

Meadow Ridge Community Association
Rule & Regulations

The Meadow Ridge Community Association (“Association”) maintains a good neighbor policy. Living in a community governed by a Homeowners Association requires cooperation and consideration among the Residents. The Association encourages property owners to read and abide by the Covenants, Conditions, and Restrictions (“CC&R’s”) and other governing Documents.

The Association has the duty, responsibility, and authority to adopt and enforce the Rules and Regulations governing the conduct of Residents and their guests. These Rules and Regulations do not supercede the CC&R’s or the other Governing Documents.

The following rules and regulations were adopted to promote a pleasant living environment for all members of the Association.

Trash Containers and Collection

1. Trash containers may be left at the curb for pickup no earlier than 5:00 p.m. on the day before the scheduled pickup is to occur and may remain at the curb until no later than 9:00 p.m. on the day the scheduled pickup is to occur.

2. Any trash containers stored outside must not be visible from the sidewalk and if stored behind a gate, that gate must have dense mesh screen material welded to it as to make the container(s) less visible.

Firearms; Fireworks No fireworks, including legal fireworks, are permitted within the Community, except on the 4th of July. On the 4th of July legal fireworks are permitted for use in the street only and must cease at 11:00 p.m.

Maintenance/Repair of Vehicles With the exception of emergency repairs (i.e., a flat tire or dead battery), no automobile/motor vehicle may be constructed or repaired on the driveway of the Unit. In addition, inoperable vehicles may not be stored or parked on the driveway or in the street at any time.

Motor Vehicles/Parking

1. Sufficient parking as referenced in Section 4.19.3 of the CC&R’s is defined as, at minimum, 50% of the garage must be used for vehicle parking and the driveway parking must be used at full capacity before Residents or guest of Residents may utilize street parking.

2. Street parking of any motor vehicle shall not exceed an uninterrupted period of longer than 48-hours, after which the motor vehicle must be moved to a new location (greater than a few feet from its original location). Guests visiting for

an extended period of time (exceeding 48 hours) must have written approval of the Board to park on the private streets.

- 1 All vehicles must be removed on the street sweeping days or be subjected to violation/tow. Currently the street sweeping is quarterly and on the first Tuesday of each quarter (February, May, August, November)**
- 2 Street parking is only allowed on all north/south & east/west streets. No parking on the radius curves.**

Garages

Garages shall be used only for the parking of vehicles. Garages may be used for storage so long as the storage does not result in inadequate parking for the Resident's motor vehicles. "Inadequate parking" as referenced in Section 4.22 of the CC&RS and this Rule shall mean that less than 50% of the garage is being utilized for parking.

Window Coverings

No window that would be Visible from Neighboring Property shall at any time be covered with aluminum foil, bed sheets, newspapers or any other like materials. No reflective materials, including screens or glass, mirrors or similar items shall be installed or used on any Improvement without the prior written consent of the Architectural Review Committee.

Storage Structure; Storage of Materials

Storage buildings, sheds and other structures for the purpose of storage are prohibited. Storage of furniture, fixtures, appliances, machinery, equipment or other similar items is prohibited on any portion of a Unit that is Visible from Neighboring Property.

Sports Equipment; Play Structures

No basketball hoop or backboard, jungle gym, play equipment, sports court or other sports apparatus, whether temporary or permanent, shall be constructed, erected or maintained on any Unit without the prior written approval of the Architectural Review Committee.

Exterior Lighting

Any lights installed on a Unit shall comply with the applicable governmental ordinances, provided that no spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Unit that in any manner will allow light to be directed or reflected unreasonably upon any other Unit or Common Element.

Trucks, Trailers, Recreational Vehicles, Campers and Boats

No truck (other than pick-up trucks for the personal use of any Unit Owner or Resident), bus, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar vehicle or related equipment (collectively, "Restricted Vehicles") may be parked, maintained,

constructed, reconstructed or repaired on any Unit, Common Element or street so as to be Visible From Neighboring Property without the prior written approval of the Board of Directors, except for (i) vehicles that, by applicable law, cannot be prohibited from parking on a Unit or street; (ii) the temporary parking of a Restricted Vehicle on the concrete driveway of a Unit or on a street for a period of not more than forty-eight (48) hours within any seven (7) day period for the purpose of loading, unloading and cleaning; (iii) temporary construction trailers or facilities maintained during, and used exclusively in connection with, the construction of any Improvement approved by the Architectural Review Committee; (iv) Restricted Vehicles parked entirely within garages of Units; and (v) contractor and delivery vehicles temporarily parked in the street for loading, unloading and performing work on Units. Notwithstanding the foregoing permitted exceptions, Restricted Vehicles shall not be parked in such a manner as to block the sidewalks or impede pedestrian traffic in any way.

Pets

No animal, bird, fowl, poultry, reptile or livestock may be kept on any Unit, except that a reasonable number of generally recognized house or yard pets ("Permitted Pets") may be kept on a Unit if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. All Permitted Pets shall be confined to a Resident's Unit except that a dog or cat may be permitted to leave a Resident's Unit if such dog or cat is at all times kept on a leash and is not permitted to enter upon any other Unit. No Permitted Pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of a Permitted Pet shall be maintained so as to be Visible from Neighboring Property. Upon the written request of any Unit Owner or Resident, the Board of Directors shall determine, in its sole and absolute discretion, whether, for the purposes of this Section, (i) the number of Permitted Pets being kept on a Unit is reasonable, (ii) a particular Permitted Pet is a nuisance or making an unreasonable amount of noise, or (iii) a particular pet is a Permitted Pet. Any decision rendered by the Board of Directors shall be enforceable in the same manner as other restrictions set forth in this Declaration. Any Unit Owner, Resident or other person who brings or permits an animal to be on the Common Elements or any Unit shall be responsible for immediately removing any feces deposited by such animal. The Board of Directors shall have the right to adopt, amend and repeal additional rules and regulations governing the keeping of Permitted Pets in the Community.

Towing and Immobilization of Vehicles

Upon compliance with applicable law, the Board of Directors shall have the right to have any truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or similar equipment or vehicle or any automobile, motorcycle, motorbike, or other motor vehicle that is parked, kept, maintained, constructed, reconstructed or repaired in violation of the Governing Documents immobilized or towed away at the sole cost and expense of the owner of the vehicle or equipment. Any expense incurred by the Association in connection with the immobilization or towing of any vehicle or equipment shall be paid to the Association upon demand by the owner of the vehicle or equipment. If the vehicle or

equipment is owned by a Unit Owner, any amounts payable to the Association shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner provided for in the Declaration for the collection of Assessments.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGES, ADDITIONS AND/OR AMENDMENTS BY THE MEADOW RIDGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS.

Adopted October 19, 2021