

About Outside Appearance



- No wall, fence, exterior improvements, landscaping, building alteration, or new structure may be removed, constructed or installed without prior application and approval of The MCA.
- Garbage and recyclables must be put out for collection either on the morning scheduled for such collection or no earlier than one (1) hour before sunset on the night before, in proper containers which must be removed by sunset on day of collection.
- Yard waste to be disposed in Sarasota County must comply with County rules. Waste for County collection may be placed along the road up to two (2) days prior to collection day. Associations may have more stringent rules that would apply.
- Laundry, garments, towels, or blankets may not be hung or placed in any location visible from the street or any adjacent properties, including golf course property.
- Garage sales, yard sales, estate sales and auctions are not allowed at any private residence.
- Only one real estate sign is allowed for purposes of either offering a property for sale or rent, provided it is the type approved by The MCA and its location does not face the golf course.
- Only two security company protection signs are allowed. They must be placed within the foundation plantings of a residence.
- Landscaping and the exterior of all structures are expected to be neat in appearance, kept in good condition and free from debris and refuse.
- Subject to architectural review, a single flagpole up to 15 feet in height may be permitted on a single family home lot and up to 20 feet for associations. Angled flagpoles attached directly to a residence are permitted without architectural review. Flags shall not exceed 3' x 5' for single-family homes and multi-family units and 4'x 6' for associations. Some types of flags, other than the American flag and several other types specifically exempted, require architectural review. See Section 4.2,Flags and Flagpoles, of The Meadows Basic Rules and Regulations for details.
- Low voltage, underground electric fences are permissible on single-family lots subject to architectural review. See Section 4.3, Electric Fences, of The Meadows Basic Rules and Regulations for details.

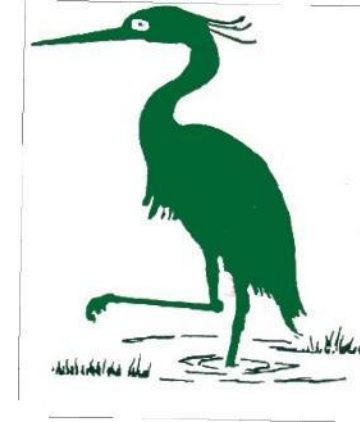
About General Conduct

- Papers, newspapers, brochures, fliers, leaflets, samples, items, or materials are not to be distributed or left at any property unless at the owner's request or with prior authorization from either The MCA or subdivision homeowners' association.
- Soliciting for the purchase of commercial goods or services is prohibited.
- No loud or objectionable noise or noxious odor, which may become an annoyance or nuisance to other persons, is permitted.

Revised 10/5/16

The Meadows

A Deed Restricted Community



Pride and Preservation

Basic Rules We Observe and Respect

Please contact The MCA before making any changes to the exterior appearance of your property. An Application for Architectural Review may be required. Forms are available at www.themeadowssarasota.org or at the front desk of The MCA Building.

The Meadows Community Association
2004 Longmeadow
Sarasota, Florida

(941) 377-2300

PROPERTY OWNERS PRIDE AND PRESERVATION PACT

A few of the basic rules to live by in The Meadows are presented here, in the hope that we can achieve the many benefits that we all desire, and because The Meadows will:

- Remain one of the most desirable residential complexes in greater Sarasota.
- Make us feel proud coming in and going out.
- Keep our property values up.
- Protect and preserve our investment in time, money, and effort spent living here.
- Continue the friendly, cooperative, and neighborly spirit we found here.

The following are some of the common rules of The Meadows:

VEHICLES POWERED BY MOTORS

- No regular parking is allowed on MCA streets.
- Parking on any of The Meadows Community Association (MCA) roads overnight is not allowed.
- Parking on any lawn or other unpaved area in The Meadows is prohibited except for pervious areas approved through The MCA architectural review process.
- Only family-type non-commercial motor vehicles used for passenger transportation, and the incidental movement of personal belongings and property, may be parked overnight (11 p.m. to 5 a.m.), at any location exposed to public view.
- Restricted vehicles, such as trucks, pickups (including any sport utility vehicle that has a bed, whether covered or uncovered), motor homes, mobile homes, race cars, trailers, boats, buses, and commercial vehicles shall not be parked overnight (11 p.m. to 5 a.m.) in public view, except as permitted in the vehicle storage area of The MCA.
- No off-road or unlicensed motor vehicles are allowed on MCA roads with the exception of golf carts, except golf carts are not allowed on Longmeadow.
- The driving speed allowed on MCA streets is limited to 25 miles per hour unless posted otherwise.
- Bicycles and pedestrians have the right of way over golf carts on those paths available to all three types.
- Golf carts using pathways must be equipped with a warning device to alert other pathway users.
- Minimum age requirement for operating a golf cart is 16.
- All vehicles shall be operated with due regard for the safety of others.

VEHICLES POWERED BY HUMANS

- Bicycles have the right of way on pathways provided for pedestrians and bicycles.
- Bicycles must be equipped with a warning device.
- Bicycles must yield to motor vehicles and golf carts where the pathway intersects with roadways or designated cart paths.
- Bicycles must operate with due regard for the safety of pedestrians.
- Bicycles operating at night must be equipped with a front light and a rear light/reflector.

PEDESTRIANS AND JOGGERS

- On Meadows pathways, pedestrians must yield to bicycles.
- Pedestrians are expected to use pathways rather than roadways designated for automobile use.
- For safety reasons, no one is allowed to walk, jog, rollerblade, and/or bike on the Country Club's private golf courses and cart paths.

PETS AND OTHER ANIMALS

- Florida law requires that pets be vaccinated against rabies.
- Pets must be leashed at all times when outside the owner's residence.
- Owners are permitted to walk their pets on The MCA common grounds.
- Owners must remove all pet droppings and deposit them either in waste containers located along pathways or within the owners' home.
- Pets whose behavior becomes a nuisance to other residents will not be permitted.
- For your protection, refrain from feeding the wildlife in The Meadows. This includes alligators, turtles, fish, herons, egrets, ducks and sandhill cranes. When fed by humans, some of these species can become aggressive and dependent on handouts.

RECREATION

- Fishing in ponds or lakes is limited to residents and guests accompanied by the resident. A map of designated fishing areas is located in The MCA office.
- Hunting and the discharging of firearms are prohibited.
- Picnicking is allowed in designated areas, but **fires are not permitted.**
- Swimming and boating in Meadows ponds or lakes is prohibited.

HURRICANE SHUTTERS

- It is common knowledge that hurricanes in Florida have become a serious occurrence with possible deadly consequences.
- Any style of hurricane shutter may be installed when a hurricane or tropical storm watch (48 hours prior) has been issued for our immediate area. Those shutters must be taken down promptly after the threat has passed.
- Hurricane shutters that have been approved, by application to The MCA, for the hurricane season, may be installed starting May 1 and remain so installed until November 30 or may be used for any part of that season.