

Meadow Oaks Master Association

Architectural Guidelines

The Meadow Oaks Master Association (HOA) Architectural Control Guidelines serve as a way to keep our community an attractive, desirable place in which to live. They also serve as a way to maintain the value of our investment, the Meadow Oaks community. The guidelines cover the usual requests for exterior changes. The guidelines are not intended to be an inclusive set of regulations, nor are they intended to be a replacement of the Pasco County building codes. The approval of a proposal by the Architectural Control Committee does not imply that Pasco County will approve the project and vice versa.

It is not the purpose of the guidelines to imply automatic approval of items covered, nor disapproval of those not covered. Each proposal will be considered on its individual merits.

Process

As stated in the Declaration of Covenants, Conditions and Restrictions for Meadow Oaks Master Association, all exterior changes must be approved by the Architectural Control Committee of the Villages within Meadow Oaks. Exceptions are noted in these guidelines. Residents must complete and submit in writing a detailed form of the changes to be made. Requests will be considered at regularly scheduled meetings, unless time is a factor you may contact a Board member before a meeting for expedited consideration. The Board will reply to requests as soon as possible. Requests may be considered sooner if the change is standard and copies of the request are delivered to each committee member. You must get written approval before any work is started.

Criteria for Approval

The following criteria will be used to judge each application:

1. **Conformance with guidelines.** The proposed project must be within the guidelines outlined in the document.
2. **Design compatibility.** The proposed change must be compatible with the applicant's house and the community.
3. **Scale.** The size of the alteration must relate well to the house and surroundings.
4. **Property values.** The effect of the project on property values is an important consideration.
5. **Aesthetics.** Aesthetic values are subjective and will be applied fairly in the framework of the other criteria.
6. **Individual rights.** The right of individual homeowners to use their property as they desire is important. Every effort will be made to help homeowners submitting proposals to comply fully with the guidelines or to develop acceptable alternatives.
7. **Materials.** In order to ensure continuity, materials used for each project should be the same or compatible to those used in the original design.
8. **Safety.** Consideration will be given to the potential safety hazards presented by each project.

Penalties

The Board of Directors takes these guidelines very seriously and will take whatever steps are necessary to ensure that they are enforced. Compliance with these guidelines is the homeowner's responsibility. Any modifications needed to bring a project into compliance with these guidelines will be at the homeowner's expense. To further ensure compliance, fines may be levied by the Board after 30 days' notice. Please note that it is common for your mortgage holder to require the homeowner to comply with rules and regulations imposed by the HOA. The Board will not hesitate to report violations to your mortgage holder to enforce these rules.

Amendments

These guidelines will be amended by the Board as necessary, and homeowners will be notified immediately of any such amendments.

Exceptions

Owners may apply in writing for appropriate exceptions. Such exceptions will be considered on a case-by-case basis and must be approved by the Board in writing before any work can proceed.

Guidelines

Fences

1. No Privacy Fences will be allowed
2. Fences are restricted to rear and side yards.
3. Fences must be no higher than 4' and of Black Aluminum construction if Approved.
4. All fences are subject to immediate owner repair.
5. A building permit, where applicable and according to Pasco County regulations, must be obtained before construction begins. More information on Pasco County building regulations can be found on the county website.
6. All areas enclosed by fencing must be maintained by the unit owner.
7. No PVC Privacy boarder walls separating the communities without prior approval.

Sheds, Doghouses, and Other Structures

1. NO Sheds, Doghouses, or other structures of any kind will be permitted!

Decks

1. The committee must approve all decks in writing.

Patios

1. The committee must approve patios in writing.
2. Patios must be located in a rear yard.
3. Materials should have weathering qualities, such as brick, stone, and concrete.
4. If changes in grade or other conditions affecting drainage are anticipated, they must be indicated.
5. Construction materials must be stored so that safety problems are minimized. Excess material and debris should be immediately removed after completion of construction.
6. A building permit, where applicable, according to Pasco County regulations, must be obtained before construction begins. More information on Pasco County building regulations can be found on the county web site.

Storm doors, Windows, and Security Doors

1. Storm doors and windows must be compatible with the general architectural design and colors of the house and the community.
2. Application for storm windows need not be submitted if the windows are of a conventional type and are white. The committee, however, must approve storm and security doors.
3. Storm doors must either be white or the same color as the trim of the house. Design must be plain.
4. Plastic sheeting used for insulation must be placed on the inside of the windows rather than the outside.
5. Security doors will be considered on a case-by-case basis, taking into consideration the design of the door and its visibility from other houses.
6. Security bars on windows will be considered on a case-by-case basis.
7. Paper or fabric sheeting may not be used to cover windows, except on a temporary basis (such as during painting).

Landscaping

All PROPERTY containing a UNIT, or owned in conjunction with the ownership of a UNIT, or owned and/or operated by a HOMEOWNERS ASSOCIATION, shall be tastefully landscaped in accordance with any criteria established by the party exercising architectural control to the waterline of any butting lake or canal and to the pavement edge of any abutting road or parking area. Lawns shall be primarily sodded, and shall not be paved or covered with gravel, artificial turf or other covering unless permitted by the party exercising architectural control. All diseased or dead sod, shrubs or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be removed. All landscaping shall be regularly maintained in first-class condition and apperance, including mowing, trimming, fertilization, irrigation, and weed, insect and disease control. No artifcial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any PROPERTY.

Air Conditioning Units

1. No window air conditioning units.
2. Only central air conditioning units are permitted without the prior written consent of the party exercising architectural control.

Storage of Boats

No boats may be kept or stored outside of any Unit, except that boats may be kept or stored on any COMMON AREAS pursuant to rules and regulations adopted by the MASTER ASSOCIATION if, and only if, expressly permitted by any such rules and regulations.

Vehicles

Only automobiles, vans, small pick-up trucks with a capacity of one-half tons or less, and other vehicles manufactured and used as private passenger vehicles , may be parked within the SUBJECT PROPERTY overnight without the prior written consent of the MASTER

ASSOCIATION, unless kept within an enclosed garage. In particular and without limitation, no vehicle shall be parked outside of a UNIT overnight without the prior written consent of the MASTER ASSOCIATION if commercial lettering or signs are painted to or affixed to the vehicle, or if commercial equipment is placed upon the vehicle, or if the vehicle is a truck, recreational vehicle, camper, trailer, or other than a private passenger vehicle as specified above. Notwithstanding the foregoing, automobiles owned by the governmental law enforcement agencies are expressly permitted. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to, the SUBJECT PROPERTY. All vehicles parked within the SUBJECT PROPERTY must be in good condition, and no vehicle which is unlicensed or which cannot operate on its own power shall remain within the SUBJECT PROPERTY for more than 24 hours, and no major repair of any vehicle shall be made on the SUBECT PROPERTY. Motorcycles, motor scooters, mopeds, and the like are not permitted except with the prior written consent of the MASTER ASSOCIATION which may be withdrawn at any ime, and if permitted must be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the SUBECT PROPERTY.

Exterior Painting

1. Exterior painting requires approval only if the color is to be changed.
2. To change the color of your trim, you must submit an application to the Committee. You must include a paint chip. Only colors currently existing in the development or ones similar to these will be allowed. The color of your neighbor's trim will be taken into consideration.
3. Exterior paint must be well maintained. Faded or cracked paint must be repainted. The Committee will notify owners who do not maintain their exterior paint that repainting is required. If action is not taken the homeowner may be fined to ensure compliance, or the Board may contract to have the work done at the homeowner's expense.

Other Exterior Building Alterations

1. The original theme of the development should be maintained throughout. This includes

items such as unit number and trim paint colors.

2. All permanently attached shading devices must be approved by the Committee. Metal and canvas awnings are not permitted.
3. New windows and doors should match the type and style used by the builder.
4. Masonry chimneys must be used if new fireplaces are constructed and must be compatible in design, location, and color with the existing house. Metal chimneys may not be used. Changes and/or additions must be approved by the Committee.

Other Exterior Items

1. Portable outdoor grills must be removed from front walks and landings within eight hours of use. Grills may not be stored in front yards.
2. No above ground Pools of any kind.

Additional Restrictions

Nothing contained herein shall prohibit the OWNER of any PROPERTY from imposing restrictions upon such PROPERTY in addition to, or more restrictive than, the restrictions contained herein, provided, however, that any such restrictions shall not be effective to permit that which is expressly prohibited by the restrictions contained herein.

Waiver

The BOARD shall have the right to waive the application of one or more of these restrictions, or permit a deviation from these restrictions, as to any PROPERTY or UNIT where, in the discretion of the BOARD, circumstances exist which justify such waiver or deviation. In the event of any such waiver or permitted deviation, or in the event any party fails to enforce any violation of these restrictions, such actions or inactions shall not be deemed to prohibit or restrict the right of the DECLARANT, the MASTER ASSOCIATION, the BOARD, or any other person having the right to enforce these restrictions from insisting upon strict compliance with respect to all other PROPERTY and UNITS, nor shall any such actions be deemed a waiver of any of the restrictions contained herein as same may be applied in the future. Notwithstanding the foregoing, so long as DECLARANT owns any PROPERTY, or holds a mortgage encumbering any PROPERTY other than a UNIT, if any waiver or deviation of any restriction contained in this paragraph requires the consent of the MASTER ASSOCIATION, such consent shall be

obtained from the DECLARANT, and not from the MASTER ASSOCIATION, unless DECLARANT voluntarily relinquishes this right at an earlier date.