

THE MEADOWS HOMES ASSOCIATION

RULES AND REGULATIONS

The purpose of the Meadows Homes Association is to ensure that the community be maintained in an attractive manner. The rules and regulations have been developed with the consideration given to providing each homeowner with the greatest enjoyment of the Common Facilities without infringing on the owners rights to the quiet enjoyment of their home and community.

These rules and Regulations support the CC&R's, they do not cover the entirety of the document.

Please read the CC&R's, Bylaws and other associated Governing Documents.

A. MAINTENANCE OF PROPERTY CC&R'S Article 10 and Article 6

1. Each single family residences shall be maintained in a neat, orderly, and attractive condition. Obligation includes maintaining and repairing of exterior surfaces, including roof, doors, windows and foundation. All utility systems, including electrical, plumbing and air conditioning shall be maintained. (10.2A).
2. Lots must be kept in good order and condition. Landscaping must be trimmed, properly maintained, and not extend over the street curbing or into neighboring property. (10.2C).
3. Weeds, dead shrubs, dead trees/branches, must be removed. Rules pertain to each residence entire lot. Front, back, side, slopes and canyons are included. (10.2B).
4. Trash containers shall be placed on the street, the day before scheduled pick up with the wheels against the curb. If no curb exists place at the edge of the pavement. Containers shall be moved off the street the day of pickup and no later than the following day. Containers must be kept in the garage, rear or side yard of property and MUST NOT be visible from the street. (6.9).
5. No garbage, trash, lumber, yard trimmings, metal, debris or materials of any kind shall be stored or allowed to accumulate on any property except when in an enclosed structure or properly screened from view. Any container containing such materials may be placed at the street only on designated scheduled pickup day. Containers must be secure from animals getting into trash. (6.9)
6. Wood storage must be at side or rear of property, neatly stacked and not visible from the street.(10.2C)

B. VEHICLES CC&R's Article 6

1. Vehicles shall be parked so as to not obstruct free flow of traffic or create a safety hazard. (6.6A)

2. All vehicles must be parked in the driveway, garage, or parking pads must be pre-approved by the ARC. (6.6 B) Residences with a driveway connecting .
3. Street Parking.
 - a. Residences with a driveway connecting to the Association private street shall not park their vehicles on said street for more than 72 hours in any 30 day period. Violating this rule are subject to being towed at the owner's expense pursuant to California Vehicle Code, Section 22658A. Private roads located within the Association are all located in Tract 5744. Street names as follows: Red Stone Lane, Lake Meadow Lane, Lake Meadow Drive, Hamden lane, Old lantern Lane, Dogwood Lane, Glengary Lane, Wimbleton Lane, Fallen Tree Lane, Galatea Lane, Moss Tree Lane, also Indian Creek Way westerly of Galatea Lane, Glenmeade Way southerly of Dogwood lane and Sandhurst Way to the cul-d-sac (6.6B).
 - b. All other lots within the Association and fronting on County dedicated roads are subject to being towed if they violate County Ordinance Section 72.122, which provides as follows:
[USE OF STREETS FOR STORAGE OF VEHICLES PROHIBITED
 - a) No vehicle shall be parked on any street or alley for more than 72 consecutive hours and not have been moved at least 0.5 of a mile from its original parked location.
 - b) In the event a vehicle is parked upon the street in excess of a consecutive 72-hour period, the sheriff or California Highway Patrol may remove said vehicle, Vehicle Code 22651 & 22652]
4. Disabled and unlicensed vehicles may not be parked other than in the garage and out of view of the neighbors and street (6.6 F).
5. Covered vehicles are not permitted visible from the street. Exception : Temporary basis not to exceed 72 hours in a 30 day period (6.6 B)
6. Vehicles with commercial markings are permitted only when used by the owner for the purpose of their occupation only on a daily basis (6.6 B).
7. Recreational vehicles, trailers, motor homes, all watercraft are not permitted on any lot other than in the garage. These vehicles may be permitted on the lot for loading and unloading purposes not to exceed 2 consecutive days and less than 4 days in any calendar month Heavy equipment and machinery including cement mixers and tractors are permitted on a temporary basis in connection with construction or repairs being performed.(6.6 B & 6.19).
8. Vehicles cannot be maintained, repaired, rebuilt, dismantled or painted except within the garage and not visible from the street.

C. PETS CC&R's Article 6

1. Pets must be on a leash when in the yard where not fenced or public street. Pets not allowed in the MHA Community Center areas (6.3)
2. No commercial breeding or kenneling of animals is permitted (6.3 A).
3. No barnyard animals are permitted including chickens, ducks, geese, goats, ferrets, or primates (6.3 A).
4. Pets are not allowed to damage grass, shrubs, or trees on any portion of the common areas. Repair expense and cost will be the responsibility of the owner pet owner. (6.3 A)
5. When walking your pets throughout the area and streets, owners must clean up immediately using a baggie and disposing in trash containers and not in open areas (6.3 D)
6. Pets shall not make excessive noise or anything that causes unreasonable annoyance or danger to neighbors or guests in the community(6.3 A).
7. Pet enclosures shall be approved by the Architectural Review Committee (6.3 C).
8. The above rules also apply to residents that are designated as horse property home owners.

D. RECREATIONAL EQUIPMENT

1. Swing sets, wading pools, trampolines, and all sport equipment shall not be placed within the front yard.
2. Portable sports equipment/apparatus such as basketball hoops shall be stored on a daily basis in the garage or in the rear yard when not in use. They shall only be in view between 8AM-8PM.
3. Barbecue's and patio furniture shall not be placed within the front yard.

E. OCCUPANCY/RESIDENTIAL USE CC&R's Article 6

1. Residences are restricted to single family residential use to be defined in accordance with applicable Federal and California laws, local dodes and ordinances. Single families may have guests not to exceed more than 30 days either consecutive or non-consecutive days in any one year without prior approval of the Board (6.1 A).
2. Trade or business may be conducted in or from a residence so long as there is no material impact on the common area. The term "material impact" shall include, but not limited to, any commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes (6.1 B)

F. LEASING CC&R's Article 8

1. Owners must inform the Meadows Homes Association office if renting or leasing their property within 14 days after entering in to a lease. The owner shall provide the office with the name, telephone number and address of the lessee (3.4 A)

2. Lots/Residences can only be leased in their entirety. NO fraction or portion may be leased.
3. No owner shall be permitted to lease a residence for transient or hotel purpose's or for a period less than 30 days (6.1 C)
4. Tenants are bound by governing documents and shall supply tenants with Rules and Regulations (6.1C)

G. Flags and Signs CC&R's Article 6

1. Property owners may display the flag of the United States on residential property either on a pole or balcony(6.4 C).
2. Flags must be in good condition and cannot cause undue noise.
3. Signs identifying maintenance being performed on property are not permitted for longer than 2 weeks (6.4 A).
4. One "For Sale "or "For Rent sign is permitted not larger than 18"X24". Non-Commercial signs and posters may be made of paper, cardboard, cloth, plastic, or fabric. They may not be made of lights, flora, balloons, roofing, siding, paving materials or any other building landscaping or decorative component.(6.4 A)
5. Non commercial signs and posters are limited to 9 sq. ft.(3X3) and flags are limited to 15 sq. ft.(5X3). Non commercial signs must be removed after 2 weeks.
6. Holiday lights and decorations must be removed within 30 days after the holiday.

H. VANDALISM AND NUISANCE CC&R's ARTICLE 6

1. Property owners are responsible for any vandalism committed by their family, guests, tenants and workers (6.17).
2. Nothing shall be done or kept within the Common Area that will increase the rate of insurance relating to any policy maintained by the Association without prior written consent of the Association.
3. No owner shall permit anything to be done or kept on his or her lot which would cause any improvements to be uninsurable against loss by fire or casualty or result on the cancellation of insurance on any lot. No noxious or offensive activity shall be carried out on any residence or any part of the community or shall be done. No annoyance or nuisance will be permitted in the neighborhood.

Rules and Regulations with Governing Documents revised May 1, 2013
TMHA Board Meeting, MSC/unanimous. _____ President
Dale Grojean