

## **Rules & Regulations of Meadowbrook Subdivision**

Last Revised: April 2024

### **1. Single Family Residential Use Only:**

Homes within Meadowbrook Subdivision are designated for single-family residential purposes exclusively. Short-term rentals, including but not limited to AirB&B or VRBO listings, are strictly prohibited.

### **2. Pet Policy:**

Dogs, cats, and usual household pets are permitted. However, residents are prohibited from keeping or maintaining unusual numbers of household pets, including for commercial or charitable purposes.

Animals permitted outside a building or other enclosed area must be leashed or otherwise under control at all times.

Residents are required to promptly pick up and dispose of pet waste.

### **3. Livestock and Other Animals Policy:**

No livestock, poultry, or birds with the exception of usual household pets are permitted on any lot.

### **4. Signage Limitations:**

No signs or advertising exceeding 5 square feet in size are permitted on any lot within the subdivision.

### **5. Nuisance Activities Prohibited:**

No noxious, offensive, or nuisance activities are allowed within the subdivision.

## **6. Waste Management:**

Lots may not be used as dumping grounds for rubbish. Trash must be stored in sanitary containers and screened appropriately.

Trash containers may not be stored in front of the house near the street, except on garbage collection days. Storage next to the garage is permissible.

## **7. Clothesline Restrictions:**

Exterior clotheslines or hanging devices are not permitted in the front of lots or areas visible from the road. Clotheslines in the rear area of a lot are allowed.

## **8. Satellite Dish Size Limitation:**

Satellite dishes must not exceed 24 inches in diameter.

## **9. Architectural Review Committee (ARC) Reviews:**

Changes or additions to properties must be submitted to the ARC for review and approval prior to commencing work.

## **10. Contractor Regulations:**

Construction must commence within 12 months from the date of ARC approval.

Construction must be completed within 12 months from the date of commencement. If construction is anticipated to take longer than 12 months, the Contractor must consult with the ARC.

Portable toilets used by contractors must be placed in the front of a lot, near the street.

Exterior construction work by contractors is permitted only between 7:00am and dusk.

## **11. Vehicle Restrictions & Requirements:**

Only auto, motorcycle, or pickup truck vehicles are allowed on lots. Power boats, mobile homes, motor homes, commercial buses, trailers, tractors, commercial trucks, or any other motor vehicles are prohibited

All vehicles must be in working condition with current license, registration, and inspection. Any vehicle lacking a current registration and inspection sticker is not permitted on any lot.

Gas-powered recreational vehicles (ATVs, UTVs, Dirt Bikes, Go Karts) are not allowed on common areas or walking trails within the subdivision.

**12. Dues Structure:**

Dues are assessed quarterly and are payable in advance. Statements are issued at the beginning of each quarter (January, April, July, and October). Homeowners have the option to pay:

- Quarterly, in accordance with the issued statements
- The full amount upfront, carrying a credit throughout the year.
- Half upfront for the first two quarters, and the remaining half in July.

**13. Penalty for Nonpayment of Dues:**

Failure to remit payment by the end of the first month of each quarter (Jan. 31, April 30, July 31, & Oct. 31) will result in a flat fee of \$25 assessed on the first day of the following month.

**14. Basketball Hoop Restrictions:**

Permanently installed basketball hoops and similar structures are prohibited within the easement area adjacent to the street. Portable basketball hoops and similar structures are allowed, provided they are stored away from the street when not in use.

These rules and regulations are established to maintain the quality, safety, and harmony of the Meadowbrook Subdivision community. Violation of any of these regulations may result in fines, penalties, or legal action as deemed necessary by the Homeowners Association.