

MEADOWS SOUTH ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
January 18, 2020 RM 153 @ IRC United Methodist Church

MEETING CALLED TO ORDER: President Katherine Call called the meeting to order at 10:00 AM. All stood for Pledge of Allegiance. President Call welcomed all homeowners.

CERTIFICATION OF PROXIES AND QUORUM: Secretary Jackie Higgins confirmed that a quorum was present and business proceeded. Secretary thanked our volunteer, Kathy Kennedy, who signed in residents, and opened and tallied ballots and proposed by-law changes that homeowners brought with them.

Secretary reminded homeowners that when they want to speak, they should please identify themselves and their unit number.

ROLL CALL: Present: President Katherine Call, Vice President Jodi Thomas, Secretary Jackie Higgins. Directors: Theresa Reimer, Sharleen Marshall, Linda Heppler, Joe Doyle, Stephen Dufrene and Joann Cahoon. Quorum confirmed.

SPECIAL REPORT: Secretary, Jackie Higgins, addressed the body and asked for a moment of silence as she read the names of friends and neighbors who passed in 2019.

SECRETARY'S REPORT: A motion was made by Marie Sloan and seconded by Joann Cahoon to accept the Minutes of the Annual 2019 General Membership Homeowners Meeting. By a show of hands vote, motion carried and Minutes were accepted unanimously.

PRESIDENT'S REPORT:

Welcome and Introduction: President introduced herself and welcomed all present. President stated that if anyone is interested in any community involvement activities, let her know. She said it would be nice to have a Volunteer Committee to come up with ideas and events for all homeowners to be involved in, if they choose.

Goals and Vision for 2020: On behalf of herself and the Board of Directors, she thanked both Joe Doyle and Stephen Dufrene for their service on the Board. They are not running again in 2020 and they will be missed. Kathy Kennedy will fill one of the spots, as she is running for the position of Director. Building assignments will change and those will be updated at the next monthly Board Meeting on February 20, 2020. That information will be posted on all three (3) bulletin boards, as well as on the Meadows South website. www.meadowssouth.org

President stated that we do need more Directors and encouraged homeowners to volunteer in that capacity. They must be an owner and reside in the Meadows South community. She also reported that the Treasurer position is still open. Mary Harvey is our Bookkeeper and is doing a great job. They work well together. Mary collects maintenance dues, deposits them, and provides monthly financial reports. She sends out monthly invoices via emails to those homeowners who request it. Our Bookkeeper has no access to our funds. For the time being, Katherine Call will continue to be Acting Treasurer. If anyone is interested in being on the

Board, let your Building Director know. It requires monitoring your assigned buildings and following Board procedures. Monthly meetings are held on the third Thursday of each month, beginning on February 20, 2020 at 7 pm at Indian River Methodist Church. Locations and agendas are posted on the bulletin boards several days prior to the meeting. All homeowners are welcome to attend and observe.

Short Walls and Exterior Unit Walls: There are some short walls and exterior unit walls in our community that are not up to compliance in their appearance. The Board will be addressing this issue starting in February. In some cases, a good cleaning will take care of the problem. The short walls and exterior walls might need painting. The Board has put policies in place in order for homeowners to become compliant. Those policies include 3 letters that will be sent to homeowners, allowing them plenty of time to get their walls in compliance prior to fines being imposed. Copies of the letters were available to all homeowners at the meeting and President went over each one. In summary, Letter #1 will be sent to homeowner, after issue has been brought to the Board – example: dirty wall, shrubbery out of control). Letter will inform homeowner that if issue is not taken care of, there will be a 30-day time frame to remedy or to give the Board a plan of action. Letter #2 will be sent to homeowner if we do not receive a response to our first letter, giving homeowner another 30 days to resolve the issue. If we don't hear back or it is not remedied, Letter #3 will be sent to homeowner. Letter #3 will officially advise the homeowner that fines will be imposed on a certain date (probably 5 or 10 days from date of letter) of \$10 per day up to \$1,000. The goal is to keep our neighborhood clean and safe. Plus, an aesthetically pleasing community appearance will keep our property values up. There was some general discussion and several homeowners gave their input. Steve Neale stated that he would prefer a phone call over a letter. Katherine said she will make an effort to do that, but Joe Doyle made a good point. A letter is "proof" that we contacted the homeowner. A phone call is not.

Homeowners posting Unauthorized Notes on Units – President reminded homeowners that the Board of Directors will never stick notes on your doors. We communicate through official letter with Meadows South letterhead. Unsigned sticky notes are not from the Board of Directors!

TREASURER'S REPORT:

Proposed 2020 Budget: The Proposed 2020 Budget went out in the homeowner packets to all homeowners. Copies were also available at the meeting. President and Acting Treasurer, Katherine Call, pointed out two (2) corrections on Proposed Budget: 1) Officer Credits should have been \$1,620.00, assuming we have nine (9) directors. Also, President advised homeowners that the Board approved extension of lawn contract and that by signing the contract February 1, 2020, we would get a \$30 a month decrease in what we are currently paying. It goes into effect June 1, 2020 through May 31, 2022. That is a substantial savings of \$720. There will be no changes in their services. (**Note to Minutes:** Since renewal contract was signed by 2/1/2020, owner of lawn Service Company went ahead and started the \$30/month discount effective 2/1/2020.)

Acting Treasurer Katherine Call went over the Profit and Loss Statement for December 2019. The report for December shows a negative balance of \$335.64. She reported that the trend is indicating that we continue to go into the negative, instead of the positive. As different services go up, such as cable and garbage pick-up, our expenses also go up. Total cost per unit with the rising costs is \$98.35, based on her calculations. She reported that the Board is looking to trim

expenses to reduce spending. Also the Meadows South Association, Inc. Profit and Loss Statement from January 2019 through December 2019 was reviewed. Net income for the year was \$1,031.51. Acting Treasurer explained some of the increases forthcoming. We brought our bookkeeper, Mary Harvey, back on board. FPL is going up 6%. Garbage pick-up is going up 3%. Our maintenance crew is back on board. Cable is going up 5%. At the time, she stated that the lawn service is going up 32%. (Actually, it has decreased, but the Board was not aware of it at the time of the annual meeting.) Katherine stated that if the proposed by-law to increase monthly maintenance dues passes to \$95 per month, it probably won't go into effect until March. Marie Sloan, 1291-B, stated that she already started paying the increase. Katherine assured her that she would be credited on her account. General discussion and some questions from homeowners. Katherine explained that the Spectrum Contract cannot be amended, revised or changed until 2022. There is a clause in the contract that states they can increase our bill 5% each year until it ends and we renegotiate a new one. We were able to cap the increase at 5%, but it is part of the current contract. We are legally tied into our contract with Spectrum until 12/31/2022.

Status Report on Liens and Foreclosures: President stated that we have several documents prepared and they will be brought to the next monthly Board Meeting to discuss and go over next steps. As of 12/31/19, we are owed \$10,204.41 on one unit in particular (1281-B) and the Board will vote as to move forward so we can get our money back. If it forecloses, we should get our past due monies back. She will follow-up with our attorney. Katherine reported that we have a couple other units in the hands of our attorney. Liens are between the homeowner and the attorney. Overall, the homeowners are in compliance and following the financial plans the attorneys have set forth in order to catch up with their maintenance dues. We did have one unit go into a tax lien. The owner eventually took care of that and it is no longer an issue.

A motion was made by Homeowner Linda Heppler to approve Treasurer's Report. Motion was seconded by Homeowner Joann Cahoon. Motion carried.

OLD BUSINESS:

General Landscaping - President Katherine Call gave a status report on Lawn Service. A new contract is coming up and we will have a substantial savings of \$30 per month if we sign the 2-year contract no later than 2/1/2020. Homeowners are responsible for their own flower beds, weeds, etc. If your foliage is encroaching on your neighbor's yard, you need to take care of it. Please be aware of this. Also, some homeowners don't want their lawns mowed. If you do it yourself, don't blow your grass in the streets. Bag your yard debris and dispose of it properly. For owners who have fences, mildew causes the white vinyl to become green. Please hose down your fences and get the green "stuff" off. If you have limbs, put them in the dumpster. If not, call the city to pick them up. You can bag smaller limbs and put them in the dumpster.

Irrigation Sprinkler System – Keeping up with the sprinklers is a constant task. Since we have reclaimed water, there are chemicals in the water make-up that clog the solenoids. If one is clogged, it messes up the system all the way down the line. Cost is approximately \$12 per solenoid. Kevin tries to clean them before buying new ones all the time. Water is dirty and clogs the valves. If your sprinklers don't work, call Katherine or contact your Building Director and report it. Building Directors and their assigned buildings are posted on the bulletin boards. They will pass the information on to Kevin Wright. Karl Banks, 1325-C, asked how we find out when sprinklers are active in our zones. Katherine explained that we have five (5) different

programs and a copy of the sprinkler matrix is available. She will have Kevin update the sprinkler matrix and Jodi Thomas, Vice President, will post it on the website. Jodi reported that some people are leaving fruit on their lawns. This attracts snakes and rats. If you have fruit trees, harvest your fruit or get rid of it. Maintain or pick it up.

Status of Short Walls & Side Walls – Building Directors will go around and check their buildings and units for unsightly short walls, side walls, exterior walls and other issues that must be in compliance with our by-laws. The Board of Directors will send letters advising homeowners of the issues of concern that must be brought into compliance by a certain date. The process was explained above under **Short Walls and Exterior Unit Walls**. One homeowner, Steve Neale, said he would prefer a phone call first. Katherine will attempt to do that, but in order to have a process that flows and is consistent, and to have official records on file, letters will be sent regardless.

A motion was made by Theresa Reimer and seconded by Sharleen Marshall to accept Old Business. Old Business accepted and motion carried.

ELECTION OF OFFICERS AND DIRECTORS:

2020 Election Results – Secretary presented the results of the ballots returned and results are as follows:

Katherine Call was elected President. (47 in favor)
Jodi Thomas was elected as Vice President. (47 in favor)
Jackie Higgins was elected as Secretary. (47 in favor)
Theresa Reimer – Director (47 in favor)
Sharleen Marshall – Director (48 in favor)
Linda Heppler – Director (40 in favor)
Joann Cahoon – Director (48 in favor)
Kathy Kennedy – Director (48 in favor)

Proposed By-laws were approved, except for one (1) proposing to increase the maintenance dues to \$95 per month. The final count was a tie of 17 in favor and 17 opposed. Discussion on how to move forward with this proposed by-law change will be discussed at the February 20, 2020 Monthly Board Meeting. (See copy of attached Proposed By-law Changes in Official Records)

NEW BUSINESS:

- **Parking** – Each unit has two (2) parking spaces and the HOA owns them. No parking anywhere else, unless you have permission from owner of unit you are using. It is against the rules to park in the street or on grass (causing broken sprinkler heads). If you become aware of someone who is illegally parking, please let your Building Director know. Also, for those people who have a hitch on the backs of their vehicle, please pull it up out of the way.
- **Garbage Dumpsters** – Only put items in the dumpster that fit. It is the homeowners' responsibility to get rid of their old mattresses. Do not lean them against the dumpster.
- **Recycle Bins** – Please put in the appropriate recyclable items only! Do not put plastic shopping bags in the recycle bins. Pizza boxes are also prohibited from the recycle bins.

- **Tenant Contact Information Forms** – Homeowners must fill them out if they are renting their units. The Board needs to have the information available and on-hand, especially in cases of emergency. If a homeowner fails to provide a tenant contact information form, a fine of \$100 will be imposed.
- **Owner Contact Information Forms** – Please be sure that your information is updated and current. (phone numbers, email address, emergency contact, tenant information if applicable).

JoAnn Cahoon made a motion to accept New Business. Theresa Reimer seconded motion. Motion passed unanimously.

ADJOURNMENT:

Liz Sollogub made motion to adjourn the meeting. Sharon Doyle seconded motion. Meeting adjourned at 12:00 pm.

Jackie Higgins
Jackie Higgins, Secretary
Meadows South Homeowners Association

Approved	No Change	ARTICLE 1: NAME
		The name of the corporation shall be the <u>The Meadows South Association, Inc.</u> , a corporation not for profit, hereinafter referred to as the Association.
		ARTICLE 4: OFFICERS AND DIRECTORS - SECTION 1
		The elected officers of the Association shall be President, Vice-president, Secretary, Treasurer and one Director for two buildings each where feasible. Elected officers shall also <u>may</u> serve as Directors, excluding the President, if less than 9 Directors are elected.
		ARTICLE 4 - SECTION 1 - SUBSECTION A
		Officers and Directors shall be elected at the annual meeting. The Annual meeting will be held in January, unless unforeseen circumstances (such as illness) would prohibit such meeting. Homeowners will be advised of such postponement and given thirty (30) day's notice of rescheduled date for Annual Homeowners meeting. Officers and Directors must be a <u>homeowner and a permanent resident of Meadows South and shall Brevard County, FL</u> <u>unit owner and resident of Meadows South, able to attend Board meetings in person, in good standing with no outstanding complaints or past due maintenance fees</u> and shall hold office for one year or until their successors is elected. <u>Only 1 owner for each unit may be an Officer or Director of the Board of Directors at any one time.</u>
		ARTICLE 4 - SECTION 2: DUTIES OF MEMBERS OF THE BOARD OF DIRECTORS
		c. The Secretary records the proceedings of Association meetings and handles correspondence <u>and maintains legally required records as specified by the State of Florida Department of Business and Professional Regulations under Florida Statutes Chapter 720.</u> The Secretary will post all required reports to all Association members.
		d. The Treasurer receives and disburses all funds for the Association <u>as approved by the Board and as budgeted by the Association</u> and must <u>always</u> maintain and physically possess and protect the checkbook at all times. The Treasurer must have a co-signer for all non-budgeted items which have been previously approved by the Board of Directors. <u>The Treasurer and a second Officer are required as co-signers for physical checks.</u> At least two officers, one of which should include the Treasurer, will be registered signers on all financial accounts. <u>The Treasurer will present copies of monthly bank statements and financial statements as deemed necessary for monthly Board meetings to account for all income and expenses.</u> The Treasurer will have and monitor all access, both physical and electronic, to all financial accounts and oversee all transfers of funds.
		e. Directors will be assigned buildings by the President. They will work with their building owners to see that owners are provided with copies of rules and regulations and act as liaison between owners and Association officers. Directors will work with the owners of the units in their assigned buildings to see that owners and residents are provided copies of Deed Restrictions, Bylaws and Notices and act as liaison between such parties and the Association officers.
		f. <u>All members of the Board must become qualified and fulfill State of Florida requirements for serving on a Homeowners Association by completing the required state certified course or completing the state formatted form stating they have read all Deed Restrictions, current Bylaws and State Regulations pertaining to Homeowner Associations within 90 (ninety) days following election.</u>

		ARTICLE 4 - SECTION 3
		<p>A vacancy within the Board of Directors of any Officer such as President, Vice-president, Secretary or Treasurer shall be filled only by a current member of the Board of Directors who is in good standing and qualified under State of Florida statutes and will be filled by the Board selected voting procedure of either secret ballot or by show of hands. or Director shall be filled by the standard voting procedures of the Board of Directors. A homeowner of The Meadows South, who is a permanent resident in good standing and is the designated voter for their unit, is eligible to be elected to any position on the Board. A vacancy within the Board of Directors of any Director position may be filled by a qualified volunteer who is an owner and permanent resident who has submitted themselves to the Board for consideration and has been approved by a majority vote using standard voting procedures of the Board of Directors. The Board of Directors shall have the authority to dismiss by a majority vote any Officer or Board member when his/her behavior or attitude becomes unprofessional or for not attending two (2) unexcused Board meetings in one (1) year.</p>
		ARTICLE 4 - SECTION 4
		<p>The Board of Directors shall meet once a month, with the exception of July and August. Meetings that do not have a quorum shall be cancelled and business scheduled for that meeting will be carried forward for the next scheduled meeting unless three (3) or more Officers or Directors request the meeting be rescheduled prior to that date. When three (3) or more Officers or Directors request a meeting to address an issue prior to the regularly scheduled meeting, other than the above, the President will decide if the issue requires a meeting. Only the President, or the Vice President if the President is not available, can call for a Special Meeting.</p>
		ARTICLE 4 - SECTION 5
		<p>All Directors and Board Members that are not otherwise officers, shall may receive a \$15.00 a month credit toward their monthly dues/assessments. All Officers (President, Vice President, Secretary, and Treasurer) will may receive a credit of the full amount of their monthly dues/assessments. Secretary and Treasurer, in addition to the credit of the full amount of monthly dues/assessments as mentioned above, shall receive a payment of \$100 per month from the Association and shall be issued a Form 1099 annually for the payments issued. Such motion will continue until otherwise amended by amendment to the Governing Documents or subsequent membership motion.</p>
		ARTICLE 5: GENERAL MEETING - SECTION 1
		<p>SECTION 1: A regular meeting of the Association will be held yearly; a quarterly, if necessary. If necessary, the regular meeting of the Association may be rescheduled following the procedures in Article 4, Section 1, Subsection A.</p>
		ARTICLE 5 - SECTION 2
		<p>SECTION 2: Voting represents representatives numbering 20% (twenty percent) of the units in the Association at the General Membership meeting to will constitute a quorum, providing that at least three (3) Officers or Directors are present. Proxies may only be counted as part of the Quorum if they are limited in scope to the purposes of the meeting.</p>
		ARTICLE 5 - SECTION 3
		<p>Section 3: Absentee ballots and notification of proxy must be given to the Secretary, or in their absence, to the Officer or Director conducting the meeting, prior to the start time of the General Meeting.</p>
		ARTICLE 5 - SECTION 4
		<p>Section 4: In addition, more than one half (50%) of all ballots cast will constitute a majority vote. A majority vote will be more than 50% of all votes cast, including absentee ballots and votes by proxy, once those votes are certified. Certification is to be conducted to verify that the authorized member has cast the vote and that no duplication has occurred for any unit in the Association.</p>
		ARTICLE 6: RULES AND REGULATIONS - SECTION 1

	<p>SECTION 1 : The rules and regulations are in accordance with Section 4 of the Deed Restrictions for the Meadows South property and supplement the restrictions established by our property. They are intended to give all owners the maximum freedom in the use of their property consistent with the rights of others. <u>Any exceptions</u> must be approved by the Board of Directors.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p style="text-align: center;">ARTICLE 6: RULES AND REGULATIONS - SECTION 2: RULES</p> <p>A. Oversize vehicles, such as motor homes, travel trailers, boats or boat trailers may not be parked in complex overnight.</p> <p>B. A speed limit of 10 MPH is to be observed at all times.</p> <p>C. By order of the Fire Marshall and in the interest of fire safety, cooking or grilling shall not take place on porches or under roof.</p> <p>D. Fences are permitted in the back lots of perimeter. Fences must have a 4 foot gate access on each side. Any other fencing must have written approval by the Board of Directors.</p> <p>E. No pets are allowed to run at large. Owners must clean up their droppings immediately and comply with the city leash law.</p> <p>F. Our roadways are not playgrounds. No skate boarding, roller blading, scootering, ball playing, or bicycling on the roadways of the development. Bicycles are allowed to be used when entering or leaving the complex.</p> <p>G. All exterior holiday decorations and lights must be removed within thirty (30) days following the holiday.</p> <p>H. Commercial trucks or any other vehicles used for commercial purposes must have the permission of the Board of Directors to park in the complex overnight.</p> <p>I. No automobile repairs, oil changes, etc., (excluding flat tires and dead batteries) may be made within the complex. Oil spills must be cleaned up promptly.</p> <p>J. No commercial soliciting may be made within complex.</p> <p>K. No vehicles may be parked on the streets of complex. Vehicles so parked will be towed away at owner's expense. Do not park in your neighbor's space without permission.</p> <p>L. Parking vehicles on any grassy area, common or private within the complex is prohibited.</p> <p>M. Each unit has two (2) designated parking places. All vehicles parked on Meadows South property must have current tags.</p> <p>N. Parking of pods, moving vans, trucks, or any temporary storage of any kind must be approved by the Board.</p> <p>O. No refuse of any kind can be placed on Route 50.</p> <p>P. With prior written approval, fences permitted with approval of the Board. They must be 6' white vinyl fences (designated for community conformity), with a 4 foot gate access on each side. Fences are prohibited from being erected on the 6 ft. easements.</p> <p>Q. With 30 day prior written approval by the Board of Directors, Rubbermaid Roughneck Storage Sheds will be allowed to be placed in the back of an owner's unit based on the following specifications: Outdoor Storage Shed (Common: 32.25 x 25.5 in; Interior Dimensions 27 in x 20.25 in). Sheds are not to exceed 4 ft 7 in x 2 ft 4 in x 6 ft 5 in. (These sheds are available at Lowes and Home Depot.)</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p style="text-align: center;">SUBSTANTIAL REWORDING AND REORGANIZING. SEE GOVERNING DOCUMENTS ABOVE FOR CURRENT TEXT.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------

	<p style="text-align: center;">ARTICLE 6: RULES AND REGULATIONS - SECTION 2: RULES</p> <p>A. Oversize vehicles, such as motor homes, travel trailers, boats or boat trailers may not be parked in complex overnight.</p> <p>B. Commercial trucks or any other vehicles used for commercial purposes must have the permission of the Board of Directors to park in the complex overnight.</p> <p>C. Parking of pods, moving vans, trucks, or any temporary storage of any kind must be approved by the Board.</p> <p>D. No vehicles may be parked on the streets of complex. Vehicles so parked may be towed away at owner's expense.</p> <p>for the designated residents of the specific unit unless permission is given by the unit owner for use by another party.</p> <p>F. All vehicles parked on Meadows South property must have current tags.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>G. No automobile repairs, oil changes, etc., (excluding flat tires and dead batteries) may be made within the complex. Oil spills must be cleaned up promptly.</p> <p>H. Parking vehicles on any grassy area, common or private within the complex is prohibited.</p> <p>I. A speed limit of 10 MPH is to be observed at all times. Our streets are shared with walkers, children playing, etc.</p> <p>J. By order of the Fire Marshall and in interest of fire safety, cooking or grilling over an open flame shall not take place on porches or under roof.</p> <p>K. All units are required to have smoke alarms.</p> <p>L. Fences are permitted in the rear sections between units in the exterior lots of the perimeter. Fences may be chain link or the approved white vinyl fence panels. Fences must have a 4-foot wide gate to adjacent lots.</p> <p>M. Fences are permitted in the rear sections between units for interior lots with written approval by the Board. Plans must be submitted in writing for Board approval. Fences should be 6' (six-foot) high white vinyl panels conforming to community standards and must have 4' (four-foot) wide gates to adjacent lots on each side. Fences are prohibited from being erected on the 6' (six-foot) easement behind each unit.</p> <p>N. With written approval by the Board, Rubbermaid style storage units, beige or tan colored to conform with community standards and not to exceed 55 inches wide by 28 inches deep by 65 inches tall, may be placed in the back of an owner's unit and must be placed against the rear wall of the unit.</p> <p>O. No pets are allowed to run at large. Owners must clean up their droppings immediately and comply with the city leash laws.</p> <p>P. No commercial soliciting may be made within the complex.</p> <p>Q. All exterior holiday decorations and lights must be removed within 30 (thirty) days following the holiday.</p> <p>R. Hurricane panels may not be mounted before Tropical Storm warnings for our area are posted and must be removed within 30 days after passing of the storm.</p> <p>S. Our roadways are not playgrounds. No skate boarding, roller blading, scootering, ball playing or bicycling on the roadways of the development. Bicycles are allowed to be used when entering or leaving the complex.</p>
ARTICLE 6 - SECTION 3: WATER	
<p>Reclaimed water (<u>non-potable</u>) for irrigation will be provided by the City of Titusville - Water Management Department. <u>All homeowners are encouraged to use reclaimed water when it is available. The irrigation system is maintained by the Association and alterations or interference with its operations may result in fines and charges for repairs.</u></p>	
ARTICLE 6 - SECTION 4: GARBAGE (E)	
<p><u>E. Any items that cannot be placed inside the dumpsters must be disposed of by the resident at the Brevard County Solid Waste Facility located on S.R. 405 in Titusville.</u></p>	
ARTICLE 6 - SECTION 4: GARBAGE (F)	
<p><u>F. No refuse of any kind can be placed on Route 50/Cheney Highway.</u></p>	
ARTICLE 6 - SECTION 4: GARBAGE (G)	
<p><u>G. Recycling bins are provided behind the dumpster located on Entrance 1. Please refer to the City of Titusville for regulations for recycling. Plastic bags and pizza boxes of any type are NOT permitted in the recycling bins.</u></p>	
ARTICLE 6 - SECTION 5: LAWNS (D)	
<p><u>D. Gates in the rear of each lot must be unlocked on lawn maintenance day. Locked gates may result in fines. These gates allow the lawn crews to pass through to each lot.</u></p>	
ARTICLE 6 - SECTION 7: PAINT	

	Exterior wall paint is to be Richards Rich Flex Elastomeric Coating c-y20 L-20. Exterior trim is to be Richards Bark Brown 100% Acrylic Satin int/ext. or the equivalent. White door paint is to be Richards #400 White Signature 100 % Acrylic Satin paint. <u>Paint is available at Ace Hardware</u> . As of February 1, 2017, all front doors must be either brown or white. No other colors will be approved. Any repainting of front doors must be done with the approved colors. <u>All units are required to have storm doors in matching shade to match the front door.</u>
	ARTICLE 6 - SECTION 8: RENTAL UNITS: MANDATORY (Subsection C)
	C. Owners renting their units must submit the tenant's application, together with the approved lease to the Executive Committee (President, Secretary, and Treasurer) for approval. A decision will be made within three (3) business days. Owners renting their units must submit within 30 days of start date of lease the approved tenant's application, together with the approved lease and state criminal background report to the Executive Committee, formed by the President, Vice-President, Secretary and Treasurer. Submission may be made to any member of the Executive Committee. Failure to submit this information may result in a fine of \$100.00 (one hundred dollars) per month until documents have been submitted. Terms of leases will be no less than one (1) year.
	ARTICLE 6 - SECTION 10: FINES
	Violations of the rules and regulations are subject to a \$10.00 per day fine up to a limit of \$1,000.00. The fines may be mailed to: The Meadows South Association, P.O. Box 5635, Titusville, FL 32783-5635, or dropped in the Meadows South Box located on the first entrance next to the mail boxes <u>mailboxes</u> on the west side of the dumpster.
	ARTICLE 6 - SECTION 11: MAINTENANCE FEES
	The cost of maintenance service and other operating expenses is \$80.00 <u>\$95.00</u> per month. Payments not received by the fifth (5th) day of the month are subject to a late charge of \$5.00 and an additional penalty charge of \$10.00 shall be added for each thirty (30) days that the fees remain in arrears. All late payments received will be applied to the latest balance due. The fees may be mailed to: The Meadows South Assoc., PO Box 5635, Titusville, FL 32783-5635, or dropped in the Meadows South Box located on the first entrance next to the mailboxes on the west side of the dumpster.