

**THE MEADOWS AT MARTIN DOWNS  
HOMEOWNERS ASSOCIATION, INC.**

**RULES & REGULATIONS – AUGUST 16, 2023**

**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, as amended from time to time. Association has the authority to impose fines and suspensions 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. Homeowners/residents may keep a storage container (e.g., P.O.D.S.) on their property for no more than five (5) consecutive days.—Containers must be placed in the driveway of the property or one of the resident's assigned parking spaces of a Stamford Unit in Lakemont Village or a Sun Terrace Unit in Ridgewood Village. The container may not be placed in a Guest parking space nor may the Unit Owner park in a Guest parking space. Stamford and Sun Terrace owners may make arrangements with the Meadows office to park overnight in the parking lot of the Meadows House if necessary. The Meadows office must be notified and a pass obtained for the storage of P.O.D.S. at least three (3) days in advance of P.O.D. delivery. Storage containers may only be delivered or removed Monday through Saturday. P.O.D.S. may not be delivered or removed on a Sunday or a holiday. If the 5<sup>th</sup> day of the storage of a P.O.D. falls on a Sunday or a holiday, it must be removed on the next business day. Failure to comply with this Rule and Regulation will result in a fine.
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. No parking on sodded areas. 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.

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

Vehicles with commercial signs or decals: Signage must be removed when parked overnight or be housed out of sight inside a garage. Trucks are not allowed to park overnight ("overnight" is defined as between midnight and 6:00 a.m.)

5. Motorhomes/RV/Boats/Trailers: No overnight parking will be allowed on the property. Allowed inside the community for loading and unloading only and must not impede the traffic flow or block sidewalks. 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, as space permits, 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. Pet sitters may enter after hours and on Sundays and holidays to care for residents' animals.

Except for pet sitters as set forth immediately above, 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. Guest parking spots: Guest parking spots in Lakemont Village are for the use of Lakemont visitors only. Guest parking spots in Ridgewood Village Sun Terrace area are for Sun Terrace visitors only. Parking spaces marked GUEST in Lakemont and Ridgewood Villages are for visitors only.
9. Garage doors must remain closed from midnight to 6:00 a.m.
10. Each January every Owner or resident's vehicle seeking barcoded entry into the community vehicle 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 ta, and insurance coverage and proof of residency. Any Owner/Lessee who fails to supply Association with proof of insurance shall be denied the annual sticker.
11. Vehicle decaling: Barcodes will be issued to all owners and to persons who are leasing for four months or more; this includes pickup trucks. It is mandatory that all barcoded vehicles in The Meadows receive an updated 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 or unpaid fines are delinquent 90 days or more, the bar codes and amenities such as pool fobs of the owner or tenant will be deactivated until the obligation is paid in full.

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, refuse, recycling material or tree or shrub material shall be placed on the Common Area or 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, boating or swimming permitted in any of the lakes, ponds and streams within The Meadows. For greater detail see Governing Documents, Article XIV.
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. Winter holiday lighting may not be installed earlier than November 1 and not lighted earlier than Thanksgiving Day and must be removed by 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. **Flags:** Per F.S.720.304(2)(a): "The official flag of the State of Florida and a first responder is law enforcement, fire fighters, paramedics, correctional officers, 911 public Safety operators, registered nurses, search and rescue workers and federal law enforcement officers." Per F.S.720.3075(3)/HB437; the number of allowed flags has been increased to 2. ~~Any homeowner may display one portable, removable flag, not larger than 4 1/2 feet by 6 feet. Choices are:~~
  - ~~Official United States flag~~
  - ~~Official flag of the State of Florida~~
  - ~~Official flag which represents the US Army, Navy, Air Force, Marine Corps,~~
  - ~~Coast Guard or a POW MIA flag~~
  - ~~First Responder flag (E.G. Police, Fire, EMT)~~
  - ~~Front Line Responder flag (Military)~~
  - ~~Decorative/ornamental flag: holiday or seasonal (Halloween,~~
  - ~~Spring, Thanksgiving, Christmas, etc.)~~

~~\_\_\_\_\_ All other flags are prohibited, including but not limited to, flags that advertise, promote, endorse or~~  
~~\_\_\_\_\_ symbolize a product, person(s), campaign, cause or movement.~~

21. Garden Decorations: See Governing Documents, Article XIV, Paragraph (p).

22. 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).

23. Dumpsters: Allowed to be on the property no more than 5 days within a month. Dumpsters may not be brought in or taken out on a Sunday or holiday. If parked in the village without driveways, the dumpster must be placed in the parking spot belonging to the Owner. Construction debris must be removed from the premises and not placed for pickup by our sanitation service. The HOA office must be notified in advance.

24. Contractors are allowed on the property only between 8:00 a.m. and 8:00 p.m., Monday through Saturday unless it is an emergency. No contractors are allowed on Sunday or holiday.

25. Registered Sex offenders: may not reside in or visit any part of the Meadows' property that is within 1000 feet of the playground and pool areas.

22-26. Violations: It will be the option of the Board to send a courtesy letter but if the infraction is considered "egregious" or repetitive, the violator may be sent directly to the board and fine may be imposed at the discretion of the Board.

*PODS*

**TENNIS COURT RULES:** As posted at the tennis courts.

**POOL RULES:** As posted at the pool.