

**THE MEADOWS AT SAINT JOHNS  
OWNERS ASSOCIATION RULES AND REGULATIONS**

**ADOPTED AS OF SEPTEMBER 9, 2020**

**AMENDED AS OF APRIL 14, 2022**

**AMENDED AS OF JANUARY 12, 2023**



Board of Directors \_\_\_\_\_

By:

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**A NOTE TO OUR MEMBERS**

These Rules and Regulations of The Meadows at Saint John's Owners Association, Inc. ("The Meadows" or the "Association") are put in place to keep uniformity within the community, keep property values high, and to protect the residents, the Homeowners, and the Homeowners' investments. These adopted Rules and Regulations are subject to change, as time goes on and as Board Members change; they are not an amendment to the Association's Declaration of Covenants, Articles of Incorporation, or Bylaws (collectively, the "Governing Documents"). Florida Statutes, Chapter 720, governs The Meadows in addition to the Governing Documents, Architectural Guidelines, and these Rules and Regulations.

These reasonable Rules and Regulations are adopted by the Board of Directors ("BOD") and are enforced by the Association. Members of the BOD should not be contacted at their homes, places of business, or in public places. They are not to be intimidated or threatened in relation to Association issues.

**1 Enforcement of Rules and Regulations/Violation Notices/Fines**

- A. Each Homeowner and the Homeowner's tenants, guests, and invitees (including vendors and contractors) must follow the Rules and Regulations, the Architectural Guidelines, and the Governing Documents of the Association.
- B. It is the responsibility of the Homeowner(s) and/or their agent(s) to inform their tenants, guests, and invitees of these Rules and Regulations.
- C. All violations reported by residents, must be reported to the Association, in writing. The association may delegate a managing agent to receive such reports from other owners. If the violation is a matter that can be visually seen, a picture must be included with violation

**D. Violation notice and hearing:**

- 1. After receiving notification in writing of a violation, the Association, or its designated managing agent, will send a First Notice of Violation to the Homeowner. A First Notice of Violation will be sent as a reminder of the Rules and Regulations and will provide information concerning the violation. A copy of the First Notice of Violation will be sent by USPS mail to The Meadows residence and the Homeowner's last known mailing address, if applicable. You will have 14 days from the date of the First Notice of Violation to comply. The First Notice of Violation may provide more time for you to you comply, but such time to comply will not be less than 14 days. If applicable, the First Notice of Violation may include a Statutory Offer to Participate in Pre-Suit Mediation, pursuant to *Florida Statutes 720.311*.
- 2. If the violation is not cured within the 14-day cure period provided in the First Notice, then the Board may notice a meeting at which it will vote to send a Second Notice of Violation/Hearing Notice, and may vote to impose a fine. The Second Notice of Violation/Hearing Notice will be sent by USPS certified mail to The Meadows residence and the Homeowner's last known mailing address, if applicable. The Second Notice of Violation/Hearing Notice will inform you of the amount of the fine to be levied after opportunity for a hearing. The Second Notice of Violation/Hearing Notice will provide a Hearing date, time and location at least fourteen (14) days from the date of the letter.
  - a. The board may pass the costs for certified mail to the Homeowners' account.
- 3. The BOD shall appoint a Special Review Committee ("SRC") from time to time. The SRC shall be composed of at least three (3) members of the Association. No SRC member shall be an officer, director, or employee of the Association or the spouse, parent, child, brother or sister of an officer, director, or employee of the Association.
- 4. At the Hearing, SRC will review the information related to the violation and the imposed fine and will either confirm or reject the fine. At the Hearing, you will be able to explain why you are in non-compliance and present evidence in your defense. The SRC must follow

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the procedures as outlined in the Special Review Committee Procedures. Presence at the Hearing does not ensure rejection of the fine imposed.

5. After the Hearing, the Homeowner will be notified of the SRC's decision by certified mail, return receipt requested, within five (5) days.
6. When a visible violation is cured, a photo must be submitted to the Association showing compliance.
7. If a violation is cured, it will remain a notice for 12 months and then fall off. If the violation occurs again in 12 months from First Notice, the violation will be considered a continuing violation and fines may be incurred from the First Notice of Violation. Fines for repeat violations within any 12-month period shall be no less than:

First Violation - \$50.00/day

Second Violation - \$75.00/day

Third Violation - \$100.00/day

Notwithstanding the foregoing, fines for first and second violations may be levied up to \$100.00/day each.

**E.** Fines may be incurred due to non-compliance of these Rules and Regulations, the Architectural Guidelines, or the Governing Documents.

1. Fines may not exceed \$100 per violation, **per day**.
2. Fines may be levied against the Homeowner for each day of a continuing violation.
3. A fine cannot be imposed without notice and an opportunity for a hearing.
4. Homeowners incur fines, not tenants. However, fines may be imposed on any Homeowner for the behavior of any Homeowner's tenant, guest, or invitee.
5. Continued non-compliance may result in legal action by the Association, at the Homeowner's expense.
6. The maximum allowable fine shall not be more than \$1,000.00 for each violation.
7. A fine less than \$1,000.00 may not become a lien against a Homeowner.
8. If the violation is cured and the Homeowner later repeats the violation, the repeat violation may be treated as a new violation by the Association and any fines levied against the Homeowner for the repeat violations will be treated as separate fines for purposes of calculating the maximum allowable fine amount.
9. Pursuant to *Florida Statute 720.305(4)*, the Association may suspend the voting rights of any Homeowner who is ninety (90) days or more delinquent in the payment of any fine.

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- F. The Association performs weekly inspections for exterior non-compliance. Homes non-compliant to these Rules and Regulations or the Architectural Guidelines will receive a violation notice with a picture. A copy of the violation will be sent by USPS mail to The Meadows residence and the Homeowner's last known mailing address, if applicable, as described in Section I.D. of these Rules and Regulations, above. Violations may be noted in the Minutes of the Board Meetings and added to Homeowner records.
- G. After 10 days of written notice, any improvements or structures that have been added to any residential lot, without ARC approval, or if any conditions exist that are in violation of the Governing Documents, Architectural Guidelines, or these Rules and Regulations, the Association has the right, but is not obligated to, enter upon your residential lot to correct or remove any items. This will be done at the sole expense of the Homeowner. Pursuant to the Declaration of Covenants, Article 10.5, Homeowners are responsible to pay on demand the actual costs of performing the enforcement plus 20% of the actual costs. The Association may, upon forty-five (45) days written notice to the Homeowner, record a Claim of Lien against the Lot and sue to foreclose on the Claim of Lien. The Association may also bring an action for damages and/or injunction against the Homeowner for the purposes of curing or correcting the violation.
- H. The failure of the Association to enforce any rules, regulation, covenant, restriction, obligation, right, power, privilege, authority or reservation contained in these Rules and Regulations, the Architectural Guidelines, or the Governing Documents, however long continued, shall not be deemed a waiver of the right to enforce the same thereafter as a breach or violation.

**II. Architectural Request Requirements/Review Process/Guidelines**

All Homeowners must comply with the Architectural Guidelines adopted by the BOD, as amended from time to time, contained in the attached "Exhibit VI", attached hereto, and incorporated by reference.

**III. BOD Meetings and ARC Meetings**

- A. All individuals attending any BOD meeting, SRC meeting, or ARC meeting must behave in a respectful manner. No offensive comments or behavior will be tolerated; you will be asked to leave.
- B. Only Agenda items are to be discussed at the meetings unless the BOD raises new matters at a meeting or discusses "New Business" items.
- C. During the Open Forum section of the meeting, Homeowners may discuss the topics of the Agenda. Each Homeowner will have 3 minutes to discuss, unless otherwise granted more time by the BOD.

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- D. Any Homeowner that would like to add an item of business to the meeting's Agenda must submit the topic in writing, to the Association. Items must be submitted by 5pm, on the Friday preceding the meeting.

**IV. Sales**

- A. If a home is pending a sale, any violations must be cured prior to Closing. It is the seller's/seller's agent's responsibility to address these issues. If a sale closes with the violation still active, the new owner must bring the property into compliance.
- B. "FOR SALE" signs may be placed on the Homeowner's property. These signs may not be placed in the Common Areas and must comply with the Governing Documents and Architectural Guidelines.
- C. Sales agents must request an Estoppel from the Association
- D. It is the responsibility of the seller/seller's agent and/or the buyer/buyer's agent to supply the buyer(s) with the Governing Documents of the Association and these Rules and Regulations.
- E. It is the responsibility of the Homeowner to call the County for any bulk pick-ups after move-out.

**V. Rentals**

All Homeowners must comply with the rules and regulations contained in the attached "Exhibit VII", and complete the attached "Exhibit VII", attached hereto, and incorporated by reference.

**VI. Pets**

- A. Pets must be on a leash when outside of the home unless the animal is in a fenced back yard.
- B. If your pet, or any other animal in your possession, defecates on any property, other than your own, you shall remove and dispose of the feces properly.
- C. Remove and properly dispose of animal feces on your property, as it becomes offensive to your neighbors and causes unsanitary conditions.
- D. It is unlawful for an owner of an animal or any person in control of an animal to allow the animal(s) to bark, meow, whine, howl, or make other sounds common to the species, persistently or continuously for a period of 30 minutes or longer.
- E. No animal(s) shall be kept on the property for commercial or breeding purposes.
- F. No more than 2 animals may be kept on the property, without written BOD consent.

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- G. If any animal becomes dangerous, a nuisance, or destructive, the BOD has the right to require removal of the animal.
- H. Cats must be kept inside, always, unless in a crate or on a leash.
- I. Birds and rabbits must be in cages always.
- J. If you feel threatened by an animal, contact Animal Control. (904) 209-0655 or <http://www.sjcfl.us/AnimalControl/index.aspx>.

**VII. Driveways/Sidewalks**

- A. Driveway painting is prohibited.
- B. Large cracks must be repaired.
- C. Rust stains must be removed.
- D. No shed, trailer, mobile home, tent, or boats may be stored in the driveway, or any other location, on the residential lots, which may be visible from the street or any other residential lot.
- E. The ARC must approve driveway extensions.
- F. Sidewalks cannot be altered, changed, tiled or re-paved.
- G. Sidewalks cannot be obstructed; pedestrians have the right to walk across any sidewalk owned by the county.
- H. The section of the sidewalk that is part of your driveway, should be left clear of vehicles.

**VIII. Garbage and Recycle**

- A. Collection Dates:
  - Trash: Monday
  - Recycle: Tuesday
  - Yard waste: Tuesday
- B. Trash and recycle bins must stay out of street view. They may be stored on the side of your home or screened from street view and screened from the view of other residential lots.
- C. The bins may not be put at the curb any earlier than 6pm, the evening prior to pick up. The bins must be put back, out of view, no later than 11pm the day of pick up
- D. No trash, rubbish, debris, waste material, etc. should be deposited or allowed to accumulate on any part of the property.
- E. Contact the county if your pick-up was missed or if you have bulk items.

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**IX. Vehicle/Parking**

- A. All vehicles located on a residential lot, or community street, must be operational and have valid tags.
- B. Mechanical work, repairs, and body work that lasts longer than two (2) hours, is not permitted, unless in the garage.
- C. No vehicle shall park within twenty (20) inches of any front lot line, any side street line, or any side lot line for longer than one hundred twenty (120) minutes (2 hours). This restriction is not intended to restrict permitted vehicles from parking in residential driveways in compliance with these Rules and Regulations and the Governing Documents.
- D. All Homeowners shall, at all times, comply with the St. Johns County Parking Ordinance, as amended from time to time. Ord. 2015-30
- E. Private automobiles of guests of occupants may be parked in the driveways and other vehicles may be parked in the driveways during the times necessary for pickup and delivery service and solely for the purpose of such service.
- F. As a courtesy, please do not park in front of your neighbor's mailbox or trash/recycle bins.
- G. No parking on the grass.
- H. No parking on the sidewalks.

All rules, regulations, restrictions, and reservations provided in the Governing Documents are incorporated in these Rules and Regulations by reference.

## **X. Vehicle/Parking**

### **Section One: Definitions**

#### **A. Private Automobile**

- a. Private automobile is a "domestic vehicle."
- b. Domestic vehicle is a passenger motor vehicle where the vehicle must be 20 feet or less in overall length and 7 feet or less in overall height.

#### **B. Commercial Vehicle**

- a. Non-private automobile is a "commercial vehicle."
- b. Commercial vehicle is any vehicle and/or equipment not contained within the definition of domestic equipment that is designed or used for commercial or industrial function.
- c. Commercial vehicle is any vehicle that is self-propelled or towed for use on the highways that is:
  1. designed or used to transport passengers for compensation, or
  2. used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation, or
  3. used in transporting material found by the Secretary of Transportation to be hazardous; or
  4. configured to give the impression to neighbors of ordinary sensibilities that the vehicle is used for transporting passengers for compensation, or that it is transporting materials designated as hazardous; or
  5. has an overall length of more than 20 feet; or
  6. has an overall height of more than 7 feet.

### **Section Two: Guidelines**

- A. No commercial vehicles of any type may be kept or parked in front of residential structures including driveway and roadway, unless providing a pickup or delivery service to that residential location.
- B. Any vehicle providing a pickup or delivery service may be parked only during the times necessary for the pickup or delivery and solely for the purpose of such service.
- C. Any commercial vehicle kept or parked must be completely screened inside a garage, covered and concealed from view from any adjacent Lot or roadway

### **Section Three: Exemption**

- A. One commercial vehicle, designed as a van or pick-up truck, may be parked in the driveway of a residential property but only if the commercial vehicle meets the length and height restrictions of a passenger motor vehicle, 20 feet or less in length and 7 feet or less in height.

**Section Four: Compliance**

- A. Each day a commercial vehicle of any type is kept or parked in front of residential structures, unless providing a pickup or delivery service to that residential location, shall be classified as a non-continuing violation.
- B. The Association may assess fines for the non-continuing violation, upon applicable owner of The Lot, pursuant to the Fine Schedule as set forth in Resolutions of the Board.
- C. The owner of The Lot and/or the commercial vehicle shall be given a one-time notice that a provision of these guidelines is being violated and shall indicate a deadline period in which to immediately correct the violation.
- D. If the is violation is not corrected or reoccurs after the one-time notice deadline period expires, the Association may impose and assess the non-continuing violation on any owner of The Lot starting immediately after the notice deadline period expires.

Adopted July 10, 2008

**XI. Lawn Maintenance**

- A. Lawns must be kept healthy, green and reasonably free of noxious weeds through adequate irrigation, manual lawn care, and/or chemical treatments at all times unless otherwise directed due to government imposed watering and/or other restrictions. If front lawns are more than 25% inadequate a fine may be imposed.
- B. Bare patches in lawns must be repaired with the same, or similar, seed or sod in a prompt manner.
- C. Lawns must be kept mowed and edged on a regular basis with grass not to exceed eight inches in height.
- D. All grass clippings or other yard waste must be removed from sidewalk and driveway areas after mowing or other yard work.
- E. Yard waste bags may not be placed on the curb for pickup until the three (3) day prior to the regularly scheduled collection day. (Saturday for the Monday or Tuesday pick)
- F. Sidewalks, curbs and driveways must be edged and any invasive grass treated with chemicals or otherwise removed to maintain a neat appearance.
- G. Flower, Planters, and/or Garden beds must be maintained and kept reasonably free of noxious weeds and non-ornamental grasses. Additionally, beds must be maintained in a neat and distinctive appearance separate from the remainder of the lawn.

Adopted June 11, 2008

## **XII. Lack of Quite Enjoyment (Nuisance)**

- A. No illegal, noxious, offensive, unsafe activity shall be permitted on an part of the Property, nor shall anything be permitted or done which in the judgment of the Board of Directors might reasonably be considered as annoying to neighbors of ordinary sensibilities, or might be reasonably calculated to reduce the desirability of the property for quality of living, nor shall any activity intended as a harassment of any owner shall be permitted.
- B. Violation of any order of the State of Florida, any state agency, or political subdivision, or any municipal ordinance or state law shall be derived a nuisance and subject to enforcement as provided herein.
- C. No trash, garbage, rubbish or debris shall be deposited or allowed to accumulate or remain outside on any part of the Property or any contiguous land. No fires for burning trash, leaves, clippings, or other debris shall be permitted on any part of the Property, including street rights-of-way.

Adopted May 8, 2008

## **XIII. Collection of Assessments**

### **A. Assessments and Collection Procedures**

#### **Payment Schedule**

- 1. Annual Assessments are due and payable on the first (1st) day of January.
- 2. Annual assessments not paid on or before the fifteenth (15th) day of February of year due will be considered delinquent (late), and will be charged a late fee and interest from the date when due until paid.
- 3. Special assessments are due and payable on the date determined in the notice by the Board of Directors. On a date determined in the notice by the Board, lack of payment will be considered delinquent (late).
- 4. Assessments must be paid even if the owner is not using or has moved out of and still owns his/her lot.
- 5. Lot Owners who suffer job loss, disability, divorce, death, major family medical expenses or other catastrophic emergency in the Lot Owners family, the Association shall without penalty allow a homeowner fifteen (15) calendar days after an assessment due date to propose an installment plan. The following process applies:
  - a. Upon receiving the Lot Owners installment proposal, the directors shall designate a committee to meet with the homeowner privately.
  - b. The Association shall provide a written response to the homeowner.
  - c. If the Association does not approve the request in full, the response shall allow the Lot Owner at least fifteen (15) calendar days after denying the request to pay without incurring late fees, interest or attorney fees.

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- d. If the Lot Owner defaults in payment of an installment, the Board may accelerate the remaining installments and the accelerated assessment immediately becomes upon the date stated in a notice to the Lot owner (not less than 15 days).
- e. Nothing prohibits the directors from approving an installment plan more lenient than provided by existing rules, in which case the directors shall amend the existing rules so that all homeowners shall receive fair notice and equal treatment.

**Delinquency Notification Process**

- 6. For all assessment balances that are past due, the following notification process applies:

- a. **Past Due Statement**

A reminder statement from the association is mailed to unpaid accounts on or around 25 days after date when assessment due.

- b. **Legal Notice of Late Assessment**

A notice of late assessment is mailed to all owners with an un-paid assessment balance considered delinquent (late), in compliance with Florida Statutes. The notice provides the owner(s) with 30 days to pay the amount due, including interest, late fees and other charges that apply, prior to incurring legal fees. The notice is mailed by First Class mail to the property address and any alternate addresses on file.

- c. **Intent-to-Lien**

If payment is not received by the end of the 30 day period provided by the notice of late assessment, an "Intent to Lien" is mailed by regular First Class mail and First Class mail Certified with Return Receipt Requested both to the property and any alternate addresses of all owners. The "Intent to Lien" gives the homeowner 45 days to make payment prior to the recording of a lien.

- d. **Lien**

If the account is not paid after the 45 day period that the "Intent to Lien" is mailed, the account is forwarded to the association's attorney to record a lien. The association's attorney will mail the homeowner(s) a letter and provide a copy of the recorded lien.

- e. **Intent to Foreclose**

If no payment is received within 20 days after the lien is recorded, the attorney will send an "Intent to Foreclose" letter to the owner(s) notifying them that the association intends to file a foreclosure of the lien on the property.

- f. **Association Lawsuit**

If the owner does not contact the attorney to pay or enter into an agreed upon payment plan within 45 days after the "Intent to Foreclose" letter is mailed, attorney shall seek direction from the board as to whether to initiate the lawsuit for foreclosure. If the board provides approval, then the attorney files the foreclosure lawsuit.

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**Legal Services**

7. Any delinquent balance older than 30 days shall be referred for collection.
8. If a delinquent account is referred to an attorney for collection, the owner shall be charged the Association's reasonable attorney fees, and related costs.
9. All expenses related to collection including, but not limited to, attorney fees, management company processing fees and court costs associated with lawsuits incident to collection of assessments or enforcement of the Association's lien by foreclosure will be the responsibility of the lot owner.

**Late Fees, Not Sufficient Funds (NSF) & Interest Charges**

10. Any delinquent balance will incur an interest at the rate of eighteen percent (18%) per annum from the date when due until paid.
11. Failure to pay any assessment on or before the date specified in the notice considered delinquent will incur a \$25.00 late charge.
12. Any payment instrument that is returned unpaid will incur either: \$30.00 check recovery fee when the amount of check does not exceed \$600.00 or 5% of the check amount when amount exceeds \$600.00 payable to the association plus any processing charges imposed by the management company.
13. Payments received shall be first applied to interest accrued; then to late charges; then to attorney fees incurred; and finally to the principle balance of the delinquent assessment or assessment installment.
14. All actions are subject to administrative and processing adjustments due to any extenuating circumstances and any adjustments shall be reported to the board.

**B. Liens**

**Lien for Assessments.**

1. All assessments levied pursuant to this Policy, together with interest thereon and actual costs of collection, constitute a lien on such lot and on the undivided interest in the common elements appurtenant thereto, in favor of the Association, provided that a statement of lien is filed within two (2) years after the date on which the assessment becomes due. The lien is effective against the lot at the time the assessment becomes due regardless of when within the two (2) year period it is filed. A statement of lien signed and verified by a director of the Association is filed in the office of the Clerk of Circuit Court of Saint Johns County and shall contain the legal description of the lot, the name of the record owner thereof, the amount of assessment due and the period for which the assessment was due. Upon full payment of an assessment for the lien is claimed, the lot owner shall be entitled to a fileable satisfaction of the lien.

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2. Such lien shall be superior to all other liens and encumbrances on such lot, except only for:
  - a. Liens of general and special taxes.
  - b. Liens of a mortgage recorded prior to the making of the assessment.
  - c. Construction liens filed prior to the making of the assessment.

All other liens created after the date of the recording of this Declaration shall be inferior in priority to liens of the Association for any assessment, whether or not so specifically set forth in the instruments creating such liens.

**Enforcement of Lien**

3. A lien may be enforced and foreclosed by the Association in the same manner and subject to the same requirements as a foreclosure of mortgages on real property. The Association may recover costs and actual attorney fees and may bring suit for any deficiency following foreclosure in the same proceeding.

Adopted January 12, 2023

**Exhibit I Special Review Committee Procedures**

To be read by the Committee Chair to open Hearing Proceedings:

1. This Hearing is authorized by Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns (the "Declaration") and Section 720.305, *Florida Statutes*, and may be attended only by Members of the Association and legal counsel.
2. The Homeowner has received required notifications under the Declaration and *FS 720.305*, but is not required to attend. The Homeowner has the right to be represented by counsel and to cross-examine witnesses.
3. The Association and the Homeowner may choose to present evidence to the Special Review Committee ("SRC") - The Association will present its evidence first.
4. The Association and the Homeowner may then choose to make a second presentation to the SRC - the Association will present first.
5. Adequate time will be allowed for both parties to present relevant information.
6. The SRC may question either party following their presentations.
7. The party having the floor will be allowed to speak without interruption.
8. The Chair of the SRC will maintain order as necessary, and may eject individuals who are disruptive.
9. After this current Hearing is gavelled closed, the Homeowner is free to be seated in the observer seating area if another case is presented.
10. Additional Hearing Cases, if any, will begin with a new reading of these procedures (unless waived by Homeowner).
11. After all cases are gavelled closed, all parties will leave the room except for the SRC, who will convene here to render and deliver its majority decision(s) in writing to the Association.
12. The Homeowner will be notified of the SRC's decision by certified mail, return receipt requested, within five (5) days.
13. This Hearing is open. Does the Association wish to present evidence?

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**Exhibit II Special Review Committee Decision Form**

**Subject:** Complaint against \_\_\_\_\_  
(Homeowner Name/Address)

**Regarding failure to (description of violation):**

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**Remedy:** If judgment is in favor of the Association, we order this violation to be remedied by the Homeowner in the manner and by the date indicated below, or attached to this document (Complete with Action to be taken/cure date/fine for failure to comply):

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**Voting Results (Indicate votes cast by SRC):**

\_\_\_\_\_ Number of votes in favor of Homeowner  
\_\_\_\_\_ Number of votes in favor of the Association

**SRC Decision in favor of (X only one):**

\_\_\_\_\_ Homeowner (Complaint Closed - Fine may not be levied by the Association)  
\_\_\_\_\_ Association (Fine may be levied by the Association)

**Signatures of SRC:**

Chairperson: \_\_\_\_\_

Member: \_\_\_\_\_

Member: \_\_\_\_\_

**Signatures of Board of Directors:**

President: \_\_\_\_\_

Member: \_\_\_\_\_

Member: \_\_\_\_\_

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**Exhibit III Concern/Complaint Form**

**DATE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**PLEASE BE SPECIFIC ON THE AREAS OF YOUR COMMENTS**

**Concern:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**Statement of Evidence Attached:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Board Action:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date of Board Action:** \_\_\_\_\_

Board (Initials/date): \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_

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**Exhibit IV Witness Statement Form**

**DATE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**Statement of Events Witnessed:** \_\_\_\_\_

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**I hereby swear or affirm that foregoing is true to the best of my knowledge.**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date

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**Exhibit V Evidence Authentication Form**

**DATE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**Type of Evidence (Photographs, Videos, Etc.):** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Date(s) Evidence Created:** \_\_\_\_\_

**Method of Creation of Evidence:** \_\_\_\_\_

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**I hereby swear or affirm that I created the evidence described above and attached to this form and that the foregoing is true to the best of my knowledge.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

The Meadows at Saint John's Owners Association, Inc., dba  
**The Meadows at World Golf Village - Rules and Regulations**

**Exhibit VI Architectural Guidelines**

Separate Document – Available on Website <https://themeadowswgv.com/rules-regulations>

**Exhibit VII Rental Rules**

Separate Document – Available on Website <https://themeadowswgv.com/rules-regulations>