

## **THE MEADOWS BASIC RULES AND REGULATIONS**

Adopted April 18, 1996. Revised September 26, 1996; October 15, 1998; February 11, 1999; January 11, 2001; April 12, 2001; September 13, 2001; October 27, 2005 – Page 3, Section 2.1.1 – Garbage; January 12, 2006 – Page 1, Section 1.1 Line 4, Single Family Name Signs; December 13, 2007; February 13, 2014 – Sections 4.2.1, 4.2.3 and 4.2.4 – Flags and Flagpoles; June 12, 2014 – Section 4.2.2 – Flags and Flagpoles, and Section 4.3 – Electric Fences; March 12, 2015 – Sections 1.2, 1.2.3, 1.3, 1.5 and 1.6 – Signs; November 12, 2015 – Section 1.7 – Signs; October 13, 2016 – removed former Section 5. – Automotive vehicles – (see amendment, adopted May 12, 2016, to Paragraphs 9 (a) and (q) of The Maintenance Covenants and Restrictions on the Commons for The Meadows); December 8, 2016 – Section 5.3 – Tree Removal and Replacement; Adopted July 8, 2021 – Section 2. – General Activities renamed Disposal of Trash, Garbage and Yard Waste – Sections 2.1.1, 2.1.2, 2.1.3, and 2.1.4, Section 5 – Landscape renamed Landscape Maintenance and Treatment – new Section 5.1– Maintenance added including Sub-Section 5.1.1, Section 5.1 – Statuary renumbered and retitled as Section 5.2 – Statuary and Pots with multiple revisions, Section 5.1.8 – renumbered and retitled as Section 5.3 – Holiday Decorations, Section 5.2 – Other Objects and Displays renumbered as Section 5.4, Section 5.3 – Tree Removal and Replacement renumbered as Section 5.5 with multiple revisions.

### Introduction

Owners of property in The Meadows are subject to the provisions of "The Maintenance Covenants and Restrictions on the Commons for The Meadows" as amended. The purpose of these Rules and Regulations is to lend greater definition to the aforementioned documents already recorded and in effect.

### Rules and Regulations

#### 1. Signs

1.1 No signs shall be displayed except as may be authorized by the Meadows Community Association (MCA). A maximum of two security signs with a maximum installed height of 14 inches and a maximum width of 14 inches placed within the foundation plantings of the residence, together with a sign placed on a glass panel of the residence to further identify said company protection, is permitted and exempted from the required authorization.

1.2 One "For Sale" or "For Rent" and one "Open House" sign is permitted per single-family property. No signs are to be visible from the Golf Course or at the rear of the property. All signs must meet the specifications shown in Figure 1 or 2.

1.2.1 An individual home may have one "FOR SALE" sign on the front lawn.

1.2.2 A "For Rent" sign offering an individual home for lease may be displayed.

1.2.3 Directional real estate signs pointing to "Open House" must be placed in the Meadows only as described in Section 1.6. Open Houses are permitted only during the hours of 9AM to 5PM.

1.2.4 Open House signs are to be removed at the conclusion of the Open House.

1.2.5 All signs must be securely anchored in the ground, must remain in an upright position, must be kept in good condition and cannot block visibility for vehicles.

1.2.6 Attraction gimmicks such as balloons, streamers, etc. are prohibited.

1.3 A "Sale Pending" sign and the real estate sign to which it is attached shall be displayed for no more than thirty (30) days.

1.4 No political signs may be displayed anywhere in The Meadows.

1.5 Condominium associations may permit "Open House" signs at each entrance to the condominium, on condominium-maintained property, during the hours an open house is being held. In addition, condominium associations may permit an "OPEN" sign in front of the unit and, in those condominiums with multiple cul-de-sacs, a sign for each Open House at the entrance to the cul-de-sac. All such signs shall be removed at the conclusion of the open house and shall conform to the specifications shown in Figure 1 or 2.

1.6 Placement of Directional "Open House" signs are allowed within The Meadows only at the intersections of Meadows roads and condominium association roads or driveways, or homeowner association roads with Meadows roads, subject to more restrictive rules that condominium or homeowner associations may adopt.

1.7 No signs are allowed on MCA-owned property at any intersection where a Meadows road and Honore Avenue or 17<sup>th</sup> Street meet.

1.8 Any sign placed at unauthorized locations or in violation of these regulations shall be removed. Recovery of removed signs shall require payment to The Meadows Community Association of \$10.00.

1.9 Meadows Commercial or Office signage.

1.9.1 All signage requires an application, signed by the owner of a given property, requesting architectural review and approval of the MCA before permission to display a sign can be granted.

1.9.2 Signs shall comply with Sarasota County regulations as amended.

1.9.3 No more than four (4) signs shall be displayed on one approved site. No more than two (2) of the signs shall be within the line-of-sight of passersby.

1.9.4 The square footage of a single (1) sign shall not exceed eighteen square feet (18 sq. ft.), and the aggregate square footage of two (2) signs in the line-of-sight of passersby shall not exceed twenty-four square feet (24 sq. ft). The longest overall horizontal and vertical dimension of a sign shall determine its square footage. Maximum thickness of a sign shall not exceed seven inches (7"). With the exception of addresses required by the County, no letters, symbols, or numbers shall be permitted on the sides of a sign.

1.9.5 Signs mounted on buildings shall be placed no higher than ten feet (10') above the sidewalk level and at a location below the fascia of the building.

1.9.6 Free standing signs shall be located no higher than six feet (6') from site level, including the height of berms, mounds, and/or landscaping.

1.9.7 Illumination of signs by flood lighting or interior lighting is permitted.

1.9.8 Special event signs, directional signs, and informational signs shall not be placed on a property without the approval of both the Shopping Village owner and MCA.

1.9.9 Maintenance of all commercial or office entrance signs, including the directories of services, shall be the responsibility of the owner of the land. All signs on Shopping Village premises shall be the responsibility of each particular tenant. Replacement or changes to any sign shall be subject to approval by the MCA.

1.9.10 With the exception of entrance signs, all signage in place on or before July 12, 2001 shall be exempt from these regulations provided there is no alteration or other type of change made to the existing sign.

1.9.11 Upon application to the Board of Directors, a variance in the regulations herein stated may be granted provided special circumstances prevail.

## 2. Disposal of Trash, Garbage, and Yard waste.

2.1 Disposal of garbage, trash, other refuse, and yard wastes shall take place as follows:

2.1.1 No lot shall be used or maintained as a dumping ground for rubbish or other yard waste. Trash, garbage and other waste shall be kept in sanitary containers and screened from view from the street and neighboring lots.

2.1.2 All garbage, trash, and other refuse, prepared for disposal by Sarasota County service, must be kept in sanitary containers in accordance with County rules. Refuse must be placed along the road in either tied plastic bags, covered containers, or, in the case of food and/or food packaging, in hard-walled, securely-covered containers no earlier than one hour prior to sundown (as defined by the National Weather Service) on the night prior to collection day. Containers shall be removed, along with any remaining debris, by sundown on the day of collection.

2.1.3 All yard wastes, prepared for disposal by Sarasota County or their contractor, must comply with Sarasota County rules and requirements. Yard wastes must be placed along the road and may remain in that location for up to two (2) days prior to County collection day. Containers shall be removed promptly, along with any remaining debris, after collection.

2.1.4 Grass clippings, leaves and other yard debris may not be blown, dumped, or raked into streets or any portion of the drainage system.

## 3. Recreation

3.1 Map A, entitled "Lake and Open Space Recreational Land-Use Designations," shall define the kinds of recreational use permitted in specific areas within the Meadows. (See Map A located in The Meadows Community Association Main Office.)

3.2 Fishing is permitted on lakes and shorelines specifically designated for such use.

3.2.1 All lake shorelines contiguous to Meadows Community Association common areas are open to fishing by all Meadows residents and their guests unless otherwise noted.

3.2.2 All golf course property shorelines are designated "No Fishing" areas. Exceptions may be made by the Board of Directors of The Meadows Country Club upon application and approval of said Board.

3.2.3 All lake shorelines bordering single-family homes are restricted access areas where only homeowners and their guests are allowed to fish.

3.2.4 All lake shorelines bordering condominium and/or multi-family property are restricted access areas where only each respective association's residents and their guests are allowed to fish. Individual association documents may further restrict or designate specific shoreline areas for fishing.

3.2.5 Lakes which have been designated for passive recreation as "ornamental lakes" are restricted access areas where no fishing is allowed.

3.3 Picnicking is permitted only in areas specifically designated for such use.

3.4 Permission for radio-controlled sail boating as a group activity may be granted upon application to the Meadows Community Association.

## 4. Exterior appurtenances

4.1 Satellite Dishes and antennas are permitted as long as they comply with federal guidelines for height, size, number and location.

4.2 Flags and Flagpoles

4.2.1 A single flagpole, which is defined to include angled poles extending from homes, trees or any other object on lots at single family homes is permitted, not to exceed 15' in height. Flagpoles shall be subject to architectural review except for

angled poles attached directly to a residence. All flags, for single family homes, shall not exceed 3' x 5'.

4.2.2 Flagpoles for associations are permitted, subject to architectural review, not to exceed 20' in height. American flags, for associations, shall not exceed 4' x 6'. For multi-family units, no more than one flagpole is permitted. A single angled flagpole, only if attached directly to the residence, shall not be subject to architectural review by The Meadows Community Association. Other flagpoles shall not exceed 15' in height and shall be subject to architectural review. All flags, for multi-family units, shall not exceed 3' x 5'.

4.2.3 Each owner of a flagpole shall be permitted to fly, in addition to an American flag, or by itself, one flag of national origin, state, non-profit agency, holiday-themed, professional, or amateur sport, collegiate or American military organization. Any other flag not in one of the above categories may be approved through the Application for Architectural Review process.

4.2.4 All national origin, state and American military organization flags shall be flown in accordance with US Code Title 4 Chapter 1 – The Flag.

#### 4.3 Electric Fences

4.3.1 Electric fences shall only be permitted on single-family lots, be of low voltage, located underground at depths specified by the manufacturer, and shall be subject to architectural review. In considering an application for architectural review the MCA may consider the following factors in determining whether to approve an electric fence with or without stipulations, or deny the application:

4.3.1a Signage including the number, size and the location(s) of the signs.

4.3.1b Whether the proposed location of the electric fence is adjacent to a golf course, sidewalk, path or other areas that the public may utilize from time to time or is sufficiently set back from such facilities so as not to cause a nuisance.

4.3.1c Whether the proposed electric fence is wholly or partly within any MCA right-of-way or utility easement.

4.3.1d An application for an electric fence shall include a plan sketch showing the location of the fence on the property, the number and location of all signs and wording on the signs, and information about the fence from the manufacturer.

4.3.1e The MCA may stipulate as a condition of approval that the applicant first demonstrate that the fence is working.

4.3.2 If the MCA has cause to believe that an approved or unapproved electric fence is not operating properly or that the residents' animals are able to traverse the fence or otherwise make themselves a nuisance, the MCA may revoke the approval for approved fences with a majority vote of the Restrictions Committee. For unapproved fences, the MCA may require an application for architectural review to be submitted within sixty (60) days. However, if the animals are not being contained by the fence due to its inoperability, malfunction or failure of the animal(s) to wear required equipment (e.g. collar/transponder), and causing a nuisance, the MCA may take more immediate action, for which it is legally empowered, to correct the violation(s), including referral to the Fining Committee.

## 5. Landscape Maintenance and Treatment

### 5.1. Maintenance

5.1.1 Each owner of a lot shall cause his lawn to be mowed as needed to maintain a neat appearance; his lawn and landscaping to be maintained in good condition and appearance and kept free from debris or refuse." This includes the establishment of landscape that meets the standards set by other existing homes in

the community. Under this provision the MCA has the right to advise a homeowner when the homeowners landscaping does not meet this standard and take enforcement action to ensure compliance.

## 5.2 Statuary and Pots

5.2.1 Statuary is understood to be a representational and/or abstract figure, depicting the likeness of a person, animal, or thing, and placed on a residential property for decorative purposes.

5.2.2 While permitted, statuary and pots should be kept to a minimum due to the threat they pose during the high winds of a hurricane or other storm event.

Statuary and pots should be removed to a sheltered area or securely anchored to the ground in the event of an approaching storm event, including but not limited to a hurricane warning. Statuary is subject to the MCA's Architectural Review requirements except for items placed on screened porches or lanais. Pots are not subject to the Architectural Review requirements; however, MCA may require the removal of excessive pots placed on a property.

## 5.3 Holiday decorations.

5.3.1 Holiday decorations may be placed on residential and/or a condominium property from the third week in October through the first week in January of each year provided there is no unreasonable annoyance to other residents and the decorations and lights are removed at the close of that period of time. Signage which is otherwise prohibited in Section 1 of these rules may not be included as part of a holiday display.

## 5.4 Other Objects and Displays

5.4.1 Lawn furniture is subject to architectural review.

5.4.2 Fountains and bird baths shall be treated under the rules for statuary.

5.4.3 Ponds, waterfalls and other landscaping features are subject to architectural review.

5.4.4 Window displays such as flags, banners and etchings are subject to architectural review.

5.4.5 Mobiles (whirly-gigs) are subject to architectural review.

## 5.5 Tree Removal and Replacement

5.5.1 Removal or planting of any tree in The Meadows requires submittal of an Application for Architectural Review which shall include the number and species of trees and a sketch or survey showing the approximate location of the removed or replacement trees on the property.

5.5.2 Property owners are responsible for any outside agency permits that may be required such as a tree removal permit that may be required by Sarasota County government.

5.5.3 The MCA may require "one for one, like for like" replacement for any tree or palm approved by The MCA to be removed as follows:

5.5.3a For the removal of each Florida-friendly canopy tree, The MCA will require that it be replaced with a Florida-friendly canopy tree. The type of replacement tree shall be determined as part of the architectural review process. Florida-friendly landscaping shall be as defined by Section 373.185 Florida Statutes.

5.5.3b For the removal of each Florida-friendly understory tree, The MCA will require that it be replaced with one Florida-friendly understory tree.

5.5.3c For the removal of each palm, The MCA will require that it be replaced with one palm that is similar in nature. Subject to MCA approval, the owner(s) may also choose to replace any palm tree with a Florida-friendly understory or canopy tree.

5.5.3d The MCA may stipulate as a condition of approval the removal of stumps by grinding and re-sodding or otherwise restoring the area where the stump was removed. Required grinding and re-sodding shall be completed no more than ninety (90) from removal of the tree. .

5.5.3e As a general rule, The MCA shall not require replacement of any citrus tree or any tree on the Sarasota County list of undesirable trees. However, MCA may require Florida-friendly trees to be planted on the property if the reasonably anticipated outcome of the requested removal is that the property would otherwise become largely devoid of trees.

5.5.3f If the resident deems it impossible to locate a replacement tree on the property from which the tree was removed, they may petition MCA Standards Committee to place a tree elsewhere on MCA property within 30 days or make a \$400 donation to the MCA tree and Irrigation Fund. If the Standards Committee denies the petition for placement on MCA property, an appeal may be filed with the MCA Board within 30 days of the notification of the denial by the Standards Committee.

5.5.3g A resident may file an appeal from an administrative decision regarding tree removal with the Standards Committee within 30 days of the receipt of the administrative decision. This decision may then be appealed within 30 days to the MCA Board for a final determination.

5.5.3h The following trees are approved replacement trees for The Meadows Community Association. Other trees will be considered by the Standards Committee on a case-by-case basis.

### Canopy Trees:

Common Names	Scientific Name	Native
Black Olive –Shady Lady	Bucida buceras	
Drake Elm	Ulmus parvifolia ‘Drake’	
Gumbo Limbo	Bursera simaruba	Native
Live Oak	Quercus virginiana	Native
Live Oak – Highrise	Quercus virginiana ‘High Rise’	Native
Laurel Oak	Quercus laurifolia	Native
Longleaf Pine	Pinus palustris	Native
Mahogany	Swietenia mahagoni	Native
Royal Poinciana	Delonix regia	
Red Maple	Acer rubrum	Native
Shumard Oak	Quercus shumardii	Native
Slash Pine	Pinus elliotti var. densa	Native
Southern Magnolia	Magnolia grandiflora	Native
Southern Red Cedar	Juniperus virginiana var. silicicola	Native
Winged Elm	Ulmus alata	Native

## Understory/Accent Trees:

Desert Cassia	<i>Senna polyphylla</i>	
Dwf. Poinciana Tree	<i>Caesalpinia pulcherrima</i>	
Wax Myrtle – Tree form	<i>Myrica cerifera</i>	Native
Weeping Bottlebrush	<i>Callistemon viminalis</i>	
Crape Myrtle	<i>Lagerstroemia indica</i>	
Crape/Myrtle – Pride of India	<i>Lagerstromia speciosa</i>	
Dahoon Holly	<i>Ilex cassine</i>	
East Palatka Holly	<i>Ilex x attenuata</i>	Native
Glaucous Cassia	<i>Senna surattensis</i>	
Golden Trumpet Tree	<i>Tabebuia chrysotricha</i>	
Golden Shower Tree	<i>Cassia fistula</i>	
Golden Dewdrop Tree	<i>Duranta erecta</i>	
Jerusalem Thorn	<i>Parkinsonia aculeata</i>	
Jatropha	<i>Jatropha integerrima</i>	
Loquat	<i>Eriobotrya japonica</i>	
Loblolly Bay	<i>Gordonia lasianthus</i>	Native
Ligustrum	<i>Ligustrum Japonicum</i> or <i>Lucidum</i>	
Magnolia ‘Little Gem’	<i>Magnolia grandiflora</i> ‘Little Gem’	
Nellie Stevens Holly	<i>Ilex x ‘Nellie R. Stevens’</i>	
Orange Geiger	<i>Cordia sebestena</i>	Native
Powderpuff	<i>Calliandra haematocephala</i>	
Red Bay	<i>Persea borbonia</i>	Native
Sea Grape	<i>Coccoloba uvifera</i>	Native
Silver Buttonwood – Tree Form	<i>Conocarpus erectus</i> var. <i>sericeus</i>	Native
Silver Trumpet Tree	<i>Tabebuia caraiba</i>	
Purple Trumpet Tree	<i>Tabebuia impetiginosa</i> ‘Ipe’	
Yaupon Holly – Weeping	<i>Ilex vomitoria</i> ‘Pendula’	Native

## Palm Trees:

Common Names	Scientific Name	Native
Bismarck Palm	<i>Bismarkia nobilis</i>	
Cabbage Palm	<i>Sabal Palmetto</i>	Native
Canary Island Date Palm	<i>Phoenix canariensis</i>	
Chinese Fan Palm	<i>Livistona chinensis</i>	
Christmas Palm	<i>Veitchia merrillii</i>	
Date Palm	<i>Phoenix dactylifera</i>	
European Fan Palm	<i>Chamaerops humilis</i>	
Florida Royal Palm	<i>Roystonea elata</i>	Native
Foxtail Palm	<i>Wodyetia bifurcata</i>	
Pindo Palm	<i>Butia capitata</i>	
Paurotis Palm	<i>Acoelorrhape wrightii</i>	Native
Ribbon Palm	<i>Livistona decipiens</i>	

## 6. Garage Sales, Estate Sales and Yard Sales

6.1 Garage, Estate and Yard Sales are not permitted.

6.2 The MCA annual Garage Sale, for the purpose of accommodating our residents, is exempt from the requirements of this chapter.

FIGURE 1

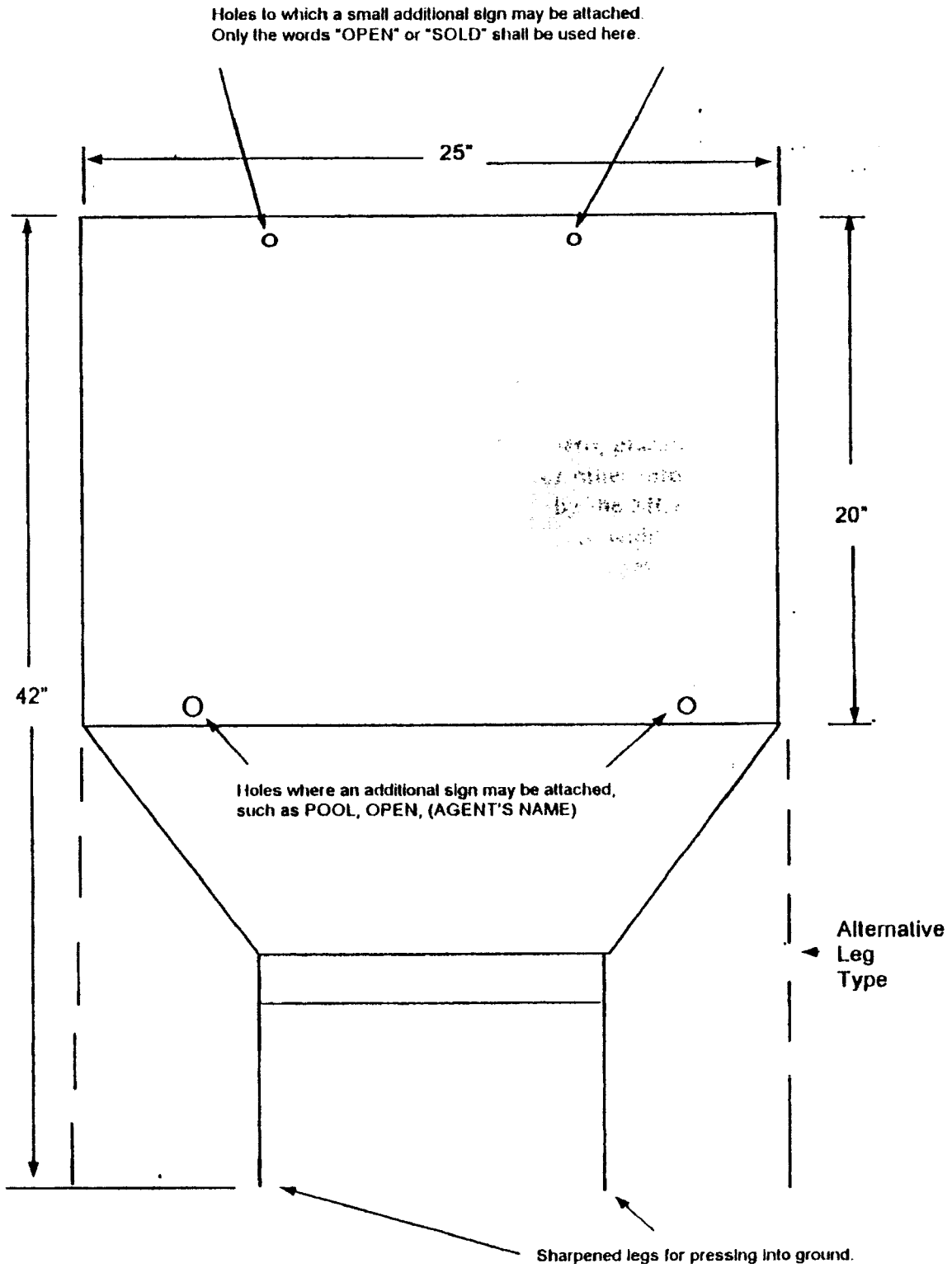




FIGURE 2

DIMENSIONS & ADDITIONAL SIGNS TO BE SAME AS FIGURE 1.

