

# MEADOWLAND ESTATES

# CONDOMINIUM HOUSE RULES

## Board of Managers' Mission Statement

The Board of Managers would like to welcome you to Meadowland Estates Condominium. We have been elected to represent you. Our Community, and the needs of our neighbors, is our primary responsibility. Our mission is to make all of our lives better and Meadowland Estates a great place to live.

Each of us purchased our units with the full knowledge that there are specific rules and requirements that go along with condo living. We live in close proximity to our neighbors. This means that we must respect each other, and we cannot disrupt their quality of life or over step our bounds for their privacy and comfort.

## Homeowner's Oath

I, as a homeowner of Meadowland Estates, will respect my neighbors at all times. I will not do anything which will prevent my neighbors from enjoying their rights as homeowners or deface our common property. I will maintain the beauty of my property within the guidelines of the Condominium's House Rules and the Meadowland Estates Prospectus.

## Something to Live by:

**“Do unto others as you would have them do unto you”.**

## Homeowners' Responsibilities

**Section 1.** All requests for information must be returned in a timely manner. **Non-compliance shall be subject to a fine.**

**Section 2.** Owners of a home, members of their families, their employees, their guests and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance to other said owners, or in any such way as to be injurious to the reputation of the Condominium.

**Section 3.** The Common Elements shall not be obstructed, littered, defaced, or misused in any manner.

## **Homeowners' Responsibilities, Continued**

**Section 4.** Each homeowner shall be liable for any and all damages to the Common Elements and the property of the Condominium, which shall be caused by said homeowner or such other person for whose conduct he/she is legally responsible.

**Section 5.** Each homeowner, members of his/her families, his/her employees, guests and his/her pets shall keep his/her home in a good state of preservation and cleanliness, and shall not sweep, any dirt or other substance from the doors, windows, or balconies of his/her home. Nor shall any homeowner store refuse, temporarily or otherwise, outside of his/her home at any time.

**Section 6.** No homeowner shall make or permit any disturbing noises in his/her home or do or permit anything to be done there in, which will interfere with the rights, comforts, or conveniences of other homeowners. This includes the playing of vocal or instrumental music, operation of a stereo, radio or television set or other loud speakers in such owner's home between the hours of 10 PM and the following 8 AM. It is also a violation (and therefore subject to a fine) to blow a horn in order to announce that someone is waiting to pick up a passenger. Please tell your driver to announce his/her presence by ringing your bell or phoning you.

**Section 7.** Speed within the Condominium is limited to a maximum of 10 mph.

**Section 8.** All homes shall be used for single family residence purposes. Any other use (i.e., business or commercial) is subject to a fine of \$50 per day and legal action.

**Section 9.** All unit owners who rent their units must provide a copy of the House Rules to their tenants and must return a signed receipt form (a copy of which is appended to the end of this document) to the Management Company. Also, the Management Company & the Board of Managers must be notified whenever a change in tenancy occurs. **Non-compliance shall be subject to a fine.**

**Section 10.** Each homeowner must promptly perform all maintenance and repair work to his/her own home which, if not done, would negatively affect the Community in its entirety or in a part belonging to other homeowners, or to the building of which his/her home forms a part. He/she is expressly responsible for the damages and liabilities, that his/her failure to do so may cause.

**Section 11.** All repairs to the interior of the home located in and servicing only that home shall be at the homeowner's expense.

**Section 12.** Each homeowner shall be obligated to maintain the landscaping, such as regular watering, in the restricted front, and/or side yards in a presentable manner. A homeowner may install, at his/her own cost and with the Board's approval (ME-02 form), suitable shrubbery and trees to his/her restricted and/or side yards which shall be maintained by the Meadowland Estates approved landscaper.

## **Homeowners' Responsibilities, Continued**

**Section 13.** If any key or keys are entrusted by a homeowner, or by any member of his/her family, or by his/her agent to an employee of the homeowner's home or automobile or any other item of personal property, the acceptance of the key shall be at the sole risk of such homeowner, and neither the Board, nor the Managing Agent shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.

**Section 14.** All homes with alarms must have a cut-off and homeowners are required to provide an EMERGENCY phone number listed on the ME-01 form where the owner can be reached during the day and evening hours. **Non-compliance shall be subject to a fine.**

**Section 15.** Meadowland Estates regulations require that animals are to be leashed and have current tags. Under no circumstances will an owner let his/her animal run loose. Homeowners and tenants are not permitted to walk their animals on the Common Elements and are required to clean up after their animals. **Non-compliance shall be subject to a fine.**

**Section 16.** Bicycles, carriages, toys, brooms, shovels, garbage cans or buckets or bags, shopping carts, lounge chairs, newspapers, cardboard boxes, etc. are not to be parked or stored outside in front of homes or under the staircases at any time. This is for the safety of the owners as well as for the appearance of the Condominium.

**Section 17.** Garden hoses are to be stored within the home during the non-summer seasons between October 15<sup>th</sup> and April 15<sup>th</sup>. During the in-use seasons, hoses must be neatly stored (i.e., coiled) outside the home unit. Hoses should not be allowed to run without spray nozzles and/or unattended by the responsible homeowner. **Non-compliance shall be subject to a fine.**

## **Homeowners' Limitations**

**Section 1.** Interior Repairs/Exterior Repairs – Homeowners Association Responsibility:

a) Any repairs that the Homeowners Association is responsible for will be done by the approved Meadowland Estates contractor and the Association will pay for the repairs.

b) Meadowland Estates will not pay a homeowner's contractor(s).

c) A release of liability will need to be signed by a homeowner who is opting to do his/her own repairs and not go through the Board or the Board's approved contractor.

## **Homeowners' Limitations, Continued**

**Section 2.** A homeowner may not make any alterations to the interior/exterior of the home or any part of the restricted Common Elements without an approved ME-02 form from the Board of Managers. An owner shall not make any structural modifications to the home or other alterations which would impair the structural soundness of the home. The Board of Managers must be instructed in writing, and paperwork filed through the Managing Agent, as to the nature of the alteration. The Board of Managers shall have the obligation to answer in writing within thirty (30) days from the date received.

**Section 3.** It is prohibited to hang garments, rugs, etc. from the windows or from any of the buildings or to string clothes lines on or over the Common Elements (including restricted areas).

**Section 4.** No homeowner shall paint the exterior surfaces of the windows and doors opening out of his/her house.

**Section 5.** No awning, storm and screen window, television or radio satellite dish shall be attached to or hung from the exterior of the home.

**Section 6.** Any outside cable installations must be placed below the window line on the lower level of the building.

**Section 7.** Any storm doors installed must be dark brown in conformance to the original exterior colors of the buildings. This is not subject to modification by the Board Members or homeowners.

**Section 8.** No homeowner or any of his/her agents or visitors shall at any time bring into or keep in his/her home flammable, combustible or explosive material, chemical, or substance.

**Section 9.** No sign of any kind shall be displayed to the public view on or in any home. A temporary sign of not more than three square feet, advertising the property for sale shall be permitted.

**Section 10.** No homeowner will install or permit to be installed any window-mounted or through the wall air conditioning unit in his/her house.

**Section 11.** No homeowner will apply to his/her storm door any sticker, sign, or address plaque. Stickers are permitted on the entry door for emergency or medical reasons. This will maintain the appearance of the Condominium.

**Section 12.** Holiday decorations may be displayed from 5 weeks prior to the holiday through 3 weeks after the holiday.

## Parking Spaces

**Section 1.** Parking spaces are common property and a privilege granted to homeowners who are current on their association fees. **Non-compliance shall be subject to a tow/fine.**

**Section 2.** No persons shall park a vehicle in or otherwise obstruct ingress or egress to another homeowner's parking space or estate driveway at any time and, upon doing so, **Non-compliance shall be subject to a tow/fine.**

**Section 3.** No repair of any motor vehicle (such as oil changes, engine cleanings, lubes, etc.) shall be made anywhere on the condominium property. **Non-compliance shall be subject to a tow/fine.**

**Section 4.** Roadways, driveways, or parking areas shall not be used for storage or long-term parking of any automobile, boat, trailer, camper, bus, truck, or commercial vehicle. **Non-compliance shall be subject to a tow/fine.**

**Section 5.** Parking spaces are common property. Bicycles, carriages, toys, etc. should not be parked in parking spaces overnight. This is for safety of the owners, as well as for the appearance of the Condominium. **Non-compliance shall be subject to a tow/fine.**

**Section 6.** No unregistered vehicle of any type (car, truck, motorcycle, motorbike, dirt bike, etc.) may park or drive along or within the Common Elements. **Non-compliance shall be subject to a tow/fine.**

**Section 7.** No large commercial vehicles may be parked overnight or within Common Elements.

**Section 8.** Parking lots are for residents only and spaces are assigned. All spaces must be registered on the ME-01 form. No parking is allowed in any other than the homeowner's assigned spot. Violators are to be notified to the Board (or Management Company) immediately and **Non-compliance shall be subject to a tow/fine.** Guests are to park on the street at all times.

## Barbecues

**Section 1.** Permanent barbecues are not permitted. Permanent is defined as those barbecues that are installed in the ground and receive their gas supply from the gas lines within the house.

**Section 2.** Temporary barbecues will be permitted for outdoor use only. Barbecue tanks must be less than 20lbs and 10 feet away from any combustible area. A fire extinguisher and running water must be readily available. Only one tank per barbecue is permitted at a time, and under no circumstances should it be brought into the home. Barbecues may be neatly stored outside the home when regularly in use. All barbecue equipment such as food and utensils must be stored within the home, and not outside at any time. Barbecues must be covered when not in use to maintain the attractive appearance and manner of the Common Elements. **Non-compliance shall be subject to a fine.**

## **Barbecues, Continued**

**Section 3.** No barbecues of any kind are permitted to be used in the Common Elements, parking areas or pool areas. Temporary barbecues are only permitted directly in front of the homeowner's residence front door area.

**Section 4.** Only electric grills will be allowed on second floor balconies in accordance with local fire safety codes.

**Section 5.** Charcoal grills are not permitted.

## **Garbage & Sanitation**

In order to help make Meadowland Estates a clean and beautiful place to live, the Board of Managers has adopted the following resolutions:

**Section 1.** Regular garbage collection is **Wednesday and Saturday**. Recycling is collected on **Wednesday**. All garbage must be properly bagged, placed inside the proper receptacles, and covered with the lid. The receptacles are located within the grounds near Meadow Place. Properly bagged means garbage placed in heavy duty plastic bags and securely tied. **Non-compliance shall be subject to a fine.**

**Section 2.** If any of a homeowner's bags rips, it is that homeowner's responsibility to ensure that the area is cleaned up and the remaining garbage again bagged. **Non-compliance shall be subject to a fine.**

**Section 3.** All cardboard boxes must be broken up and flattened prior to being deposited in the recycle bin provided for that purpose. **Non-compliance shall be subject to a fine.**

**Section 4.** Bulk items must be placed in the garbage area. There are two designated bulk areas: One is for non-metal bulk (i.e., wood, furniture, vacuums, mirrors, etc.), which shall be placed in the garbage area next to the trash pails. The other is for bulk metal (i.e., metal file cabinets, refrigerators, washers, hot water tanks, etc.), which shall be placed in the metal, glass, and plastic area next to the recycling pails. All mattresses must have a disposal bag covering it. **Non-compliance shall be subject to a fine.**

**Section 5.** All gates must be properly secured. **Non-compliance shall be subject to a fine.**

**Section 6.** Remember that there are plenty of garbage & recycling receptacles available within the grounds. If your bag of trash does not fit into one receptacle, please don't just leave the bag on top or lying next to the full one. This will help to keep the community clean and beautiful. **Non-compliance shall be subject to a fine.**

**Section 7.** Work being done by a contractor is considered commercial refuse and must be removed by that contractor. **Non-compliance shall be subject to a fine.**

## **FINES**

Each violation will be treated as an offense within its own category, within a 12-month period.

1<sup>st</sup> offense - written notification

2<sup>nd</sup> offense - \$100 fine

3<sup>rd</sup> offense - \$200 fine

All subsequent offenses of the same type will be a \$300 fine. Failure to pay any assessed fines will result in legal action.

# **MEADOWLAND ESTATES CONDOMINIUM**

## RECEIPT OF RULES & REGULATIONS

I, \_\_\_\_\_, am in receipt of the  
(Print Name)

Rules & Regulations of the Meadowland Estates Condominium. I am also aware that if my actions are found to be in violation of these Rules & Regulations, the Owner of the Unit will be subject to fines.

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Unit No.)

\_\_\_\_\_

(Date)