

The Meadows Basic Restrictions

MOTOR VEHICLES

The speed limit on private roads is 25 mph unless posted otherwise.

No motor vehicle may be parked overnight on any private road. No motor vehicles, except golf carts, may be operated within the Meadows unless the vehicle and driver are duly licensed. No vehicle may be parked on any lawn, yard or other unpaved area except at active construction sites.

No restricted vehicle (truck, pick-up, racing car, bus, commercial vehicle or vehicle under repair) may be parked overnight at any place exposed to public view, unless in an area reserved for that purpose.

GOLF CARTS

Persons operating golf carts must be at least 16 years old.

Using golf carts on the bike paths, sidewalks or other common areas is prohibited. When bike paths and golf cart paths coincide, the path is considered a cart path and golf carts have priority of operation.

Golf carts shall be equipped with a warning device (bell or horn) and may be operated only during daylight hours unless equipped with approved head and rear lights.

Private golf carts registered with the MCA may be operated on the Meadows private roads. Such operation is subject to conditions described in the "Private Golf Cart Agreement".

BICYCLES AND BIKE PATHS

Use of bike paths is limited to bicycles and pedestrians. All bicycles using the bike paths must have a warning device (bell or horn).

Bicycles operating between sunset and sunrise must be equipped with approved head and rear lights.

LAWNS, FENCES AND BUILDINGS

Landscaping shall be maintained in good condition. Weeds, underbrush or other unsightly growth shall be removed promptly.

No wall, fence, building alteration or new structure shall be erected without prior written approval of the Meadows Community Association.

ANIMALS

No animals are permitted except dogs, cats and other household pets.

All pets shall be duly licensed as required by County ordinances and must be on a leash when outside the owner's residence.

Owners must remove promptly all pet droppings.

HUNTING, FISUING, SWIMMING AND PICNICKING

Hunting and the discharge of firearms is prohibited.

Swimming and boating in the lakes, ponds and waterways are prohibited.

Fishing is limited to residents and guests accompanied by residents.

Residents and their guests may picnic only in designated areas. No fires are permitted.

GARAGE AND LAUNDRY

No laundry, towels, blankets or other unsightly objects may be hung or placed in any visible location.

Garbage, trash, recyclables and refuse must be kept in appropriate sanitary containers. Such containers may not be placed along any road except on the morning scheduled for collection and, along with any uncollected material, must be removed promptly after collection.

SIGNS AND ANTENNAS

No signs shall be displayed other than one sign which may be placed on an owner's property when offering the property for sale or rent and one security company sign no more than 14" square, placed within the foundation plantings.

Contractor and service company signs are prohibited.

No exterior antenna or similar appurtenance is permitted on any residential property.

NOISE AND ODORS

No loud or objectionable noises or noxious odors are permitted.

GARAGE SALES AND AUCTIONS

No garage sales, yard sales or auctions are permitted at any private residence or condominium.

DISTRIBUTION OF ADVERTISING MATERIAL

Distribution or posting or any newspaper, pamphlet, brochure or similar material is prohibited except upon the request of the property owner or prior written consent of the condominium or homeowners association.

SOLICITATION AND PRIVATE BUSINESSES

There shall be no solicitation for purchase or sale of any goods or materials within the Meadows.

There shall be no business conducted within any residence in the Meadows.

Complete documents are part of the individual property owners records and are on file at the Meadows Community Association office.

Applicable to all property owners and residents.