

*The Meadows of Astatula  
Homeowners Association, Inc.*

Rules and Regulations

Effective October 2015

Return to:

Meadows of Astatula Homeowners Association  
613 S. 12<sup>th</sup> Street  
Leesburg FL 34748

INSTRUMENT #2015124158  
OR BK 4705 PG 1135 - 1143 (9 PGS)  
DATE: 11/13/2015 12:12:06 PM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$78.00

## THE MEADOWS

### Manufactured Home Community

#### Rules and Regulations

Effective October 2015

Welcome to The Meadows. We are a resident owned manufactured home community that has been planned and designed to provide you with a comfortable and pleasant living environment. The Meadows Homeowners Association (HOA) can and will create an enjoyable atmosphere for you and your family with your assistance.

Here at The Meadows, we believe we have one of the finest manufactured home communities in the area. Therefore, we want to provide and maintain a cooperative environment that is considerate of the property, privacy and peace of both the HOA and the Residents.

The HOA and/or owner(s) reserve the exclusive right to change, add to or delete any of the rules and regulations at anytime they determine necessary. Residents will be notified in accordance with existing Florida law.

1. **GENERAL:** The Board of Directors of The Meadows shall be responsible for promulgating and enforcing the Rules and Regulations for the benefit of all residents and to assure that each resident is provided the opportunity to enjoy living at The Meadows to the maximum extent.

- 1.1 Residents shall comply with all rules and regulations and shall be responsible for the compliance of such by their guests.
- 1.2 There shall be no door to door soliciting and/or peddling within The Meadows except as approved in advance by the Board of Directors.
- 1.3 Alcoholic beverages shall not be served or consumed in any common buildings, areas, or facilities, except as approved by the Board of Directors. There shall be no public intoxication or offensive conduct on or around any common areas of The Meadows.
- 1.4 Speed limits, stop signs and other traffic control signs, including parking restrictions, shall be observed by operators of any type of vehicle, including bicycles. Posted speed limits, traffic and parking rules shall be strictly enforced.
- 1.5 Complaints concerning alleged violations of traffic, parking or any other rule or regulation shall be communicated to the management company or Board of Directors in writing.
- 1.6 Complaints in writing will be investigated and when found to be valid, the offending resident, guest or other person will be notified and shall be given a reasonable opportunity to respond to the complaint.
- 1.7 The details of the complaint, the offending person's response to the complaint, and a statement of any enforcement action taken by the management company will be provided to the Board of Directors as appropriate.

2. **RESIDENCY AND OCCUPANCY:** Home Sites are considered to be residences only and are not be used for business. A business is defined as any commercial enterprise which (1) is required to

be licensed by local or state law, (2) requires traffic from outside the park to enter for the purpose of dealing with said business; or (3) uses any type of sign or advertising on the exterior of the home; or (4) includes door-to-door canvassing of community residents for commercial purposes; or (5) interferes with the safe, pleasant and enjoyable use of the community by any of its residents.

- 2.1 Each property shall be used for a single-family residence and for no other purpose.
- 2.2 Each home shall be permanently occupied by not more than one (1) nucleus family.
- 2.3 Each house brought into The Meadows must conform to state and local building codes. The home must be a double-wide, single story manufactured home having a shingled roof, lap siding, attached utility room, attached carport, a concrete driveway and sidewalk, and a sod lawn surrounding the house that is irrigated and landscaped. Each home must have a water meter installed. Environmentally zero landscaping may be utilized upon approval of the Architectural Review Committee and HOA Board of Directors.
- 2.4 No disruptive, noxious or offensive activity shall be carried on within the community, nor shall anything be done therein which is or may become an annoyance, disturbance, nuisance or interference to any resident of the community which shall constitute a breach of the peace. The Board of Directors shall have the right to determine whether or not any noise, odor or activity constitutes a nuisance.
- 2.5 No rental or lease of any property in The Meadows is allowed.

**3. HOME CARE AND IMPROVEMENTS:** Residents are required to keep their manufactured home in good repair and maintain their home and property in a clean appearing condition. There will be no storage permitted around the manufactured home.

- 3.1 Lawns are to be cut regularly during the year, be kept to a height of no more than eight (8) inches, and be fertilized with an approved fertilizer each spring and fall by the resident. Lawns shall be kept free of weeds and insects.
- 3.2 Lawns are to be irrigated in accordance with the times and days set by the St. John's Water Management District and appropriate Lake County authorities.
- 3.3 Lawns not maintained by the resident in accordance with these Rules and Regulations will be considered to be in violation.
- 3.4 No exterior or underground installation of any amenities, remodeling or additions are permitted without prior approval from the HOA as to size, condition and type of construction desired. Requests must be submitted to the Architectural Review Committee and be approved by the HOA Board of Directors.
- 3.5 Prior to any resident digging into the ground on their property, they must first request each utility company to mark the location of underground lines, pipes and facilities. Any damage to underground lines, pipes and/or facilities will be repaired at the resident's expense.
- 3.6 Each resident shall have affixed in a conspicuous place on the side of the home facing the street and visible from the street or in front of the home, a series of three (3) inch numerals denoting the numeric street address of the residence.
- 3.7 One (1) storage shed per home site is permitted. Size, type, installation and location on the lot are subject to HOA specifications.
- 3.8 Storage/Safety: Due to unexpected high winds or storms which occur frequently in our area, any personal property such as yard tools, patio furniture, barbecue grills, toys,

bicycles, etc. must be properly stored when you are away from your premises. When not in use, ladders must be stored properly (in storage shed or behind the hedges).

- 3.9 Antennas and Satellite Dishes: Cable television is available in The Meadows. Any equipment that interferes with neighboring reception is prohibited. Satellite dishes may be installed on the house or property.
- 3.10 Maintenance: The resident is responsible for the overall appearance of their property. The property must be kept clean, orderly and free of litter. Homes should be pressure washed as needed. The resident must maintain lawn, trees, plants and shrubbery including mowing, trimming, watering, weeding and the general care thereof.
- 3.11 Landscaping: The HOA is not responsible for any property damage or personal injury arising from the existence of trees, shrubbery or other plantings on home sites, regardless of the nature of such injuries or damage. Mature trees may not be removed without the express written consent of the HOA and the appropriate Lake County authority. One hundred (100%) percent of all home sites must have sod lawns. Requests for environmentally zero landscaping must be submitted in writing to the Architectural Review and Committee and approved by the HOA Board of Directors.
- 3.12 Furniture: Only furniture specifically designed for outside use is allowed outside the home.
- 3.13 Posts, Poles and Stakes: No posts, poles, stakes or the like, are to be driven into the ground without consulting the HOA due to the danger of interfering with or damaging underground utilities. The resident will be liable for any expense incurred by the park resulting from violation of this rule.
- 3.14 Flag Poles, Flags, and Decorations: Flag poles that will be anchored into the ground, must be no more than 20' (feet) high and placement must be approved by the Architectural Control Committee and HOA Board. In accordance with Florida State Statute 720.304 (a & b), only two (2) flags are allowed. They can consist of the State Flag of Florida, the American Flag, a branch of the military service flag or POW/MIA flag. Portable flag holders should be on the carport side of the house. Holiday decorations on the house and lawn are allowed, but should be removed after the holiday season.

4. **MOTOR VEHICLES – GENERAL**: All residents and guests must obey, at all times, the 15 miles per hour (15 mph) speed limit and all “STOP” signs.

- 4.1 Vehicles with loud engines or mufflers or other noisy devices or equipment will not be permitted in the community.
- 4.2 Minor repairs or maintenance on a vehicle, (i.e. oil change) will be permitted. However, should any vehicle require major repairs, the owner must remove the vehicle to a location outside the community for such repair or storage. Inoperable vehicles will be considered in non compliance of this article after seven (7) days and will be removed from the community at the owner’s expense by a Lake County towing company, at the sole discretion of the HOA. NO EXCEPTIONS WITHOUT WRITTEN APPROVAL FROM THE HOA.
- 4.3 Riding on the outside of any vehicle such as on the side, hood, fender, etc. or towing of any person behind or beside any vehicle will not be permitted.
- 4.4 Resident’s motorcycles and golf carts will be permitted in the community. The operation or use of dirt bikes or go carts of any type is prohibited in this Park.

- 4.5 No unlicensed or inoperable vehicles are permitted to be parked in the community.
- 4.6 Riding lawn mowers are not to be used as a recreational vehicle, but for mowing only.

5. MOTOR VEHICLES – PARKING:

- 5.1 Cars must be parked in parking spaces provided for each mobile home or in the street parallel to the curb in the direction of traffic. No cars may be parked on the grass in any area of the community.
- 5.2 Parking of any vehicle which would create safety concerns, block the use of a driveway or obstruct access to fire hydrants is prohibited.
- 5.3 Overflow parking in the community parking lot next to the clubhouse is permitted. It is to be utilized for extra vehicles, visitors and use during community events.
- 5.4 Street parking on Alamanda Drive is not permitted at any time except for service and emergency vehicle personnel.
- 5.5 No boats, trailers, campers, etc. will be permitted to be parked on your property. Boats and boat trailers may be parked or placed on a lot on a temporary basis for the convenience of the lot owner. Temporary shall mean not to exceed 48 hours in any thirty (30) day period.
- 5.6 There is no designated storage area on The Meadows property.

6. BICYCLES: Riders of bicycles will comply with all state and local laws.

7. REFUSE AND TRASH COLLECTION: No loose garbage or trash is permitted outside your home.

- 7.1 Containers will be required for refuse storage outside and such containers must be the proper and common type for refuse storage and provided by the local refuse company.
- 7.2 Lids must be kept securely on containers at all times, and containers must be stored a) inside the shed, b) inside a screen enclosure, or c) on the “driveway” side or back of the house and must be of neat appearance.
- 7.3 After pick up of refuse, the container(s) shall be removed from the street within 24 hours.

8. PETS: All pets must be registered and licensed with Lake County Animal Control. Only three (3) generally accepted domestic pets are permitted per household in the community.

- 8.1 Aggressive dogs of any breed or size, including but not limited to, Pit Bulls, Doberman Pinschers, Rottweilers, German Shepherds, and Chows are not permitted in the community.
- 8.2 No outdoor pet enclosures are permitted in the community.
- 8.3 All pets must have all required annual shots, including rabies immunizations.
- 8.4 No animals, fowl or reptiles shall be kept, bred or raised on any properties except birds kept as pets and domestic dogs and cats owned by the property owner, provided the same are not kept, bred, raised, maintained thereon for business or commercial purposes, or in a number deemed unreasonable by the HOA in the exercise of their sole and reasonable discretion.
- 8.5 No pets may be kept, raised or maintained on the resident’s property under circumstances which in good faith of the HOA shall constitute an unreasonable annoyance, hazard or nuisance to the property owners in the vicinity or an unreasonable interference with the safety, comfortable and quiet use, and enjoyment of other property owners.
- 8.6 Supervision: Pets may not be tied or chained or left unattended in yards or allowed to run loose. Pets must be supervised in such a manner as not to cause any annoyances or

disturbances to other residents. Residents must not allow their pets to go into any other resident's yard.

- 8.7 Collars: Pets must wear necessary registration from the appropriate governmental agency when outside the home.
- 8.8 Pet Removal: If the HOA receives complaints and determines the conduct of a pet to be dangerous, noisy or bothersome to other residents, the pet must be removed within seven (7) days from receipt of written notice from the HOA. Failure of the resident to remove the pet from the premises within such period is a violation of the Rules and Regulations. Should pets become a problem in the community, the HOA reserves the right to refuse admission to further new and/or replacement pets.
- 8.9 Leashes: Pets must be kept on a leash at all times when off of the owner's property. No pets, except for certified service animals, are permitted in any common recreational areas in The Meadows or at any community function.
- 8.10 Clean Up: Clean up after your own pets. To maintain a clean and healthy environment in the community, clean up shall be done immediately if off your property. Clean up of resident's yards should be done daily.
- 8.11 Ordinances: Pets must be kept in accordance with the park pet rules and with the Lake County Animal Control Ordinance.
9. **GUESTS**: Residents shall be responsible for the action of their household members and guests, including children, and shall see to it that their guests do not disturb neighbors or abuse the property or privacy of others.
10. **EMERGENCIES**: Call the appropriate agency IMMEDIATELY in the event of a true emergency. Emergency numbers for fire, ambulance or the Sheriff's Department should be dialed directly when necessary. Emergencies should then be reported to the HOA as appropriate.
11. **GENERAL CONDUCT**: No public disturbance or nuisance, immoral conduct, or profane language will be tolerated. No alcoholic beverages shall be sold, served or consumed in any common areas or buildings located within the community, except on HOA approved occasions.
12. **NOISE**: Conduct which disturbs the peace and tranquility of others such as excessive noise, loud parties and abusive language, is not permitted in the community. Radios, televisions, stereos, musical instruments, or the like, shall not be played in a manner as to be audible outside the resident's home between the hours of 10:00 p.m. and 8:00 a.m. Yelling, screaming and the use of profanity outside the home, or inside the home if audible outside, are never permitted in the community.
13. **RESPONSIBILITY**: Residents are expected to carry homeowners' insurance for protection. The Association is absolved from any and all liability pertaining to loss by fire, theft, accident, intentional act, or any other mishap, including personal injury or property damage of any resident, guest or visitor.
14. **SUPERVISION AND SAFETY**: The children (under the age of 14) of residents, guests and visitors must have responsible adult supervision at all times when outside the resident's home.

- 14.1 Ball playing of any kind is limited to areas authorized and approved by the HOA.
- 14.2 Street play activity is limited to wagons, roller-skating, scooters and bicycle riding. Tricycle riding is permitted with adult supervision. Such items must be kept off the streets and right of ways when not in use. No racing, speeding or reckless riding on bicycles, etc. and no towing behind bicycles of any kind.
- 14.3 There is no swimming or boating allowed in the pond or lake. Fishing in the pond or lake is allowed.

15. DANGEROUS INSTRUMENTALITIES/RESPECTING RIGHTS OF OTHERS: The display or use of sling shots, bows and arrows, and other dangerous instrumentalities, as determined by Florida Law, is not permitted in the Community.

- 15.1 The hurling of rocks, knives, eggs, sticks, and any other objects or missiles is strictly forbidden.
- 15.2 Fireworks are not allowed in the community at any time. This will be strictly enforced.
- 15.3 Residents and their guests must behave responsibly towards others and not create disturbances or excessive noise. "Excessive noise" means any noise audible outside the home likely or actually disturbing the rights of other residents.
- 15.4 Residents may not act in a manner that threatens the health, safety, or right to peaceful enjoyment of The Meadows by other residents.

16. PUBLIC CONVENIENCES: Residents are expected to cooperate in keeping public conveniences such as the clubhouse, restrooms and other facilities clean and serviceable and to observe posted rules of conduct.

- 16.1 Sidewalks in the community are for convenient access to and from home sites to other community areas. "Cutting through" residents' yards when going to and from the clubhouse and pool areas is not allowed.
- 16.2 Sidewalks may not be defaced in any way.
- 16.3 Residents, guests and visitors will comply with pool rules as posted including but not limited to:
  - a. Enter pool area at your own risk – no lifeguard on duty.
  - b. Pool hours are dawn until dusk
  - c. NO running on the pool deck – WALK
  - d. An attentive adult must accompany non-swimmers and children under the age of 18.
  - e. Non-swimmers and floatation device users must remain in the shallow end.
  - f. Infants and toddlers must wear a swim diaper
  - g. Soiled diapers are NOT to be disposed of in the pool area trash receptacle. Please take off the premises.
  - h. NO glass containers in the pool area.
  - i. Food and beverages in plastic containers are allowed only in the table/chair area. Water in a plastic container is allowed on the pool deck.
  - j. NO gum in the pool area.
  - k. Profanity will not be tolerated.
  - l. NO pets allowed in pool or clubhouse area.
  - m. All guests are the responsibility of the resident.

- n. Shower before entering the pool.
- o. Bathing load is 22 persons.

17. CLOTHESLINES: In accordance with the EPA and Florida Statutes, residents are permitted to have a clothesline of the umbrella, rack or retractable type. Clotheslines must be removed or retracted when not in use. Retractable lines can only be installed on the carport and must be retracted when not in use.

18. SIGNS: Except for "For Sale" signs, residents shall not erect or display, either on their home or within the community, any signs without the written consent of the Architectural Review Committee.

18.1 For Sale Signs: All for sale signs must be in the front yard. The sign must not be in the easement of the property. One (1) "For Sale" sign is permitted per home site except for corner sites when two (2) signs are permitted. Under Florida Statute, the HOA can promulgate reasonable rules regarding size, placement and character of "For Sale" signs. Contractor signs are prohibited. The developer of new homes shall be exempt from the provisions of this paragraph.

18.2 Property "For Sale" by licensed Real Estate Broker:  
Signs will measure 24" x 18", the size of a standard real estate sign. The "For Sale" sign can have a place for one rider located at the bottom of the sign for contact information and one information tube attached to the real estate sign. These signs will be provided to you by your licensed Real Estate Broker.

18.3 Property "For Sale" by Owner:  
Signs will measure 24" x 18", the size of a standard real estate sign. The "For Sale" sign can have a place for one rider located at the bottom of the sign for contact information. One information tube will be permitted at the expense of the owner/seller and must be attached to the real estate sign

19. MAIL: A central postal office is provided with one (1) mailbox designated per manufactured home. This facility is under control of the U.S. Postal Service.

19.1 Residents may post a notice advertising items with permission from the HOA Board. These notices will be posted on the community board located to the side of the central mail facility for a maximum of seven (7) days unless extended by the Board of Directors.

20. EASEMENTS: The easement area (area between the sidewalk and street) of each home site and all improvements thereon shall be continuously maintained by the owner of each home site and, except for the improvements for maintenance that a public authority or utility company is responsible for, and except as otherwise provided in the Declaration.

21. RIGHT OF FIRST REFUSAL: The developer shall have an optional right of first refusal to be exercised in its sole discretion as follows:

21.1 If at any time during their residency, a resident wishes to sell the manufactured home located on said lot, the resident agrees to notify the developer of the price and material

terms and conditions upon which the resident desires to sell the home. The developer shall be under no obligation to purchase such home at the price offered by the resident, but may do so in its sound business discretion, or the developer may negotiate a price and terms and conditions as may be mutually agreeable to both parties. Such negotiations and purchase may be performed directly with the developer and any manufactured home dealer or broker of it's choosing.

- 21.2 If no agreement is reached pursuant to Paragraph 21.1, then Resident may offer the home for sale to the public through a licensed sales agent of their choosing or may attempt to sell the home themselves.
- 21.3 If a buyer is found, then a written contract is executed between the resident and potential buyer.
- 21.4 All potential buyers and residents must provide the management company with a signed Disclosure Form and Resident Contact Information prior to occupying a home in the community.

22. RIGHTS: Specific variances to these Rules and Regulations may be granted by the HOA due to space limitations, design considerations, in cases where the intent of a Rule or Regulation is met but does not comply with the specific requirement, or in such other circumstances as not to disturb residents' quiet enjoyment of the community and where the basis for the variance is deemed sufficient in the sole discretion of the HOA.

- 22.1 The rights of the HOA contained herein are cumulative and failure of the HOA to exercise any right shall not operate to forfeit any other rights of the HOA.
- 22.2 The failure of the HOA to insist, in any one or the more instances, upon a strict performance of any of the provisions of the rules and regulations, or to exercise any right to option contained herein, or to serve any notice, or to institute any action or proceeding, shall not be construed as a waiver or relinquishment for the future of any such provisions, options or rights, but such provisions, options or rights shall continue and remain in full force and effect.
- 22.3 The receipt by the HOA of any monies due hereunder, with knowledge of the breach of any community rule, shall not be deemed a waiver of such breach, and no waiver by the HOA of any provision hereof shall be deemed to have been made unless in writing, expressly approved by the HOA.

MEADOWS OF ASTATULA HOMEOWNERS ASSOCIATION, INC.

By:

Albert Fischer

Print Name:

Albert Fischer  
President, Board of Directors

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of November, 2015 by ALBERT FISCHER, who is () personally known to me to be the President of the MEADOWS OF ASTATULA HOMEOWNERS ASSOCIATION, INC. OR ( ) has produced the following identification.

He/she acknowledged executing this instrument freely and voluntarily under authority vested in him/her by the Association.

Sally Ann Mayer

NOTARY SEAL:

Signature of Notary Public, State of Florida

Print Name: SALLY ANN MAYER

Commission No.: FF925804

Commission Expires: 11/2/2019

