



Meadowood Community Association (MCA)
General Summary of Rules and Regulations
Revised 10-1-2011

This is an overview of the rules and regulations. It is important to be aware of your rights and responsibilities as a member of this community.

Visit our website www.meadowoodca.com for full governing documents: 2011 Declaration, By-Laws, Articles of Incorporation & Architectural Review Committee (ARC) Guidelines.

For website Log-In information contact the Property Manager (772-466-5702).

All owners of homes, lots, villas, condominium units, and town homes are responsible for informing their guests and/or tenants of the rules and regulations within Meadowood.

Meadowood residential Sub-Associations, Lot Owners, Lake Shore Village, Quail Run Village, and Whipoorwill Run Townhouse Association, may have more stringent rules which apply to property ownership in specific residential areas. Each has its own section on our website and its own board of directors.

EMERGENCY Call 911: Fire-Rescue, Ambulance, and/or Law Enforcement vehicles and personnel will be allowed entry without delay.

Motor Vehicles

The posted Speed Limit is **25mph** within Meadowood.

Single rear axle pickup trucks without commercial signage are permitted for personal use.

Motorcycle use is permitted only for entrance and exit to and from the owner's residence within Meadowood.

Delivery trucks, commercial service vehicles, and trucks or machinery used to maintain the MCA common areas may operate between 7:00 am and 6:00pm, Monday through Saturday. Other than mentioned above, trucks, recreational vehicles, boats, trailers, deteriorated vehicles, unlicensed vehicles, and vehicles displaying a commercial logo or signage shall be kept in a garage with the doors closed.

All Terrain Vehicles and/or loud and noisy vehicles are prohibited. Parking on platted streets or undeveloped property within Meadowood is prohibited except in emergencies or by approval of the MCA's Security Committee. Please refer to page 3, "To Request Entry".

Service and Repairs

Construction is prohibited on Sundays and holidays. Emergency repairs may be made on Sundays by notifying the Security Officer on duty and receiving approval.

No lawn maintenance, pool maintenance, exterior residence handy man service, or any service making any noise, is permitted on Sundays and holidays.

Pets

Dogs and cats are permitted in reasonable numbers if their presence causes no disturbance to other property owners. All pets must be kept on a leash when not in the owner's residence or lot. **Pick up your animal's solid waste and dispose of it appropriately.** Keep your animal from roaming other owners' private property when it is outside your home.

Refer to the rules of your sub-association for additional information concerning pets which apply to your residence.

Day to Day Activities

Any nuisance or practice which annoys other property owners or interferes with other owners' peaceful use of their properties is prohibited.

Window and wall air conditioners are prohibited.

Swimming pool equipment, outdoor air conditioners, generators, and air handlers should be screened from public view.

Fishing in any waters at Meadowood is not recommended.

Portable basketball backboards are permitted and must be stored on the side or behind a house from dusk until dawn.

Outdoor clothes drying is permitted only in ARC-approved areas.

Home Based Businesses

Business activities which are neither intrusive and nor disruptive, such as business by telephone, computer, facsimile, and mail, are permitted if they are conducted and contained within the residence of the person conducting the business.

Business activities which generate traffic, or use signage or advertising which intrudes upon or disrupts another owner's property use, are prohibited.

Signage

No signs of any kind may be placed in or on the windows of any residence.

Real estate signs must meet ARC design and placement guidelines for approval.

No signs of any kind can be placed in the common areas of Meadowood without written ARC approval.

Landscape and Building Exteriors

Current Architectural Review Committee (ARC) Guidelines and forms are found on the Documents Page of our website www.meadowoodca.com . These guidelines apply to landscaping and improvement of all areas not currently under permanent structure and visible exterior changes, i.e., exterior paint color.

All property shall be kept in a clean, properly maintained, sanitary manner. No accumulated rubbish, refuse, garbage, or fire hazard is permitted.

Garbage and recycling containers are to be left at the curb only on collection days. Yard clippings may be placed at the curb for pickup. Consult the Property Manager (772-466-5702) for weekly scheduled days and exceptions on major holidays.

The ARC must approve the location of satellite dishes before installation; a satellite dish must be no larger than one (1) meter except as may be allowed by law.

Seasonal landscape renewal and/or replacement of flowers, bushes, and shrubs costing less than \$1,500 is permitted. Planting and/or removal of trees requires ARC approval.

Flags

Flying of national or state flags is permitted, and the use of other flags or similar graphics may be permitted for special occasions such as federal holidays or open houses provided that the flags are raised after sunrise and lowered prior to sunset.

Security Procedures: For your safety and convenience, these procedures, separate from our governing documents, are in place.

Security personnel are contractual employees of the Meadowood Community Association. Their duties are defined by Post Orders, and their performance is directed by the MCA Security Committee. Owners, tenants, and guests need to contact Security, in person or by phone (772-466-7466) in the following situations.

To obtain MCA Vehicle Decals

To file or update

Your Confidential Security Sheet

Your Permanent Guest and Service Personnel Authorization Sheet

To report Community Water and/or Wastewater System problems

Give your name, the address where the problem is, and a description of the problem.

Please note: For problems at your personal residence, call a plumber.

To call ahead Entry Authorization for occasional guests or service personnel not listed on your Permanent Authorization Sheet. Persons arriving unexpectedly at the gate, wanting access to you or your residence, will be denied entry if you have not called ahead or if they are not on your permanent Authorization list. The guard on duty will call your residence and continue to deny access if you cannot be contacted.

To request entry and preapproval for recreational vehicles, motor homes, trailers, boats, moving vans and storage pods. **Time limitations and a refundable deposit may apply.**

Visit the website Documents page, "Owner Access – Security Info", for more information.

Common Courtesy and Common Sense

Yield right-of-way first to pedestrians, second to bicycles, third to golf carts, and then to other motor vehicles.

Children under 16 riding in golf carts should be accompanied by an adult.

Hurricane Information: General and Security Procedures:

Hurricane season is June 1st to November 30th.

A hurricane WATCH means that a hurricane may threaten coastal and inland areas.

Hurricane conditions are a real possibility but may not be imminent.

A hurricane WARNING means that a hurricane is expected to strike the immediate area.

Entry Gates and Guards function normally except during the height of a storm. Security resumes within a short time after the dangers of the storm pass. Extra guards survey the community for damages and dangerous situations and assist law enforcement when duties are resumed.

Local Information

For a copy of the current Meadowood Directory, contact the MCA Property Manager(772-466-5702).

Area telephone numbers

St. Lucie Co. Sheriff	911
Fire Rescue	911
Medical Emergency	911
Lawnwood Hospital	772-461-4000
Comcast	772-461-6659
Poison Control	1-800-282-3171
Animal Control	772-461-7300
Hurricane EOC	772-461-5201
Florida Power & Light	1-800-468-8243 or 772-462-0555
Florida Abuse Hotline	1-800-962-2873