

Meadowglen Property Owner's Association, Inc.
P O Box 631, Alachua, FL 32616

Article V Section 2 of the Bylaws of the Meadowglen Property Owners' Association (MPOA) authorizes the Board of Directors (BOD) to adopt and enforce rules and regulations governing the use of all or any portion of the Properties and this Association's activities so long as such rules are consistent with the rights and duties established by the recorded documents.

This document contains guidelines to supplement and expand upon the official MPOA Declaration of Restrictions and Protective Covenants ("Covenants" for short), including any Amendments thereto, to give Property Owners and tenants guidance and directions on what is permissible, and, in some cases, what is not, in cases where the Covenants are not explicit. Any reference to Covenants and Restrictions shall mean the Declaration of Restrictions and Protective Covenants, including any Amendments thereto.

Authority: These Covenant Guidelines have been approved by the BOD and are enforceable as extensions to the Covenants and have the full force and effect of the Covenants.

The following sections provide the specific guidance. The section numbers refer to the Articles and Sections in the Covenants. All such sections are not supplemented, so there are gaps in the numbering.

Article II Section 8 – *All lots and improvements thereon shall be kept in a good state of repair and appearance* is defined as

All exterior surfaces shall be regularly cleaned, painted, or repaired/replaced to prevent cracking, peeling, fading, mold/mildew etc. This includes homes, garages, workshops, sheds, mailboxes, driveways etc. Lawn maintenance includes proper mowing, edging, trimming, and fertilization to assure healthy coverage and growth. Lawncare materials such as plants, mulch, rocks, fill dirt, etc. should be properly and promptly installed/distributed and not allowed to accumulate on the property for more than 30 days.

Article II Section 9 – *Regarding RV's Boats, Large Vehicles* is clarified as

Recreational, large vehicles (as defined in Article I (6) and (7)) and commercial vehicles may be present on the lots for loading/unloading/cleaning purposes for up to 96 hours. The presence of these vehicles for longer periods of time must be approved as described in Section 9.

Article II Section 14 – *Regarding the keeping of roaming fowl on the lot* is expanded to comply with the current City of Alachua ordinance that allows up to five hens contained in pens (not roaming) and roosters are prohibited.

Article IX Section 1 – *Enforcement*- To establish consistent responses to infractions of the MPOA Covenants and Bylaws the following procedures will be followed.

First Notice of infraction- Upon discovery or report of infraction which has been verified for at least one week, the homeowner will be sent a friendly reminder letter citing the article/section of the documents that relate to the issue.

Second Letter of infraction- Certified letters will be sent if the infraction has not been corrected after two weeks from the date of the first letter. This notice will state an expected date of correction before legal action will be initiated and owner will be advised that all legal costs will be at their expense.

Third Notice of infraction- A third letter will be sent two weeks after failure to comply, via certified mail, with a request for immediate compliance and a notice of planned legal counsel to be paid at homeowner's expense should the homeowner not comply.

The rules and guidelines were adopted by the Board of Directors at a duly advertised meeting on August 9, 2021.

Terri Warrington, Secretary