

Meadows of Citrus County Homeowners' Association, Inc.

Board of Directors Rules

March 2024

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Landlords are responsible to provide their tenant(s) a copy of the Board of Directors Rules and Article 13 of the Amended Declarations of Restrictions of the Meadows of Citrus County Homeowners' Association, Inc.

1. Driving of any go karts, motorized, electric or gas powered, mini bikes, motorized scooters, ATV's or any unregistered or uninsured vehicle is prohibited on the Meadows' private roads.
2. Burning of trash, papers, cardboard, brush, leaves or garbage is NOT permitted.
3. Homeowners or tenants may NOT have any breed of dog that is **Pit Bull or ANY PART Pit Bull** nor any animal that is vicious, bites or presents a danger to the community in The Meadows.
4. Animals must be confined, and when they are walked they must be leashed. Their droppings are to be picked up by the person walking the animal. The limit on the total number of dogs/cats per home is three (3) total
ADDITIONALLY, NO ANIMAL CAN BE TETHERED OUTSIDE UNLESS AN ADULT (18 OR OLDER) IS PRESENT AT ALL TIMES. FURTHER, LEAVING FOOD OUTSIDE FOR RESIDENT'S PETS AND/OR FERRAL CATS AND/OR OTHER ANIMALS IS STRICTLY FORBIDDEN. FINES FOR ANY ANIMAL VIOLATIONS TO BE ISSUED AT THE SOLE DISCRETION OF THE BOARD OF DIRECTORS.
5. All motorized vehicles must be kept on paved driveways. As some driveways are large enough only for one vehicle, additional motorized vehicles may be parked **PARALLEL** to the existing driveway. At no time shall a motorized Vehicles' be parked in a back yard or alongside a home. Motor homes are excluded provided Board of Directors written permission as stated in article 13.8 of the Deed Restrictions has been given.
All front, side and back yards, including covered areas, must be kept in a clean orderly manner. No trash or unsightly items shall be allowed in the front, side, or back yards or any area visible from the street including, but not limited to: driveways, porches, carports, sheds, or out buildings, to include but not limited to trash, debris, tires, household furniture, non-operational vehicles, and **vehicles not properly licensed and tagged.**
ALSO, ANY UNTAGGED OR ABANDONED OR INOPERABLE VEHICLE WILL BE CITED TO THE OWNER OF RECORD, AND IF NOT REMOVED WITHIN 14 DAYS, CITRUS COUNTY CODE COMPLIANCE WILL BE CALLED AND A \$25/DAY FINE WILL BE ISSUED AND ASSESSED TO THE OWNER OF RECORD UNTIL THE VIOLATION IS ABATED.
 - A) Temporary repairs, such as to roofs, windows, siding, etc., must be permanently repaired within **90 days** of any incident causing the damage.
 - B) All property must be maintained. This includes houses, sheds, fences, windows, doors, roofs, fascia, and any other items deemed necessary by the Board. The Board will have final discretion on these and any other property items and/or repairs.
 - C) All bushes, shrubbery, trees, etc. **IN FRONT, SIDE, AND REAR YARDS** must be kept trimmed and maintained. At no time shall a tree be allowed to interfere with traffic or the road system.
 - D) All lots shall be mowed and kept in a neat, orderly manner. The Board will have discretion as to the satisfactory appearance of yards.
 - E) All lots shall be maintained with grass or improved landscaping in the front, **SIDE, AND REAR** yards. Grass shall be neatly cut on a regular basis **FOR ALL FRONT, SIDE, AND REAR YARDS.**
ALL DEAD TREES, TREE TRUNKS, TRUNKS FROM CUT TREES, AND TREE STUMPS ARE NOT PERMITTED AND MUST BE CUT TO GROUND LEVEL, AND ALL DEBRIS AND CUTTINGS HAULED AWAY. FURTHER ALL FIREWOOD MUST BE NEATLY STACKED ON THE SIDE OR THE REAR OF A PROPERTY.
 - F) No signs, except security company signs (e.g., ADT) and real estate signs may be displayed. No flags may be displayed except American flags, Florida state flag, and U.S. military branch flags or POW-MIA flags.
6. No vehicle repairs or mechanical work other than simple maintenance (e.g., oil changes) shall be done on the property. All simple maintenance must be completed, cleaned up, and removed by the end of each day. Nothing

may be kept overnight, to include, but not limited to: oil spots, parts, debris, or any kind of “mess”. **No vehicle shall ever be put on blocks.**

7. IF more vehicles are parked on the property than the driveway accommodates, vehicles must be parked parallel to the driveway – never across the front of the property
8. No property shall have more than two (2) yard/garage sales per year. Those sponsoring sales must provide written notice to the board 14 days PRIOR TO any sale, and be subject to Board approval. 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.
9. No boat, kayak, raft or any other flotation device shall be put into any of the water retention areas owned by the Meadows’ HOA, Inc.
10. NO boats, trailers or RV’s may be parked in driveways or front yards. Permission must be granted from the HOA to keep such vehicles on the premises.
11. Commercial vehicles are generally not allowed on the premises unless approved by the BOD on a case-by-case basis.
12. **FAILURES OF ANY OWNER, TENANT, GUEST, OR OTHER PERSONS WHO VIOLATE THE SPEED LIMITS OR TO COMPLETELY STOP AT STOP SIGNS ARE SUBJECT TO FINES ISSUED TO THE VIOLATOR AND/OR PROPERTY OWNER AT THE SOLE DISCRETION OF THE BOARD OF DIRECTORS.**

Any notice by the Board of any violation of the Deed Restriction or Board of Directors Rules to a homeowner must be complied with within fourteen (14) days, or a fine of twenty-five dollars (\$25.00) **per day** shall be levied against said homeowner. Said fine must be paid to remain in good standing with the Association. Unpaid fines shall be grounds to initiate legal proceedings and foreclose on the property.

Any grievance filed by a property owner against said Board or their orders to comply shall be in writing to the Board within the initial fourteen (14) day period. During the appeal process, the property owner will have the opportunity to participate in a hearing in accordance with FS. 720.305. Any property owner may testify for or against the appeal all hearings and/or appeal processes.

Any property owner who has expressed interest or who has complained will be notified of the place, date and time such an appeal is to be held.

THE DECISION OF THE BOARD IS FINAL and will be defended by the corporate attorney in court at the expense of the property owner.

An inspection shall be made after the initial fourteen (14) day period allotted in the notification to verify compliance to the Board’s directive(s). The evaluation of whether or not a property has been brought into compliance is at the sole discretion of the Board.

Legal Expense was amended to include the following language: (February 13, 2002)

“In the event Declarant, the Association, and any owners incurs attorney fees in the enforcement or interpretation of the restrictions, covenants, easement and conditions contained in the Amended Declaration, the enforcing party will be entitled to recover

their reasonable attorney fees and costs incurred in enforcing or interpreting the same, including any attorney fees and costs incurred in the Association with any appeal.”

To view the complete Deed Restrictions online:

- Angela Vick Clerk of the Circuit Court & Comptroller Citrus County, FL | Official Website citrusclerk.org
- Click on [How can we help you?](#)
- Enter Dexter Villas and press enter

- Then click on [Deed Restrictions PDF](#)
- Scroll down to “[DEXTER PARK VILLAS AKA THE MEADOWS SUBDIVISION](#)” and “[DEXTER PARK VILLAS NKA THE MEADOWS](#)” and click on the links. There is a total of 8.

NOTE: NEW HOA e-mail address Meadowshoa11@outlook.com

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