

Meadow Run Homeowner's Association, Inc.

"A Deed Restricted Community"

F.A.Q'S

Association Dues: Payable quarterly. You may opt to receive Meadow Run Homeowner Association (MRHOA) correspondence via email. Please submit your written approval to the community management company and/or the MRHOA Secretary.

Board Meetings: Currently, the Board of Directors (BOD) meet on the second Monday of the each month at 6:00 p.m. The meeting is held at the East Village Club House, 3000 E. Village Drive, Venice, FL. This is subject to change.

Architectural Requests: Please read Covenants pages 9-10 Sec. 7.03 and 7.04 - You may not change or add anything to the exterior of your lot or dwelling w/o written, prior consent of the Association BOD. An Architectural Request Form must be completed and submitted to the BOD for approval. Failure to do so may subject homeowner to unnecessary expense.

Fences: Covenants page 13, Sec. 7.17 Installation of fences are at the discretion of the Association BOD and may not be installed without the prior, written consent of the Association BOD.

Lakes: Please read Covenants page 13, Sec. 7.19

No swimming or boating is allowed in any lakes within the subject property except as may be permitted by rules and regulations adopted by the Association.

Landscaping: Please read Covenants pages 9-10, Sec. 7.04

Each lot is required to install and maintain tasteful landscaping on his lot, on the abutting road or water line of any abutting lake. BOD approval is required before any landscaping may be done on common grounds. MMRIIOA has a policy on Florida Friendly Landscaping. All landscaping plans must be submitted on an architectural form before changing or installing any landscaping.

Parking: Please read Covenants pages 10-11, Sec. 7.09 Automobiles and Vehicles

You may not park overnight on the street. You may not have unregistered cars parked in the community. You may not park on the lawns. You may not have ¾ ton or larger trucks unless they fit into the garage with the garage door completely closed. You may not have a truck or car with signage on it unless it fits into the garage and the garage door is completely closed.

Pets: Please read Covenants pages 11-12, Sec. 7.10 Animals and Pets

Pets are allowed but must not be an unreasonable nuisance or annoyance to other residents of the community.

Easements/Common Grounds: Please read Covenants pages 5-6 Sec. 4. - 4.06. There are 6 ft. side and 10 ft. front and back utility easements. There is a 50 ft. Meadow Run owned buffer between lot and lake. There is also a 50 ft. Meadow Run owned buffer between Meadow Run properties and the open land owned by Caldwell Trust running along Center Road. The power lines are on Meadow Run owned property within this 50 ft. buffer zone. There is an 8 ft. Meadow Run owned easement between the curb of the private roads and your property line in front of your lot. The intended purpose for this property is for expansion of roads and to install sidewalks. These buffers are community property however, they are maintained by the homeowner.

Automobiles and Vehicles: Please read Covenants pages 10-11, sec. 7.09 for sizes and weights of acceptable vehicles.