

Rules and Regulations

Your HOA Board considers all homeowner's needs, the condition of our neighborhood and the growth of property value for the community at large as our primary goals for these rules.

1. Residence Use

- 1.1. Residences shall not be used for commercial purposes and shall only be used as single family residences.
- 1.2. Absentee owner may have their guest's use their homes provided they advise the Board of Directors in writing at least 1 week prior to use.
- 1.3. A statement that no compensation is received by owner and a statement that the guests have been informed and will abide by the Rules & Regulations of the Meadows of Crystal Lake, Inc. must be submitted to the Meadows office.
- 1.4. The Board of Directors reserves the right to limit the number of guests that may use the recreational and community facilities and, in addition, reserve the right to expel guests that fail to comply with applicable requirements.

2. Terraces, Porches and Windows

- 2.1. No bathing suits, towels, or clothing shall be hung from the terraces, porches or windows. No mops shall be shaken from the terraces, porches or windows.
- 2.2. No loose articles shall be left on terraces and/or porches during the hurricane season.

3. Barbecues and Outdoor cooking

- 3.1. No barbecue and/or outdoor cooking shall be permitted on enclosed terraces or porches or on any other portion of the common areas, except in those areas that may from time to time be designated for such purposes by the Board of Directors and so long as the privilege is not abused and is not offensive to other dwelling unit owners, a dwelling unit owner may use a barbecue on the lawn area immediately contiguous to his residence. However, after each and every use the barbecue facilities shall be removed from the lawn area.
- 3.2. Barbecues may be stored between houses when not in use and must be covered. Barbecue must be off the grass on a slab or rocks.
- 3.3. Barbecues may not be stored on the side of the house facing the street.

4. Association Employees and Contractors

- 4.1. No unit owner or member of his family or guests shall give orders or instructions to Association employees or contractors, but rather shall express his desires to the person designated for this purpose by the Board of Directors.
- 4.2. Association employees are not permitted to do private services for residents during their working hours.
- 4.3. The Association accepts no responsibility for any arrangements made to perform services after working hours.

5. Complaints in Writing

- 5.1. All complaints of unit owners shall be made in writing on the prescribed form and delivered to the person designated for such purpose by the Board of Directors or to a member of the Board of Directors. Phone calls to the office will not be acted upon.

6. Damage to Common Areas

- 6.1. Damage to common areas, including but not limited to the landscaped areas and the recreational and community facilities, caused by any unit owner or his guests or invitees, shall be the sole responsibility of such unit owner to replace or repair.

7. Deliveries

- 7.1. The association shall not be responsible for the theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the Association.
- 7.2. All parties delivering items and all parties intended to be the recipient of items so delivered, hereby assume all the risks of theft, conversion, disappearance, loss and damage of and to such times.

8. Exterior Appearance

- 8.1. No improvement may be constructed upon any part of the exterior of any of the Residences, or the home sites without the prior written consent of the Board of Directors.
- 8.2. The exterior of the Residences including but not limited to terraces and porches, shall not be painted, decorated or otherwise modified in any manner without the prior written consent of the Directors and such consent may be withheld on purely aesthetic grounds, within the sole discretion of the Board of Directors.
- 8.3. No fence, walls, or hedges are permitted without prior written approval of the Board of Directors.
- 8.4. Only the United States of America Flag is permitted.

9. Cleanliness

- 9.1. Each unit owner shall be responsible to keep his residence in a good state of preservation and cleanliness. Owners shall not allow anything whatsoever to be thrown or fall from the windows, doors, terraces and/or porches. No sweeping or other substances shall be permitted to escape to the exterior of the dwelling unit from the windows, porches, and/or doors.

10. Flammable Materials

- 10.1. No flammable, combustible or explosive fluid, chemical or substance, shall be kept in any Residence, storage area or common area, except such as required for normal household use.

11. Guns

- 11.1. No guns shall be permitted to be discharged any place upon the Meadows properties including the common areas and dwelling units, except as might be permitted in the event of an emergency under the applicable laws of the State of Florida.
- 11.2. Guns for this purpose shall include, but not limited to rifles, shotguns, pistols, B-B guns and sling shots.
- 11.3. Guns are not permitted in the clubhouse.

12. Food and Beverages

- 12.1. Food and beverages shall only be consumed within personal dwelling areas and in those portions of the recreational and community facilities designated for such purposes.
- 12.2. No glassware is allowed inside the fenced area of the pool.

13. Hurricane Preparations

- 13.1. Each dwelling unit owner who plans to be absent from his Residence during the hurricane season must prepare his Residence prior to his departure by:
 - 13.2. Closing hurricane shutters.
 - 13.3. Removing all furniture, plants and other movable objects from his lawn, terrace and/or porch.
 - 13.4. Any dwelling unit owner failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the property of other unit owners, and/or to common areas resulting from such failure.

14. Hurricane Shutters

- 14.1. Hurricane shutters that are permanently used during the hurricane season (June to November) must be beige or brown in color that matches the color of the homes, or be clear (transparent).
- 14.2. Temporary hurricane shutters, those made of wood, metal, or are a different color than the color of the homes, are allowed to be installed immediately prior to a hurricane and must be removed within two (2) days following the hurricane.

15. Insurance Rates

- 15.1. No dwelling unit owner shall permit or suffer anything to be done or kept in his dwelling unit which will increase the rate of insurance on the Association areas or neighboring dwelling units.

16. Conduct

- 16.1. No person in a dwelling unit or in the common areas shall engage in loud and boisterous or other disorderly, profane, indecent, immoral or unlawful conduct.
- 16.2. In order to insure the privacy of the homeowner, do not trespass over other members' residences.

17. Nuisances

- 17.1. No dwelling unit owner shall make or permit any disturbing noises any place in the Meadows by himself, his family, domestic help, employees, agents, visitors or licensees,
- 17.2. No dwelling unit owner may permit anything by such persons that will interfere with the rights, comfort or convenience of either dwelling unit owners.
- 17.3. No dwelling unit owner shall play upon, or suffer to be played any musical instrument or operate or suffer to be operated, a phonograph, television, radio, sound amplifier or other sound equipment in such manner that same would disturb or annoy other occupants of the Meadows.
- 17.4. No dwelling unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time, except as same might be considered to be an activity sanctioned by the Board of Directors, which activity shall take place in the recreation and community facilities.

18. Motorcycles

- 18.1. Motorcycles may not be parked or placed in any areas other than in designated motor vehicle parking spaces.
- 18.2. No motorcycle will be driven upon common areas other than roadways and parking areas.
- 18.3. All motorcycles must be equipped with the appropriate noise muffling equipment and the Board of Directors shall be authorized to bar from the Meadows any motorcycle or other motor vehicle that causes an abuse of normal noise levels or is left idling for an extended period of time.
- 18.4. Vehicles, other than private passenger motor vehicles must be kept in your garage and the garage door must be closed.
- 18.5. No motorcycle shall be permitted to be parked in the parking spaces or parking areas or any other portions of the common areas overnight.
- 18.6. Any damage done to the common areas, including but not limited to the pavement, as a result of motorcycle kick-stands or other use of motorcycle shall be the sole responsibility of the owner of the motorcycle causing such damage, to repair and replace.

19. Parking:

- 19.1. No parking on the roadway from 1am to 6am. When the HOA Board is notified, or a Board member witnesses the violation the violating vehicle must be immediately towed at the owner's expense.
- 19.2. Vehicles, other than private passenger motor vehicles (includes motorcycles). must be kept in your garage and the garage door must be closed. Parking areas upon the Meadows property shall be used only by dwelling unit owners, their guests and invitees.
- 19.3. Parking areas shall only be used to park private passenger motor vehicles
- 19.4. This does not include other vehicles, including but not limited to trucks and motorcycles.
- 19.5. No motor vehicle which cannot operate on its own power shall remain in The Meadows property for more than 24 hours, and no repair on any motor vehicle shall be made on the Meadows property.
- 19.6. No trucks, mobile homes, trailers, campers, boats or other vehicles or equipment other than private passenger vehicles shall be parked or left standing upon the Meadows property, except for purposes of loading and unloading or except in areas designated for this type of vehicle.
- 19.7. No motor vehicles shall be parked other than in areas designated for parking, which is North of the clubhouse and rear parking on 19 Avenue.
- 19.8. Vehicles improperly parked will be towed away at the expense of the owner of the dwelling unit doing or permitting such act and/or the owner of the vehicle.
- 19.9. No vehicle with more than 4 wheels is permitted to park in the parking lots or in driveways.
- 19.10. Permits may be obtained for parking at, 19 Avenue and 15th Street and the main parking lot north of the Clubhouse. 19 Avenue parking is good for 30 days with permit. Overnight parking in All parking lots is by permit only
- 19.11. Parking sideways on driveways or on the grass is prohibited
- 19.12. Parking on grass is prohibited to protect irrigation system

20. Definition of Passenger Motor Vehicles

- 20.1. For the purpose of this document, a Van shall be considered to be a passenger vehicle, provided that it meets all of the following requisites:
- 20.2. Includes cars, pickup trucks, SUV's and Passenger vans
- 20.3. No more than four (4) wheels
- 20.4. Permanently affixed passenger seats as installed by the manufacturer.
- 20.5. Window surfaces on both sides and the rear of vehicle.
- 20.6. Cannot be used in any commercial enterprise.
- 20.7. No business lettering to appear on any surface.
- 20.8. To be maintained in a clean and reasonable good state of repair.

21. Vehicular and pedestrian Traffic

- 21.1. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 miles per hour.

22. Wheel Vehicles

- 22.1. No dwelling unit owner shall permit wheeled vehicles, including but not limited to bicycles, carriages and shopping carts to be used in a manner that would interfere with vehicular and pedestrian traffic upon The Meadows property.
- 22.2. No bicycles shall be permitted to be ridden within or upon the recreational and community facilities, except in those areas, if any, designated for such purposes.
- 22.3. Bicycles must be stored out of sight when not in use

23. Passageways

- 23.1. Sidewalks, entrance ways, passageways, vestibules and all other portions of the common areas must at all times be kept free of obstruction and encumbrance
- 23.2. Shall not at any time be used for any purpose other than ingress and egress, other than what board deems necessary covered.

24. Storage of Personal Property

- 24.1. The personal property of a dwelling unit owner shall be stored within his residence or where applicable in assigned storage areas, but in no event shall such property be stored or left within or upon other portions of the common areas, except as noted herein. Bikes within 5 foot slab, covered between the houses.

25. No Pets & No Wildlife Feeding

- 25.1. Animals. No dogs, cats, reptiles, livestock or animals of any kind shall be raised, bred or kept on any homesite, except that birds, fish and other similar small common household pets may be kept on any homesite.
- 25.2. Any bird, fish or other similar small common household pet shall not be allowed to constitute a nuisance.
- 25.3. Any such pet that in the sole discretion of the Board of Directors, is deemed to constitute a nuisance, may be required to be removed from the property on a permanent basis. (From Governing Documents X. RESTRICTIVE COVENANTS subsection F)
- 25.4. No feeding of birds, geese, ducks, squirrels & other wild life.

26. Plantings

- 26.1. No plantings whatsoever shall be made by any dwelling unit owner upon any common areas, and/or recreation and community facilities without the prior written approval of the Board of Directors.

27. Solicitations

- 27.1. There shall be no solicitations permitted by any person, anywhere in or about the Meadows property for any cause, charity or for any purposes whatsoever, unless specifically authorized in writing and in advance by the Board of Directors.

28. In Home and Domestic Help

- 28.1. Employees of the homeowners may not gather, loiter or lounge within or upon the recreational facilities or common areas of the Meadows.

29. Service Contractors

- 29.1. No dwelling unit owner shall permit any service people whether for purpose of maintenance, repair, replacement or improvement to work in a dwelling unit, except in cases of emergencies, before 8:00 a.m. or after 9:00 p.m.

30. Trash, Garbage, Re-cycle and Bulk

- 30.1. All refuse, waste and trash shall be placed in containers provided by our waste removal service.
- 30.2. This includes paper, glass, clear plastic & aluminum cans for recycling.
- 30.3. At all times, garbage receptacles must not be stored in front of the home.
- 30.4. Garbage cans, Recycle bins and bulk trash for pickup may be placed outside the front of the residence on the evening prior to a scheduled collection.

31. Clothes Lines and Clothes Poles

- 31.1. No poles, clothes lines or similar devices shall be permitted on any portion of the common area of the Meadows property.
- 31.2. Leaving clothes hanging in a garage with the garage door open to public view shall not be permitted.

32. Vacant Homesites

- 32.1. Residents, owners or registered guests on leaving a home site for an extended period of time, are encouraged to do the following:
- 32.2. Leave the key to dwelling with a local relative, friend or agent and advise the office in writing.
- 32.3. Let the office know who the individual is and where he can be reached.
- 32.4. Provide the HOA office with the address and phone number, in writing, where the owner can be reached.

33. No Smoking

- 33.1. There shall be no smoking (includes cigars & e-cigarettes) of any kind in any interior community
- 33.2. There shall be no smoking (includes cigars & e-cigarettes) at any recreational facilities
- 33.3. There shall be no smoking (includes cigars & e-cigarettes) in the pool or within 5 feet of the pool

34. Recreational Facilities

- 34.1. The use of the recreational facilities is limited solely to the members of the Association and their invited guests.
- 34.2. Swimming and other use of the recreational facilities at all times are solely at the risk of the individuals involved, and in no event that of the Association or its members.
- 34.3. The use of the recreational facilities shall be regulated from time to time by the Board of Directors.
- 34.4. Rules and regulations shall be posted in a conspicuous place, in or upon the recreational facilities and it shall be the responsibility of the individual dwelling unit owners to apprise themselves and their guests of same.
- 34.5. The user of the recreational facilities shall be responsible for any breakage and/or damage caused.
- 34.6. The removal of furniture from the clubhouse or any recreational facility is prohibited.
- 34.7. No swimming or boating is permitted in the Lake.
- 34.8. Fishing in the lake and canals is allowed only by homeowners and guests.

35. Pool Rules

- 35.1. No diving or jumping into the pool is permitted.
- 35.2. Everyone must shower before entering the pool or whirlpool.
- 35.3. No animals are allowed inside the fenced area of the pool.
- 35.4. No bottles, glasses, glassware or glass containers is allowed inside the fenced area of the pool.
- 35.5. No child under 3 yrs of age or children in diapers are allowed in the pool unless they have swimmer diapers on.
- 35.6. Children under 12 years of age must be supervised by an adult.
- 35.7. No running, game playing, or large floats are permitted in the pool.
- 35.8. Persons using sun tan lotion or oils must cover the lounges before using.
- 35.9. Sun tan oils must be washed off with a soapy shower before re-entering the pool or whirlpool.
- 35.10. No one less than 18 years of age allowed in the whirlpool, unless supervised by an adult.
- 35.11. No bike riding, roller skating or skate boarding are permitted inside the fenced area.

36. Exercise Room Rules

- 36.1. There shall be no smoking (includes cigars & e-cigarettes) in this room
- 36.2. Children under 18 years of age not permitted, unless supervised by an adult.
- 36.3. Room is open from 8:00 a.m. to 10:00 p.m.

37. Sauna Rules

- 37.1. Hours are from 8:a.m. to 10 p.m.
- 37.2. Use at your own risk.

38. Shuffleboard Court Rules

- 38.1. Children must be supervised by an adult.
- 38.2. Return all equipment to racks when finished.
- 38.3. Cover score board when finished.
- 38.4. Lock cabinets after returning equipment.
- 38.5. Hours are from 8:a.m. to 10 p.m.

39. Tennis Court Rules

- 39.1. Courts are for home owners and guests only.
- 39.2. Home owners have priorities over guests.
- 39.3. Hours are from 7:a.m to 10: p.m.
- 39.4. Turn off lights after use.

40. Bocce Court Rules

- 40.1.1. Courts are for home owners and guests only.
- 40.1.2. Home owners have priorities over guests.
- 40.1.3. Hours are from 7:a.m to 10: p.m.
- 40.1.4. Turn off lights after use.

41. Billiard Room Rules

- 41.1. No children under 18 years of age permitted.
- 41.2. No food or smoking allowed.
- 41.3. Home owners have priorities over guests.
- 41.4. All equipment must be replaced after use.
- 41.5. Brush tables after use.
- 41.6. Replace cover after use.
- 41.7. Billiard room closes at 11:30 p.m.