

OWNER INFORMATION
The Meadows Owners Association

Below you will find highlighted topics regarding the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MEADOWS OWNERS ASSOCIATION. These are the most commonly asked questions regarding the CCR's. This does not cover all the definitions of the by-laws, it is the Owners responsibility to review and abide by the rules and regulations set forth.

- 1.) **Members (Article I).** Every Owner of a Lot in the Addition shall be a Member of The Meadows Owners Association.
- 2.) **Assessments (Article V).** For each Lot owned in the Addition, the Owner is responsible to pay the Association regular annual assessments. When necessary, special assessments for capital improvements and additional Lot assessments may be charged. Each Owner is responsible for these assessments as well. The annual assessment shall be collected by the Association on a monthly, quarter-annual, semi-annual or annual basis, as determined by the Board of Directors.
- 3.) **Purpose of Annual Assessment.** The Annual Assessment is used to pay for the following: Cost of maintaining and repairing the Common Area of the Addition and all improvements now or hereafter constructed, erected, placed, installed or located in the Common Area. Cost of landscaping, mowing, edging and maintaining the Common Area and the right-of-way of any street or road abutting the Addition. Taxes and assessments levied by any taxing authorities on the Common Area and premiums for insurance maintained by the Association. Cost of water, electricity and other utility services for the Common Area of the Addition. Any expenses the Association incurs for the administration of the affairs of the Association. *This is a summary of the Common Area expenses, please review Article V of the Declaration of Covenants, Conditions and Restrictions for more details.*
- 4.) **Power to Fix Regular Annual Assessments (Article V).** The power and authority to fix and levy the regular annual assessments shall rest exclusively with the Board of Directors of the Association.
- 5.) **Delinquent Assessments.** Any assessment (of whatever kind or character, whether a regular annual assessment, special assessment for capital improvements, or additional Lot assessment) not paid within ten (10) days of the due date shall be delinquent. Any delinquent assessment shall bear interest from the due date thereof at the rate of eighteen percent (18%) per annum. All unpaid assessments, together with interest, shall constitute a lien upon the Lot. *See Article V Section 11, 12, and Section 13 of the Declaration of Covenants, Conditions and Restrictions.*
- 6.) **Owner's Obligation to Maintain, Repair and Rebuild (Article VI).** Each Owner, at their sole cost and expense, shall keep his residence and all other buildings, structures, installations and improvements (including front and side yard privacy fence), in the same condition as at the completion of the original construction, excepting only ordinary wear and tear. Each Owner shall regularly mow and maintain his yard and the unpaved portion of the street easement(s) abutting his Lot, and maintain in good repair and condition all sidewalks and all driveways serving his Lot, even though such sidewalks and/or driveways may be located partly within the street easement(s). If any perimeter privacy fence constructed or installed on Owner's Lot requires replacement, it shall be replaced with a fence of the same design, type of materials and height as the fence being replaced. *See Article VI Section 1 and Section 2 of the Declaration of Covenants, Conditions and Restrictions.*
- 7.) **Architectural Control (Article VII).** No building, fence, wall, screening device, patio, patio enclosure, swimming pool, spa, tennis court, driveway, sidewalk, or other improvements shall be

commenced, constructed, erected, placed or reconstructed on any Lot in the Addition; nor shall any exterior repainting or reproofing involving any changes to the exterior color scheme be commenced or performed, until two (2) complete sets of plans and specifications have been submitted to and approved by the Architectural Control Committee. *See Article VII of the Declaration of Covenants, Conditions and Restrictions for more details.*

- 8.) **Prohibited (Article VIII).** No business or commercial activities of any kind shall be conducted on any Lot in the Addition.

No boats, trailers, campers, buses, mobile homes, or recreational vehicles be parked or stored upon any Lot on a Permanent Basis. Nor may any Restricted Vehicle or Commercial Vehicle be parked or allowed to remain on a Permanent Basis on any street in the Addition. A "Permanent Basis" shall mean any period in excess of twenty-four (24) consecutive hours, or periods in excess of eight (8) consecutive hours on three (3) or more successive days.

No sign of any kind shall be displayed to public view on any Lot in the Addition, except a sign of not more than five feet (5') square advertising a property for sale or rent or used by a Builder to advertise the property during the construction phase or sales period.

No exterior Christmas lights or Christmas decorations shall be erected, placed, installed or displayed on any Lot in the Addition between February 1 and October 31 of any calendar year.

See Article VIII of the Declaration of Covenants, Conditions and Restrictions for more details on what is prohibited within the Addition.

The information outlined above are answers to the most commonly asked questions. Please refer to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MEADOWS OWNERS ASSOCIATION and the FIRST SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONSITIONS, AND RESTRICTION OF THE MEADOWS SUBDIVISION and the FIRST AMENDMENT TO DECLARATION.