

RULES & REGULATIONS

The Definitions contained in The Declaration of Covenants and Restrictions for The Meadows at Martin Downs are incorporated herein as part of these Rules and Regulations.

Owners, their families, guests, invitees, licensees, and lessees of The Meadows of Martin Downs shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, By-Laws of Association, and Rules & Regulations. Association has the authority to impose fines for violations of the heretofore named documents.

New Resident

Owners and renters must follow the same move-in procedures. First, a new resident must register with The Meadows' Property Manager. Second, the Guard House must be notified by the resident of the date of the move-in and approximate time of arrival of the moving van/truck. P.O.D.S. or similar type units may not remain on the property overnight.

Traffic Regulations

Sidewalks, streets and parking areas shall not be obstructed. Unit Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations established by the Association for the safety, convenience, and welfare of all Residents. No vehicles may be parked on the street between the hours of Midnight and 6:00 a.m. All vehicles must park with the direction of traffic. The use of motorized vehicles (e.g., skateboards, go-peds, pocket bikes, etc.) is prohibited on Association property.

Residents are permitted to bring recreational vehicles such as motor homes and boats on trailers into The Meadows (including Sundays and holidays) to load and unload. These vehicles may not remain overnight, unless they fit entirely within a garage.

Parking: See Governing Documents, Article XIV (b)

Vans and Sport Utility Vehicles

Passenger automobiles shall include vans and sport utility vehicles if the vehicle meets all of the following criteria:

1. Utilized solely for private passenger use
2. Factory designed and installed windows are located completely around the exterior
3. Factory designed and installed seating for five or more occupants
4. Maximum length of 19 feet
5. Titled and registered as a private passenger vehicle

Vehicles which do not meet the above criteria must be parked within a garage between Midnight to 6 a.m.

No overnight parking at the Pool/Maintenance parking lot. Parking spaces in the Meadows House lot are for the use of residents conducting business with the office or attending meetings/events in the Meadows House. Campers, motor homes, U-Hauls, pickup trucks, etc., may park overnight in designated area of the parking lot at The Meadows House for a limited period of time provided prior permission is obtained from the Property Manager during regular Meadows' business hours.

Vehicle Registration

Each January every vehicle displaying a "butterfly" shall receive an annual sticker from Association. Prior to the issuance of the annual sticker, the Owner/Lessee of said vehicle shall make available, for inspection by Association, evidence that said vehicle has current tag and registration and is insured and that said insurance coverage includes bodily injury liability insurance. Any Owner/Lessee who fails to supply Association with the proof of insurance shall be denied the annual sticker.

It is mandatory that all vehicles in The Meadows receive the annual sticker on the **assigned dates** for registration. The bar codes of vehicles not presented for annual registration will be deactivated. Association will charge a fee of \$25 to reactivate the bar code after the dates of registration. All residents who have been issued bar codes shall be required to use the resident's lane at the front gate. If a homeowner's maintenance account is delinquent 30 days or more, the bar codes of the owner and/or tenant, if any, will be deactivated.

Nuisance: See Governing Documents, Article XIV(f)

Refuse

All garbage and refuse shall be deposited in each Unit Owner's/Lessee's lidded trash can(s). The unit number shall be clearly marked on the container. No garbage or refuse shall be deposited in any Common Area for any reason, except on the scheduled days of the week for pickup and removal. No garbage, recycle material or tree or shrub material shall be placed at the curb until sunset of the day prior to collection. No refuse shall be placed so as to impede access to mailboxes by either the US Postal Service or residents.

Contractors/Vendors

Contractors/Vendors shall be required to maintain general liability, auto liability, and workers' compensation coverages in minimum amounts set by the Board of Directors.

Guests/Deliveries

Residents are required to notify the Guard House in advance when expecting guests, deliveries (including food) and service vendors. Except for delivery of flowers, medical supplies and/or equipment, food, mail and utility services, all commercial vehicles, marked and unmarked, moving vans/trucks, trailers and vendors, shall be denied access to the property before 8:00 AM Monday through Saturday, and all day on Sunday, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.

Open Houses

No Open Houses are permitted. For Sale signs, not to exceed 11" by 17", may be posted inside a window from Saturday morning until Sunday evening. Homes for sale may be shown by appointment only.

Solicitations Door to door solicitation is expressly prohibited in The Meadows, with the exception of charitable food drives. Garage/yard sales are prohibited.

Fishing

There shall be no fishing permitted in any of the lakes, ponds and streams within The Meadows.

Recreational Equipment: See Governing Documents, Article XIV(g)

Security Lighting

In Stamford units in Lakemont Village and Sun Terrace units in Ridgewood all security lighting shall remain on from dusk until dawn. No one shall interfere, in any way, with security lighting. Each owner shall be responsible to notify the Association in the event these lights are not working properly.

Decorative Lighting: See Governing Documents, Article XIV(o)

Garden Decorations: See Governing Documents, Article XIV(p)

PET RULES – GOVERNING DOCUMENTS, ARTICLE XIV 2(d)

No animals, livestock or poultry will be raised, bred or kept in any Unit, except that dogs, cats and other non-exotic household animals may be kept in the Unit provided they are not kept, bred or maintained for any commercial purpose. No owner may keep more than two (2) animals in a Unit. No animal may be kept in the Unit which, in the judgment of the Board, results in a nuisance or is obnoxious to the residents in the vicinity. No Owner will be permitted to maintain in their Unit an animal reputed to be of mean or violent temperament or otherwise evidencing such temperament. Animals must be kept under leash at all times. Each animal owner will be required to immediately clean up after their animal. Each Owner, by acquiring a Unit, agrees to indemnify the Association and hold it harmless against any loss or liability resulting from their ownership of an animal. If an animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner will remedy the problem or upon written notice from the Association, will be required to remove the animal from the Unit.

TENNIS COURT RULES: As posted at the tennis courts.

POOL RULES: As posted at the pool.

MEADOWS HOUSE RULES & REGULATIONS

The Meadows House will be open from 8:30 a.m. to 4:00 p.m. Monday through Friday, and is available for scheduled activities from 8:30 a.m. to 11:00 p.m. Office hours as posted. No one is permitted to use the building without an approved application issued by the Meadows' Property Manager.

**By Resolution of the Board of Directors of
The Meadows at Martin Downs Homeowners Association, Inc.
*Revised March 9, 2017***