loose or strays.

22. Loose and stray pets shall not be permitted. Any loose or stray pets shall be removed from the Property at their Owner's expense.

23. Owners shall not be permitted to own or possess so called free-roaming cats.

24. The Owner of any pet or animal shall be liable for any and all damages caused by such pet or animal to the Common Areas or Common Elements, or to any other property operated by the Association.

25. All persons shall be properly attired when using any of the Common Areas.

I hereby certify that the above set of Rules and Regulations were adopted by the Village-Meadows Homeowners' Association acting through its Board of directors, at its meeting held on the _____ day of _____, 2004.

Secretary
The Village-Meadows Homeowners'
Association