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).

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 17th 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. General Activities

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

2.1.1 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.

2.1.2 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.

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 treatment

5.1 Statuary

5.1.1 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.
5.1.2 Statuary is permitted to be placed on a residential property provided the property owner has applied for and received approval for such placement from the Meadows Community Association. Statuary, placed on screen patios or lanais, is exempt from these regulations.
5.1.3 The following requirements must be met for statuary placement to be granted:

5.1.3a No more than a total of six (6) statuary figures shall be open to public view on a single property.
5.1.3b The body mass of an individual statuary figure shall occupy aggregate linear dimensions (height + width + depth) of no more than thirteen (13) feet. In determining the dimensions, the overall dimensions shall be used regardless of gaps, voids or curves.

5.1.3c The body mass of all statuary figures placed on a single property shall occupy aggregate linear dimensions (height + width + depth) of no more than twenty-six (26) feet.

5.1.3d A single figure or combination of figures whose total body mass occupies aggregate linear dimensions (height + width + depth) of less than three (3) feet shall be exempt from body mass requirements. Flower pot containers whose total body mass occupies aggregate linear dimensions (height + width + depth) of less than six (6) feet shall also be exempt from this regulation. Any excessive amount of figures or flower pots, considered exempt under these regulations, may be considered for architectural review under the appropriate set of restrictions.

5.1.4 All statuary placement must observe minimum setbacks as follows: front setback of five (5) feet, sideline setbacks of five (5) feet, and a rear/golf front setback of ten (10) feet respectively from the property lines.

5.1.5 The granting authority shall take into consideration changes in landscape contour and may also take into consideration the agreement or dissent of abutting property owners regarding such placement in the neighborhood. Berms, mounds and pedestals shall be considered in the height measurements for statuary.

5.1.6 Statuary removed from an approved site for temporary storage, maintenance, or repair may be replaced provided it occupies the same site and bears the same configuration originally granted.

5.1.7 Statuary which has been placed on a property prior to March 2001, and has remained in a particular location on the site without interruption, is exempted from this regulation provided no change in the statuary or its placement takes place in the future.

5.1.8 Decorations of a temporary nature, which are placed on residential and/or condominium properties from the third week in October through the first week in January of each year and which are removed at the close of that period of time, are exempt from this regulation.

5.2 Other Objects and Displays

5.2.1 Lawn furniture is subject to architectural review.

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

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

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

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

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

Holes to which a small additional sign may be attached. Only the words "OPEN" or "SOLD" shall be used here.

Holes where an additional sign may be attached, such as POOL, OPEN, (AGENT'S NAME)

Alternative Leg Type

Sharpened legs for pressing into ground.
FIGURE 2

DIMENSIONS & ADDITIONAL SIGNS TO BE SAME AS FIGURE 1.