

THE MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC.

2550 SW WATERFALL BLVD.

PALM CITY, FL 34990

Phone: 772-283-2250

Fax: 772-283-9024

ATTACHED IS APPLICATION FOR PURCHASING
PROPERTY IN THE MEADOWS

- NOTICE TO PURCHASER: ROOF REPLACEMENT IS THE RESPONSIBILITY OF THE HOMEOWNER.
- EFFECTIVE JANUARY 1, 2015 ALL SINGLE FAMILY HOMEOWNERS WILL BE RESPONSIBLE FOR THEIR ROOF REPAIRS.
- PLEASE BE AWARE THAT OUR GOVERNING DOCUMENTS PROHIBIT MOVING IN ON SUNDAYS AND HOLIDAYS.
- COMMERCIAL MOVING TRUCKS AND P.O.D.S. MAY NOT ENTER BEFORE 8:00AM OR AFTER 6:30PM AND MAY NOT REMAIN ON THE PROPERTY OVERNIGHT.

PLEASE SIGN BELOW TO ACKNOWLEDGE THAT YOU HAVE BEEN MADE AWARE OF THE ABOVE. IF YOU ARE A REALTOR, PLEASE SIGN TO ACKNOWLEDGE THAT YOU WILL ADVISE YOUR CLIENT OF THESE NOTIFICATIONS.

PURCHASER

REALTOR

April 24, 2019

THE MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC.

APPLICATION FOR
RESALE

NOTICE

THIS APPLICATION PACKAGE IS REQUIRED TO BE TURNED IN TO THE MEADOWS HOMEOWNERS OFFICE IN A TIMELY MANNER. **RETURN IT TO US AS SOON AS IT IS COMPLETED.**

WE REQUIRE A MINIMUM OF 10 WORKING DAYS TO PROCESS YOUR APPLICATION. NO CERTIFICATE OF APPROVAL WILL BE ISSUED UNTIL THE PAPERWORK IS COMPLETELY PROCESSED.

New owners must bring a copy of the warranty deed to the Meadows HOA office during business hours (Monday-Thursday from 8:30 a.m. to noon, and Friday from 7:00 a.m. to noon.) At that time the HOA will collect \$10 per vehicle for bar coding. We can only accept checks, no cash or credit cards. Once you have checked in and the bar coding fee has been paid, you will proceed to the MDPOA office where the decals will be placed on your vehicle. The MDPOA office is located at 3501 SW Corporate Parkway, Palm City, approximately 1.5 miles west on Martin Downs Boulevard at the entrance to the Coquina Cove complex.

PLEASE NOTE:

Pickup trucks are not permitted unless garaged overnight. Lakemont Village and the Sun Terrace buildings in Ridgewood Village do not have garages.

Motorcycles, all-terrain vehicles, trucks, trailers, boats, vans which exceed 78 inches in height, campers, motor homes, buses or similar vehicles, may not be parked overnight except within a garage.

**DISCLOSURE SUMMARY FOR
THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.**

- ◆ **As a purchaser of property in this community, you will be obligated to be a member of a homeowners' association.**
- ◆ **There have been or will be recorded restrictive Covenants governing the use and occupancy of properties in this community.**
- ◆ **You will be obligated to pay assessments to the Association, which assessments are subject to periodic change. If applicable, the current amount is \$ _____ per _____. You will also be obligated to pay any special assessments imposed by the Association. Such special assessments may be subject to change. If applicable, the current amount is \$ _____ per _____.**
- ◆ **You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change.**
- ◆ **Your failure to pay these assessments could result in a lien on your property.**
- ◆ **There is not an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the Homeowners' Association.**
- ◆ **The restrictive Covenants cannot be amended without the approval of the Association's membership.**
- ◆ **The statements contained in this disclosure form are only summary in nature; and, as a prospective purchaser, you should refer to the Covenants and the Association's governing documents before purchasing the property..**
- ◆ **These documents are matters of public record and can be obtained from the Record Office of Martin County, where the property is located.**

I/We have read and understood this disclosure:

Purchaser	Date
Purchaser	Date



HOMEOWNERS ASSOCIATION, INC.
2550 SW Waterfall Blvd.
Palm City, FL 34990

Helping to keep the covenants

Phone 772-283-2250 • Fax 283-9024

Receipt of Homeowner Association Documents

Buyer acknowledges receiving from Seller a current copy of the following required documents for The Meadows at Martin Downs Homeowners Association, Inc.:

- Declaration of Covenants and Restrictions – revised in April 2017
- By-laws – amended in April 2017
- Rules and Regulations – revised in March 2017
- American Checked “A Summary of Your Rights Under the Fair Credit Reporting Act”

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Please note that if the current Owner does not have the documents to pass along to the new owner, the Association will provide a copy to the Buyer at a cost of \$75.00. The documents are also available on our website, free of charge at: www.meadows-hoa.com

PLEASE COMPLETE THE FOLLOWING FORM
AND RETURN IT TO
THE MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC. OFFICE

HELP US REDUCE HOA EXPENSES! WE CAN SAVE POSTAGE AND OTHER
EXPENSES AND PROVIDE YOU WITH SPEEDIER NOTIFICATIONS BY
COMMUNICATING VIA EMAIL.

Please print...

Name: _____

Address: _____

Contact Phone Number: _____

Alternate Contact Phone Number(s): _____

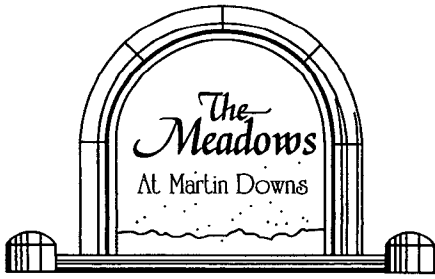
Email Address: _____

This is to confirm that I would like to receive all information regarding The Meadows at Martin Downs Homeowners Association, Inc., including, but not limited to, flyers, meeting notices, budgets, financial audits, reserve studies, etc. and all other community news and announcements, electronically at the above email address. I recognize that this consent does not apply to any invoices or legal notices that are specific to my home/unit.

I understand that I will cease to receive information from The Meadows at Martin Downs Homeowners Association, Inc. by ordinary mail, except for the documents that may not be disseminated electronically, or unless I advise the Board in writing that I would like to discontinue the use of email notification. If I change my email address, it is my obligation to notify the Association in writing or the Association will continue to rely on this authorization and provide the notices to the electronic mail address set forth at the top of this form. I further understand that as a result of this consent, the email address provided by me will be an official record of the Association which is accessible by all Association members.

Signature: _____

Date: _____



HOMEOWNERS ASSOCIATION, INC.

In an effort to make all real estate transactions, either sales or rentals, easy and accommodating to all parties concerned, the Board of Directors of The Meadows at Martin Downs Homeowners Association, Inc., has prepared the following information regarding the Application and Rules and Regulations.

These Application forms must be completed and returned, along with a copy of the *Purchase & Sales Agreement or Lease Agreement*, copies of *vehicle registration and auto insurance cards*, and the *name and address of the title company or attorney* who is handling the closing on the property, to the Association's office for processing. An *Application fee of \$150* for both sales and new rentals must accompany this documentation. **This fee is to be paid by the seller.** No processing will take place on any incomplete form. The Association requires ten (10) working days to complete the required Certificate of Approval in accordance with its Documents. A criminal history and credit background check is required for all persons over the age of 18 who will be residing in the unit. A separate background check form must be filled out for each individual, and a fee of \$50 per background check is required, payable by check only to "Meadows HOA."

The following information may come in handy for a new resident of The Meadows at Martin Downs:

1. All applications for sales and new rentals require a non-refundable application fee of \$150, payable by check made out to: "The Meadows at Martin Downs HOA." **This fee is to be paid by the seller.** The payment must accompany the application package. Rental renewals must update the information on the application; however, an application fee is not required for renewals.
2. The minimum lease term for The Meadows is four (4) months. In order to receive a vehicle bar code sticker, a minimum lease period of six (6) months is required. For a lease of less than six (6) months, a monthly pass must be obtained from the Homeowners Office. A unit may be leased only ONCE during each calendar year. There is a \$10 non-refundable fee for each bar code sticker, payable by check made out to: "The Meadows at Martin Downs HOA."
3. New owners/renters must check in at the Homeowners Office upon moving in, in order to make sure their documentation is complete and to have their vehicles decaled. Please bring a copy of the warranty deed or lease.

4. Hotwire Communications provides high definition TV and internet fiber optic service for the Meadows through a bulk-rate contract. Owners are billed as a line item on their quarterly assessment; tenants must make payment arrangements with owners. Any TV programming above the basic services provided in the contract, or if desired, telephone service, has to be contracted directly with Hotwire Communications. The Customer Service phone number is: 1-800-355-5668.
5. The Documents (Declaration of Covenants and By-Laws) pertaining to the Association should be a part of the real estate transaction and should transfer from seller to buyer. The Documents contain all information pertaining to the property, including the Articles of Incorporation, Rules and Regulations, Declaration of Covenants and Restrictions and all Amendments to the Documents. ***Purchase of the property is your agreement to abide by the Association's documents.***
6. The Meadows at Martin Downs is professionally managed by Mark Stilwell, Property Manager. The on-site office at The Meadows House is open for residents Monday through Thursday from 8:30 a.m. to noon and on Friday from 7:00 a.m. to noon. The Meadows House office phone number is 772 283-2250. Association emergency calls, for example, irrigation leaks, etc. after office hours, should be directed to Meadows Security at 220-3290. Any other emergency calls such as fire or medical emergencies should be directed to the Martin County Sheriff's Department via 911.
7. Entry PIN (Personal Identification Numbers) will be assigned to each residence after the purchase has been completed and/or when the lease is initiated. These numbers are used when authorizing visitors access to The Meadows at Martin Downs. That number is issued by The Meadows office and will be obtained on your initial visit when moving in. When you need to contact the gatehouse, you will need to have this number available. The gatehouse telephone number is 772 220-3290.

The above information is being provided as a general guide and does not constitute all of the items included in the Rules and Regulations for The Meadows at Martin Downs. A package for new residents will be given you on your initial visit to the Homeowners Office. This package contains copies of the Rules & Regulations of the community, various forms for your use, your PIN number and other valuable information.

Please contact The Meadows Office with any questions you may have. Our staff will be happy to assist you.

Thank you,

The Board of Directors of The Meadows at Martin Downs

THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.
2550 SW WATERFALL BLVD., PALM CITY, FL 34990
RESALE/LEASE APPLICATION FOR BOARD APPROVAL

Date: _____ Meadows Address: _____

INFORMATION CONCERNING APPLICANT: PIN #: _____

Name: _____ DOB: _____

Present Address: _____

Current Phone: _____ Future Phone: _____

E-Mail Address: _____

Do you intend to occupy the home? Yes No Seasonal

Spouse's Name: _____ DOB: _____

Number of Children to reside with you: _____

Names & Ages of Children: _____

The following persons will also OCCUPY the residence:

Name: _____ Name: _____

DOB: _____ DOB: _____

Relation: _____ Relation: _____

Pets: No Yes Breed and Weight: _____

Applicant's Employer: _____ Phone: _____

Address: _____ Position: _____ No/Years: _____

Spouse's Employer: _____ Phone: _____

Address: _____ Position: _____ No/Years: _____

I (we) fully acknowledge and agree that purchaser may not park any vehicle as described in the Amended (April 2017) Article XIV(t) in the Declaration of Covenants and Restrictions of The Meadows at Martin Downs and as noted on Application for Vehicle Permit.

I (we) hereby agree to abide by all the Documents and Rules and Regulations of The Meadows at Martin Downs Homeowners Association, Inc., a copy of which was received from the Seller.

If Seller fails to provide a set of Documents to Buyer, a copy will be made available by the Association Office at a cost of \$75.00.

A copy of the executed contract must be attached and submitted along with an application fee of \$150.00 (to be paid by the Seller) plus \$50 per occupant over the age of 18 so that a criminal background check and a credit check may be secured. Checks are to be made payable to "The Meadows HOA".

Owner agrees that the terms of the attached contract are within the requirements of The Meadows at Martin Downs Homeowners Association, Inc., Rules & Regulations.

PURCHASER/TENANT: _____ DATE: _____

PURCHASER/TENANT: _____ DATE: _____

SELLER: _____ DATE: _____

SELLER: _____ DATE: _____

THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.
2550 SW Waterfall Blvd., Palm City, FL 34990
APPLICATION FOR VEHICLE PERMIT

Vehicle registration requires proof of residency at an address within The Meadows at Martin Downs. Stamford and Sun Terrace units are assigned two (2) clearly marked spaces. Any additional vehicle(s) must be parked in UNMARKED spaces, NOT in spaces assigned to another unit or marked GUEST.

Name(s) _____ Owner ___ Tenant ___ Other Res. ___
 Street Address _____ Telephone _____
 City _____ State _____ Zip _____

Description of Vehicle(s):

Vehicle #1:
 Make _____ 2DR, 4DR, SUV: _____ Year _____
 Color _____ Tag # _____ State _____

Vehicle #2:
 Make _____ 2DR, 4DR, SUV: _____ Year _____
 Color _____ Tag # _____ State _____

Ownership of Vehicle:

Vehicle #1
 Registered to: _____
 Street Address _____ City/State/Zip _____

Vehicle #2
 Registered to: _____
 Street Address _____ City/State/Zip _____

Please attach a copy of the registration(s) and current insurance cards for above vehicle(s)

Is the above described vehicle(s) replacing a currently registered vehicle? ___ Yes ___ No
 If yes, the vehicle(s) being replaced is: Make _____ 2DR, 4DR, SUV Color _____

*Please contact the HOA Office with any changes of the registration of your vehicles.
 Also, if your windshield is replaced, please **do not reuse the decal**. Contact the HOA Office to get a new decal.*

The following vehicle restrictions apply (Article XIV(t):

The Association shall have the right to deny access to any vehicle to the Property. Vans (except for passenger mini-vans), motorcycles, golf carts, all-terrain vehicles, trucks, pick-up trucks, vehicles with a truck bed of any size, trailers, boats, boat trailers, watercraft, campers, motor homes, and buses may only be parked overnight entirely within an enclosed garage."

ANY VEHICLE DESCRIBED IN THE PARAGRAPH ABOVE MUST BE PARKED IN THE UNIT'S GARAGE.

Signature _____ Date _____ Signature _____ Date _____

(For Association Use Only):

Decal # _____ Decal # _____
 Bar Code # _____ Bar Code # _____

The above application is approved: _____
 Not approved: _____ (Reason for non-approval): _____

By: _____ Date: _____

PLEASE FILL OUT AND RETURN TO THE HOA OFFICE

THE MEADOWS AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.

GUEST ACCESS LIST

Submitted by: _____

Address: _____

Telephone number: _____

PIN number: _____

Date: _____

EMERGENCY CONTACT: The individual(s) named below may be allowed to access my property **ONLY** in case of an emergency: **Unless indicated these individuals are not to be entered on the frequent visitors/guest list.**

Name _____ Name _____

Address _____ Address _____

Telephone Number: _____ Telephone Number: _____

FREQUENT VISITORS/GUESTS: List the names of family and/or friends who should be admitted to your property without notifying the Gate in advance.

1. _____
2. _____
3. _____

REGULAR CONTRACTOR/OUTSIDE SERVICES (Company/Individual): List the names of services, contractors, or other vendors that visit your property on a regular basis (e.g. housekeeping, lawn service, pool service, etc.)

1. _____
2. _____
3. _____

When completed, return this form to The Meadows' office so it may be entered into the Gate house computer.

THE MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC.
2550 SW Waterfall Blvd.
Palm City, FL 34990
Phone: 772-283-2250
Fax: 772-283-9024

****PLEASE PRESENT A SEPARATE FORM FOR EACH APPLICANT****

BACKGROUND INQUIRY CONSENT AND RELEASE

Pursuant to Article XXI of the Amended and Restated Declaration of Covenants and Restrictions for the Meadows at Martin Downs, I understand that, in connection with my application for residency, various sources will be contacted to provide information for a criminal background report and credit report. The requested information may include, but not be limited to: identity and prior address verification, criminal history, consumer credit history, bankruptcy, lien, civil judgment and eviction record history. I authorize any source contacted to furnish the above information to The Meadows at Martin Downs Homeowners Association, Inc. ("the Association") and its agents and associates in accordance with 15 U.S.C. §1681b. I further release, discharge and indemnify the Association and its agents and associates from any claims, damages, losses, liabilities, costs and expenses arising from the retrieving and reporting of the requested information. I allow a photocopy of this authorization be accepted with the same authority as the original. This signed release expires one year after the date of origination.

PLEASE PRINT:

Prospective Purchaser's/Renter's FULL Legal Name: _____
(First) (Middle) (Last)

Maiden Name(s) (if applicable): _____
(First) (Middle) (Last)

Previous Married Name (if applicable): _____
(First) (Middle) (Last)

Social Security Number: _____ DOB: _____

Drivers' License #: _____ State: _____

Current Street Address: _____

City/State/Zip: _____

APPLICANT PHONE: _____

APPLICANT'S SIGNATURE: _____

DATE: _____

PLEASE NOTE: This signature must be hand signed, not computer generated.

AmericanChecked Inc.

SECTION 4

SUMMARY OF YOUR RIGHTS 1.1

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.



AmericanChecked INC.
Background Screening Solutions®

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.



- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:



TYPE OF BUSINESS:	CONTACT:
<p>I. a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552</p> <p>b. Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p>b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480</p> <p>c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423</p>



TYPE OF BUSINESS:	CONTACT:
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8 th Floor Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E.
	Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357

RULES & REGULATIONS

The Definitions contained in The Declaration of Covenants and Restrictions for The Meadows at Martin Downs are incorporated herein as part of these Rules and Regulations.

1. Owners, their families, guests, invitees, licensees, and lessees of The Meadows of Martin Downs shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, By-Laws of Association, and Rules & Regulations. Association has the authority to impose fines for violations of the heretofore named documents.
2. Owners and renters must follow the same move-in procedures. A new resident must first register with The Meadows' Property Manager. Then the Guard House must be notified by the resident of the date of the move-in and approximate time of arrival of the moving van/truck. P.O.D.S. or similar type units may not remain on the property overnight.
3. Sidewalks, streets and parking areas shall not be obstructed. Unit Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations established by the Association for the safety, convenience, and welfare of all Residents. No vehicles may be parked on the street between the hours of Midnight and 6:00 a.m. All vehicles must park with the direction of traffic. The use of motorized vehicles (e.g., skateboards, go-peds, pocket bikes, etc.) is prohibited on Association property. **Golf carts are allowed only on roadways.**
4. Passenger automobiles shall include vans and sport utility vehicles if the vehicle meets all of the following criteria:
 - a. Utilized solely for private passenger use;
 - b. Factory designed and installed windows are located completely around the exterior;
 - c. Factory designed and installed seating for five or more occupants;
 - d. Maximum length of 19 feet;
 - e. Titled and registered as a private passenger vehicle.

Vehicles which do not meet the above criteria must be parked within a garage between Midnight and 6:00 AM.

5. Residents are permitted to bring recreational vehicles such as motor homes and boats on trailers into The Meadows (including Sundays and holidays) to load and unload. These vehicles may not remain overnight, unless they fit entirely within a garage.
6. Overnight parking at the Pool/Maintenance parking lot is prohibited. Parking spaces at the Meadows House lot are for the use of residents conducting business with the office or attending meetings/events in the Meadows House. Campers, motor homes, U-Hauls, pickup trucks, etc., may park overnight in the Meadows House parking lot for a limited period of time, provided prior permission is obtained from the Property Manager during Meadows' regular business hours. **For greater detail, see Governing Documents, Article XIV, Paragraph (b).**
7. Residents are required to notify the Guard House in advance when expecting guests, deliveries (including food) and service vendors. Except for delivery of flowers, medical supplies and/or equipment, food, mail and utility services, all commercial vehicles, marked and unmarked, moving vans/trucks, trailers and vendors, shall be denied access to the property before 8:00 AM Monday through Saturday, and all day on Sunday, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day. All commercial vehicles/vendors/contractors must leave the property **NO LATER THAN 8:00 PM.**

8. Parking spaces marked GUEST in Lakemont and Ridgewood Villages are for visitors only.
9. No garage door shall remain open unattended except for temporary purposes. Nor shall garage doors remain open from dusk to dawn.
10. Each January every vehicle displaying a "butterfly" shall receive an annual sticker from Association. Prior to the issuance of the annual sticker, the Owner/Lessee of said vehicle shall make available, for inspection by Association, evidence that said vehicle has current tag, registration, and insurance coverage which includes bodily injury liability insurance. Any Owner/Lessee who fails to supply Association with proof of insurance shall be denied the annual sticker.
11. It is mandatory that all vehicles in The Meadows receive an annual sticker on the dates scheduled for registration. If a resident is unable to present his/her vehicle(s) on the scheduled dates, prior notice must be provided to the Association office to avoid any late fee. The bar codes of vehicles not presented for registration will be deactivated, and the Association will charge a fee of \$25 to reactivate the bar code. The Master Association, MDPOA, may also impose a fee. All residents who have been issued bar codes shall be required to use the resident's lane at the front gate. If a homeowner's maintenance account is delinquent 30 days or more, the bar codes of the owner or tenant will be deactivated.
12. No noxious or offensive activity shall be carried on in any Unit, nor shall anything be done thereon tending to cause a nuisance to any person using any property adjacent to the Unit. **For greater detail, see Governing Documents, Article XIV, Paragraph (f).**
13. All garbage and refuse shall be deposited in each Unit Owner's/Lessee's lidded trash can(s). The unit number shall be clearly marked on the container. No garbage or refuse shall be deposited in any Common Area for any reason, except on the scheduled days of the week for pickup and removal. No garbage, recycling material or tree or shrub material shall be placed at the curb until sunset of the day prior to collection. No refuse shall be placed so as to impede access to mailboxes or obstruct sidewalks. Trash containers and/or recycle bins must be stored out of sight.
14. No Open Houses are permitted. For Sale signs, not to exceed 11" by 17", may be posted inside a window from Saturday morning until Sunday evening. Homes for sale may be shown by appointment only.
15. Door to door solicitation is expressly prohibited in The Meadows, with the exception of charitable food drives. Garage/yard sales are prohibited.
16. There shall be no fishing permitted in any of the lakes, ponds and streams within The Meadows.
17. All recreational and athletic equipment, including but not limited to basketball hoops, must be removed from view of other Units, the Common Areas, and adjoining streets at sunset.
18. Security lighting shall remain on from dusk until dawn in all units in Lakemont Village and Sun Terrace units in Ridgewood Village. No one shall interfere, in any way, with security lighting. Each owner shall be responsible to notify the Association in the event these lights are not working properly.
19. Except for winter holiday lighting, which may be displayed between Thanksgiving Day and January 7, all other exterior lighting must be approved by the Architectural Review Committee. **For greater detail, see Governing Documents, Article XIV, Paragraph (o).**

20. **GARDEN DECORATIONS:** See Governing Documents, Article XIV, Paragraph (p).

21. No animals, livestock or poultry will be raised, bred or kept in any Unit, except that dogs, cats and other non-exotic household animals may be kept in the Unit provided they are not kept, bred or maintained for any commercial purpose. No Owner may keep more than two (2) animals in a Unit. No Owner will be permitted to maintain in their Unit an animal reputed to be of mean or violent temperament. Animals must be kept under leash at all times. Each animal owner will be required to immediately clean up after their animal. If an animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner will remedy the problem or upon written notice from the Association, will be required to remove the animal from the Unit. **For greater detail, see Governing Documents, Article XIV, Paragraph (d).**

TENNIS COURT RULES: As posted at the tennis courts.

POOL RULES: As posted at the pool.

MEADOWS HOUSE RULES & REGULATIONS

The Meadows House will be open from 8:30 a.m. to 4:00 p.m. Monday through Friday, and is available for scheduled activities from 8:30 a.m. to 11:00 p.m.

The Meadows' Office is open for business from 8:30 AM to Noon, Monday through Thursday, and 7:00 AM to Noon on Friday. No one is permitted to use the building without an approved application issued by the Meadows' Property Manager.

**By Resolution of the Board of Directors of
The Meadows at Martin Downs Homeowners Association, Inc.
*Revised May 28, 2019***