

- It will be the responsibility of the owner to document to the satisfaction of a Board Director before the violation fine can be stopped.
- Garages, sheds, tents, carports, lanais, and outbuildings shall NOT be used as sleeping areas.
- *Any violation or suspected violation of the above rule will be immediately reported to Citrus County Code Compliance and be subject to a **\$25/Day** fine at the sole discretion of The Board of Directors.*
- It will be the responsibility of the Owner to document to the satisfaction of a Board Director before the violation fine can be stopped.

8. RENTALS & TENANTS

Short-Term Rentals

- Effective March 1, 2026, any Owners using their homes as an Air B&B, or similar short-term rental platform is required to register their home with the HOA.
- *Failure to register will be subject to a **\$100/month** fine until the registration is submitted and approved by the HOA*

Home Owner Responsibilities

- It is the responsibility of an Owner of a home with tenants to:
 - Verify that they have the proper rental insurance.
 - Ensure tenants have trash service and a lawn maintenance company if they do not take care of the lawn and grounds on their own.
- Tenants may not sublease or substitute another person in any part of the home – NO EXCEPTIONS.

9. SALES & USE OF COMMON AREAS

- No property shall have more than **two (2) yard/garage sales per year**.
- Those sponsoring yard/garage sales must provide written notice to The Board 14 days **PRIOR TO** any sale. In the event The Board does not approve such sale, said homeowner/tenant may NOT conduct a yard/garage sale absent such approval. A rain date may be provided, if necessary.
- No boats, kayaks, rafts, or flotation devices shall be put into any of the water retention areas owned by The Meadows' HOA, Inc.