

Rules and Regulations

Sandpoint at Meadow Woods HOA

Sandpoint in Meadow Woods Homeowners Association has established the following Rules and Regulations for all the owners and residents. These Rules and Regulations are established in accordance to the scripture of Covenants and Restrictions of our community. Its main purpose is to protect the value of the properties, promote security and welfare, to assure a better understanding among all the resident and provide the best quality of living we all deserve.

Vehicles and Parking

- 1) All vehicles of any owner/tenant must be parked in the driveway and/or garage of the owner/tenant Lot. Vehicles shall not be parked on any lawn or grassy area, nor shall any vehicle be parked overnight on any street or common area of the property. The turnaround areas are reserved for emergency vehicles only. Street parking is permitted to 1:00 A.M. on weekdays (M-T) and no later than 3:00 A.M. on weekends (F-S). This is on an experimental basis for one year to see how it can benefit our community.*
- 2) Parking is only allowed in certain streets of the property. If you want to know where to park, you must look at the signs posted among the property. You can always contact security after 8:00PM for more information.*
- 3) No inoperative cars, trucks, trailers, or other types of vehicles shall be allowed to remain on the Property. There shall be no major maintenance, repair, or restoration performed on any motor vehicle on or adjacent to any Lot in the property. All vehicles shall have current license plates. Moreover, no stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, shall be parked, stored, or located upon any Lot at any time.*
- 4) Parking of a vehicle with any type of sign e.g. "For sale" is not permitted on any Lot, street, or Common Area of the Property.*

PETS

- 1. NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common Area with the exception of dogs, cats or other customary household pets which may be kept on Lots subject to the rules and regulations adopted by the Association and provided that they are not bred, kept, or maintained for any commercial purposes.*
- 2. Each Owner shall be responsible to keep dogs on a leash at all times while walking them around the community.*
- 3. Each owner shall be responsible at all times for the prompt collection of your dog's dropping and proper disposal. Should your dog/s decide to use any lawn to do its necessities, you must remove the waste right away. No one likes to have their lawn as a dog relieving site.*
- 4. Be considerate with your neighbors and do not allow your dog/s to bark excessively. Continuous dog/s barking is considered an unwanted environment nuisance, punishable by the an Orange County ordinance with an up to \$500.00 fine per incident.*

ARCHITECTURAL CONTROL

- 1. The Association will establish an Architectural Review Committee. This committee shall consist of three (3) or more persons who are up to date with their HOA payments.*
- 2. The ARC shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvements and topography and to protect and preserve the value and desirability of the Property as a residential community.*
- 3. NO building, fence, hedge, wall, dock, pool, planting, sign, or enclosure or addition to any improvement located upon a LOT shall be constructed, erected, removed, planted, or maintained nor shall any addition to, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of same shall have been submitted to, and approved in writing by, the ARC. No dwelling unit or portion thereof shall be painted, except in the same color as selected by the Developer (Landstar Homes), unless a different color is approved by the Board.*
- 4. The ARC shall have the right to refuse approval of plans, specifications, or locations upon any grounds, including purely aesthetical considerations, which the ARC, in its sole and absolute discretion, deems appropriate.*

4. **SIGNS PROHIBITED** – No signs of any kind shall be displayed to the public view on any LOT or the Common Area without the prior written consent of the Association, except customary name and address signs and Alarm company sign. "For Sale" signs can be displayed from within the home through your window or front door.

5. **GARBAGE OR TRASH** – No trash, garbage, or other waste material shall be kept or permitted upon any Lot or the Common Area except inside the improvements of each Lot or in sanitary containers concealed from view, and in accordance with the rules and regulations adopted by the association.

Garbage pick-up: Tuesday

Recycling: Wednesday

Yard Waste and Bulk please call Orange County Waste at 407-836-6601.

*Shall be placed outside after 6:00n P.M. on the night prior to pick-up, not anytime sooner.

6. **MAINTENANCE OF LANDSCAPED AREAS**- The front lawns and landscaping are maintained by the Association. All landscaped areas, except those designated as Common Areas, including without limitation, lawns (to the paved public roadway), shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs, or trees which become dead or badly damaged shall be replaced with similar, sound, healthy plant materials. Statues, fountains, birdbaths, ponds, lawn sculptures, rock gardens, or similar types of accessories are permitted with the proper application and approval of the ARC. The number, size, and location of each item will be limited by the ARC. All lighting apparatuses, decorative or otherwise, must be maintained in working condition when installed on the front or side of the dwelling or Lot that is visible from the roadway. You must have ARC approval before added any lighting.

All outdoor holiday decorations must be removed within seven (7) days after the holiday, except for Christmas where you are allowed fourteen (14) days after the holiday.

7. **FENCES** – The wood painted fence is maintained by the Association. No one is permitted to paint it with any color but the one approved by the Association.

8. **STORAGE**- No storage is allowed on porches except appropriate seating furniture made for outdoor use, plants, and decorations. No grills of any variety are allowed on the front porch or driveway. Grills must be stored inside, behind the house, or behind the backyard fence. No

storage is allowed on the side of the dwelling that is not concealed behind a fence except for the following; hose reels, trash containers with lids, any recyclable containers as long as they do not constitute a nuisance. Lawn mowers shall be stored inside the dwelling or behind a fence in the backyard.

- 9. CLOTHES DRYING AREA** – *No portion of any Lot shall be used as drying or hanging area for laundry, including the backyard as well.*

- 10. AIR CONDITIONERS** – *No window air-conditioner unit shall be permitted.*

- 11. SECURITY (STEEL) BARS** – *No bars on window and doorways shall be permitted. Any additions of a screen door, etc. must have ARC approval first.*

- 12. SKATEBOARD RAMP** – *No skateboard ramp shall be allowed on any Lot or street.*

- 13. BASKETBALL HOOPS** – *All basketball hoops shall be erected at the rear of the driveway and be kept on the paved driveways, not on the grass. Any damage to the landscaping from the basketballs will be charged to the homeowners. Minors should be monitored and supervised while playing on the street at all times.*

- 14. DRIVEWAYS** – *If all efforts to remove any oil stains from the concrete fail, you can stain/paint your driveways only with a very light gray color paint created for Driveway use only. You must have ARC approval first. You cannot paint the sidewalks at all per an Orange County Ordinance.*

VIOLATION OF RULES AND REGULATIONS

- 1. First notice** – *The owner will receive a notice of violation in the mail. It will be given fourteen (14) days to correct the violation.*

2. **FINAL NOTICE** – *After all this process, if the owner for any reason did not correct the violation, the Board will turn the matter over to an attorney to start a Legal Action against the Owner.*

There will be a two-letter process to correct a violation. These violations are in place to help maintain our community integrity, property values and the investment we have made in here at Sandpoint at Meadow Woods Community.