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**ARCHITECTURAL GUIDELINES AND  
BASIC RULES AND REGULATIONS**

FOR

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**THE MEADOWS MAINTENANCE  
ASSOCIATION, INC.**

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) The Board of Directors of is responsible for adopting and enforcing all the rules and regulations described herein. All changes, additions, and/or modifications to the exterior of buildings or to the lot must be submitted in writing and approved by ACC prior to installation or commencement of such change, addition, and/or modification. The only item that does not require application is the seasonal changing of flowers.

### CAR PORTS

Car ports are not permitted.

### DECKS

May be installed in back yards only using pressure treated wood and must be approved by the Architectural Review Board (ARB).

### DOCKS

Docks are not permitted.

### FENCES

) A. Dry Lot - Fences on dry lots may only be 6' wood shadowbox with flat top. All sides of wood fences are to be painted WHITE within 90 days of construction. Fences installed on corner lots must be set back 5' from sidewalk and completely landscaped on the exterior of the fence.

Water Lot - White aluminum hand rail type fence 5' in height. Fences installed on corner lots must be set back 5' from sidewalk and completely landscaped on the exterior of the fence

B. Fences must be placed on the property line or the lake maintenance easement line.

C. Any extension to fences must be approved by the ARB. Maintenance of fences is strictly enforced.

D. Front set backs - Need to be set back approx. 10' from front plane of home

## HURRICANE PROTECTION

) Hurricane panels may be installed on every window. All permanently attached hardware must be painted to match the color of the house stucco where they are installed, and panels may only be installed 48 hours before a storm warning and removed 48 hours after a storm. Accordion shutter color must coordinate with color scheme of home.

Only hurricane shutters are permitted. Bahama style or other decorative shutters are not approved.

## LAKES

No swimming is allowed in the lakes.

No gas-powered engines are allowed in any of the Association's lakes.

No docks, jetties, beaches or "sea walls" shall be permitted.

## LANDSCAPING

- A. All landscaping requires ARB review, except when changing flowers, annuals, or shrubs in existing approved beds.
- ) B. No tree may be removed from the property without the approval of the Committee. Any removed tree must be replaced with an approved tree of the same size.
- C. Fruit trees must be set back 10' from any neighboring property.
- D. Additional trees must be submitted for review.
- E. Ficus and other property line hedges must be set back 18" from property line. All sides of the hedge must be maintained by the homeowner at a height not to exceed 5'-6'.
- F. Statues and figurines are permitted in back yards only. Must have ARB approval
- G. Fountains are permitted in back yards only. Small water features will be considered in front yards on a case-by-case basis. Submit photograph and dimensions with application.
- H. The lots and homes shall be kept in a good, clean, neat and attractive condition.

**OUTDOOR Patios/walkways/pavers/driveways - All require ARB Approval**

- A. Front walkways may: use tiles that are earthtones or grey in color and coordinate with the color scheme of the home. Non-Slip surfaces only
- B. Concrete slabs may not exceed the side plane of the home
- C. Driveways must conform with existing driveways as installed by Developer. Circular drives will be considered on a case-by-case basis.
- D. Walkways must conform with existing walkways as offered by Developer. Additional path/step ways must conform with general aesthetics of the community and must be approved by the Committee.

**PAINT COLORS - Color Changes require ARB Approval**

Only colors as originally painted by Developer or as colors are approved from time to time by Board of Directors. To change from one approved color to another change must be approved by the Committee. No house may be the same color scheme as either home on either side, nor directly across the street. Paint codes are available at Gables Property management. No approval is necessary to re-paint your home the same color.

**POOLS - All Require ARB Approval**

All in-ground pools and Jacuzzi's must be approved by the ARB. When pool is drained, it must be drained directly into the rain/storm drain and the owner must take responsibility for any damage caused to the common areas.

All pool equipment, pumps filters, etc. must be completely landscaped to shield from street and neighbor view. Pool equipment will be installed in an area that will present the least annoyance to an adjacent neighbor. Swimming pool decks/finished edge shall be set back 3' off the rear property line or lake maintenance easement. Above ground pools are not permitted.

**RECREATION AND PLAY EQUIPMENT - All Require ARB Approval**

- A. Portable basketball hoops are permitted to be stored outside. They must be placed 5' from the garage door.
- B. Play gyms may only be located in the back yard, not to exceed the side planes of the home and must be set back 10' from the rear property line. The structure must not exceed 10' in height and must be maintained by the homeowner. Play sets must be constructed of wood. Landscaping must be installed to shield same from street view.
- C. Non-permanent general sporting equipment is limited to the backyard and must be stored out of sight from street and neighbor view when not in use

**SATELLITE DISHES/ANTENNAS - All require ARB Approval**

Satellite dishes are allowed. Homeowners requesting satellite dishes must make written application for same and a survey illustrating the proposed location must accompany the application. Dishes that are to be placed in back yards or side yards, must be placed 1'-2' off the ground and completely landscaped to shield from street and neighbor view. If such guidelines conflicts with Federal Communication Commission rules, then the owner shall request a meeting with the management company to arrive at a acceptable location to achieve the "acceptable signal" as required under the FCC Rules. Satellite dishes are permitted to be placed inside the home to receive the signal through a window. Satellite dishes installed without the prior ARB approval, will be removed after proper notice to the homeowner.

**SCREEN ENCLOSURES - All require ARB Approval**

All screen enclosures must be white aluminum with charcoal screening and may be installed in back yards only. Roofs shall be screen, no insulated roofs are permitted. Depending on the roof line of the home, mansard or half mansard is required. No Flat Roofs are permitted.

**SHEDS**

Sheds and other type storage facilities are not permitted.

**SOLAR PANELS - All require ARB Approval**

Solar panels must conform to Florida Statute requirements and the location must be approved by the ARB. Solar panels are approved on a case-by-case basis. Landscaping will be required to shield same from street and neighbor view.

**VEHICLES**

- A. No commercial vehicles are permitted to be parked in the community.
- B. No truck, including personal pick-up trucks, boats, trailers, or other recreational vehicles, etc. may be parked within the community. Nothing in these rules is meant to prohibit an owner from parking an un-approved vehicle inside their garage.
- C. Speed limit is 25 miles per hour.
- D. No vehicle repairs other than minor emergency repairs shall be permitted on any property.
- E. No inoperable or derelict vehicle shall be permitted to remain on the property. This includes vehicles with expired tags or those in poor aesthetic condition.

- F. No vehicle shall be parked on the street. Also, no vehicle shall be parked in violation of any governmental ordinance.
- G. Parking is prohibited on streets, sidewalks, swale areas, and grass areas
- H. Vehicles which are prohibited, improperly parked, or maintained, or otherwise in violation of the rules and regulations adopted, whether on Association property or private property, may be towed at the direction of the Association, with all costs of any type, including but not limited to attorney's fees and costs, charged to the owner.
- I. No Go-Peds, Mo-Peds, Go-Carts, ATCs, ATVs, and other similar non-registered, un-tagged vehicles are prohibited in the community.

**WINDOW AND DOOR TREATMENTS - Any Changes require ARB Approval**

- A. Additional windows in front of homes are not permitted. Additional windows in areas not visible from the road frontage will be considered on a case by case basis.
- B. Window bars are not permitted.
- C. Only non-reflective window tint is approved. Similar style and material must be installed on all windows on the same elevation of the home.
- D. Garage doors may not be changed to anything other than the same type as originally installed.
- E. Front doors may be changed. A photograph must accompany your application

**MISCELLANEOUS - All require approval**

Air Conditioners Wall units are not permitted. Central air units must be completely landscaped to shield same from street and neighbor view.

Alarms. Outside alarm boxes must be painted the same color as the house on which it is installed. Alarms require building permits, must meet local regulations and approval.

Awnings. Will be considered for the rear yard. Fabric sample must accompany your application. No awning are permitted on the front or side elevations.

Barbecues. Portable barbecues may be used in side yards or back yards and must be covered when not in use. No front yard use of barbecues shall be permitted.

Carriage Lights. On either side of the garage will be considered on a case by case basis. , Replacement fixtures must be replaced with like kind and size.

Curb Stones. No curb stones are permitted.

Electronic Equipment. Permitted unless it jeopardizes the integrity of the neighborhood and shall not cause a nuisance to neighbors.

Exterior Lighting. Reasonable additional exterior lighting will be considered.

Flag Poles may not be permanently installed in front of houses. Pole brackets are permitted and may be attached permanently to the home. Flags permitted must be maintained in a neat and attractive manner, no faded material and shall be manufactured in a quality, professional manner.

Gutters may be installed and should be 6" aluminum, seamless gutters, of a similar color to the existing color scheme of the home. Down spouts are discouraged on the front of the home. Drainage of same shall not affect established drainage patterns of the lots.

House Numbers and other decorative plates are not permitted on the front elevation of the home. If you would like to have them on the entrance vestibule, or another area which is not visible from street or neighbor view, please submit a photograph and dimensions with application.

LP Tanks. Only portable type tanks, for B-B-Q grills not to exceed 20 lbs shall be permitted.

Mailboxes. No modifications or changes are permitted. Each homeowner is responsible for maintaining, replacing, cleaning and straightening the mailbox and post.

Signs. Only for sale and for rent signs shall be permitted. Signs must not exceed 8" x 12" in size and are permitted only in front of home. Sign must be professionally lettered and mounted on a metal angle iron. Signs may be placed 5' from the sidewalk, centered in front yard. Open house signs are not permitted on any portion of the common grounds.

Sprinkler Systems off lake will be considered. Building permits may be required. All pumps must be completely landscaped to shield from street and neighbor view. The intake suction line (only the portion going into the lake) must be painted black. No floats are permitted.

Water Softeners must be located in side or back yard only and must not be visible from the street. Landscaping will be required to shield same from street and neighbor view.

## GENERAL MAINTENANCE GUIDELINES

**Exterior of Homes** - Exterior of homes shall be maintained in a clean, neat and attractive manner, free of defects. All surfaces, including the roof, shall be maintained free of dirt and mildew. Exterior walls, fascia, trim, soffits, doors, window frames, etc., of building shall be painted, stained or finished with finishes approved by the Board of Directors. Such finishes shall be applied in a professional workmanlike manner. Finished surfaces shall be maintained free of peeling, chipping and excessive fading.

**Roofs** - Roofs shall be maintained in a clean, neat and attractive manner, free of excessive dirt and mildew and in good repair.

**Driveways** - Driveways must be kept in a neat, clean, fashion, free of weeds, dirt, mildew and stains, and in good repair.

**Storage of items in yards** - Items such as toys, and lawn furniture and other like personal property may be kept in the backyard, within the side planes of the home, or may be kept in the side yards if concealed by a fence. Such items are not permitted in front yards. Hose wheels, etc. must be approved by the ARB. In no event shall a back yard become unsightly, as is determined at the sole discretion of the Board of Directors.

**Lawns** - Lawns shall be maintained in a healthy, clean, neat and attractive manner. Grass must be trimmed/cut regularly and may not exceed 3" in height. Grass must be kept free of weeds, pests and disease. Dead, excessively weedy or diseased areas of grass must be replaced with new sod. Seeding is not an option..

**Landscaping** - All tree, flower, shrub and/or other plant beds must be maintained in a neat, clean and attractive manner, free of weeds and debris. Dead landscaping must be promptly replaced with like/kind material. Trees near swales and sidewalks must be trimmed of nuisance branches, in between the annual trimmings provided by the association.

## Other Rules and Regulations

Community Pool - is open from dawn to dusk. Children under the age of 15, must be accompanied by an adult. Radios, boom boxes, etc. are not permitted, unless earphones are being utilized. Owners are responsible for their guests and visitors.

Gates - Entrance gate clickers are available through **Castle Group**. The cost is **\$35.00**.

Garage Doors - must be kept closed at all times, except for brief openings for ingress and egress.

Garages - must provide parking for one vehicle. Garage enclosures are not permitted.

Garbage Rules - Garbage days are currently Wednesdays and Saturdays. Garbage must be placed in sturdy cans with lids. Garbage may be placed at the curb the night before pick-up. Cans must be removed from the curb on the day of pick-up. Garbage cans must be stored out of sight from street and neighbor view.

Holiday Decorations. Outside decorations must be removed no later than two days after the holiday, with the exception of Christmas/Hanukkah decorations, which are only permitted from the day after Thanksgiving until January 10th.

Motorized Vehicles - including but not limited to go-peds, mo-peds, go-carts, ATVs, and the like are not permitted to be driven on the roadways within Emerald Isle. Homeowners are encouraged to call the police to report such activity.

Noise/Nuisance - No disturbances are permitted, of any kind. Please use basic neighborly courtesy.

Pets - Must be leashed when outside of home. Owners must pick-up after pets. Pets may not cause a nuisance to other neighbors, i.e. excessive barking, etc.

Your Board of Directors has prepared these guidelines as a quick reference guide for homeowners. We hope you find them helpful. The complete set of rules can be found in the governing documents. Should you have any questions, or need clarification, please call **Castle Group Customer Care at (954) 792-6000**.

Remember, any modification to the exterior of your home requires ARB Approval. Attached is an application.