

RULES AND REGULATIONS
FOR
MEADOW WOOD HOMEOWNERS ASSOCIATION

It is understood and agreed that the following rules and regulations shall be, and are made a part of unit ownership at Meadow Wood Homeowners Association. Owners agree that its agent or others permitted to occupy or enter the said premises, will at all times abide by these Rules and Regulations, and that a default in the performance and observation thereof, shall operate the same as any default outlined in the Association Declaration, Article V, Section 5.7, Use Restrictions, shall be part of these Rules and Regulations and observed by each property owner, agents and invitees.

1. Parking of vehicles is restricted to the garage and paved driveway of each Lot and must not extend into the street. Vehicles parked on County Roads, (including Meadow Wood Circle or Coachman Boulevard), on landscaped areas within the Meadow Wood Subdivision or on landscaped areas of any Lot is not permitted. The Association reserves the right to tow any vehicle that is restricting ingress and/or egress of the Property or preventing adequate snow removal and snow storage. All costs incurred, (by the Association), for towing of vehicles in violation of this Rule will be at the expense of the property owner.
2. Trash pick-up service at Meadow Wood, is contracted by Talking Trash, and is picked up every Thursday morning. Rollaway containers should be placed out at the curb for pick-up no earlier than Wednesday evening and returned to the garage no later than Thursday afternoon. Those property owners who rent their houses must notify their rental agents and/or tenants of this policy.
3. Each owner, owner's guests and tenants shall be responsible for the upkeep and cleanliness of the immediate areas surrounding the outdoor areas on their property.
4. It is the responsibility of each owner to perform regular maintenance of the exterior of the home in order to maintain a consistent quality appearance of the visual exterior of the project. In the event an owner shall fail to maintain the improvements on their Lot in a manner satisfactory to the Board, the Association shall have the right to enter upon the Lot to repair, maintain and restore the exterior of the Unit and any improvements. The cost of this maintenance shall be added to and become part of the assessment to which the property is subject.
5. All signs, notices and advertisements shall be approved in advance by the Association and conform to specified guidelines with respect to size, form and color. No sign shall be affixed to the siding of the house or decks. Signs are limited to one per property.

6. All applicable leash laws currently in effect within Summit County shall be enforced at the Meadow Wood Subdivision. Owners, guests, and tenants may keep no more than one (1) dog and one (1) cat on any Lot. Townhouse owners and/or tenants may not keep any dogs. (Re: Declarations, Article V, Section 5.7, Para. G).
7. The Board of Directors as described in the Declarations must first approve all exterior modifications requested by owners in writing.
8. Any exterior painting, repairs, modifications, remodels, etc. as may be agreed upon shall be done during regular working hours until dusk, Monday through Saturday, in order to protect the peace and quiet enjoyment of other occupants of the Property. All exterior painting of the property must be done in accordance with the approval of the Architectural Review Committee and preformed by the Association or their approved Contractor. Sub-contractors are not permitted to bring pets to the work site.
9. The Meadow Wood Board of Directors reserves the right to make such further Rules and Regulations as in its best judgment is needed and desirable for the safety, care and cleanliness of the subdivision and for the preservation of good order thereof.

These Rules and Regulations were adopted by the Board of Directors at their meeting held on Thursday, June 18, 1998.

Revised 6/98

Revised 11/00

Revised 6/07