



CFN 2019R0043002
OR BK 31298 Pgs 2066-2083 (18Pgs)
RECORDED 01/23/2019 10:32:22
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA



**CERTIFICATE OF FILING OF RULES AND REGULATIONS OF
LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.**

THIS CERTIFICATE OF FILING OF RULES AND REGULATIONS is executed this 16 day of January, 2019, by **LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Lakes of the Meadows in accordance with the Amended Master Covenants for Lakes of the Meadow ("Declaration") and related documents which were recorded on March 3, 1992, in Official Records Book 15410, Page 1014, of the Public Records of Miami-Dade County, Florida and all exhibits and amendments thereto; and

WHEREAS, pursuant to its rule making authority as set forth in the Declaration, the Board of Directors ("Board") at a duly called meeting held on November 28, 2018, unanimously voted to adopt the Rules and Regulations ("Rules") which are attached hereto as Exhibit "A"; and

WHEREAS, all Owners were properly notified of the Board Meeting held on November 28, 2018; and

WHEREAS, the Association is filing these Rules, which supersedes in its entirety the previous rules and regulations which were filed on October 7, 1999 in Official Records Book 18812 Page 4274 and the amendment to the previous rules and regulations filed on January 15, 2002, in Official Records Book 20139, Page 4826 (hereinafter referred to as "Prior Rules").

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The Rules of the Association which are attached hereto as Exhibit "A" shall be binding upon all present and future members of the Association.
3. The Rules of the Association which are attached hereto as Exhibit "A" shall supersede and replace in its entirety the Prior Rules referenced above



CFN 2019R0042996
OR BK 31298 Pgs 2032-2060 (29Pgs)
RECORDED 01/23/2019 10:27:10
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA



**CERTIFICATE OF FILING OF ARCHITECTURAL CONTROL COMMITTEE GUIDELINES OF
LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.**

THIS CERTIFICATE OF FILING OF ARCHITECTURAL CONTROL COMMITTEE GUIDELINES is executed this 10 day of January, 2019, by **LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Lakes of the Meadows in accordance with the Amended Master Covenants for Lakes of the Meadow ("Declaration") and related documents which were recorded on March 3, 1992, in Official Records Book 15410, Page 1014, of the Public Records of Miami-Dade County, Florida and all exhibits and amendments thereto; and

WHEREAS, pursuant to its rule making authority as set forth in the Declaration, the Board of Directors ("Board") at a duly called meeting held on November 28, 2018, unanimously voted to adopt the Architectural Control Committee Guidelines ("ACC Guidelines") which are attached hereto as Exhibit "A"; and

WHEREAS, all Owners were properly notified of the Board Meeting held on November 28, 2018; and

WHEREAS, the Association is filing these ACC Guidelines, which supersedes in its entirety all prior architectural control committee guidelines.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The ACC Guidelines of the Association which are attached hereto as Exhibit "A" shall be binding upon all present and future members of the Association.
3. The ACC Guidelines of the Association which are attached hereto as Exhibit "A" shall supersede and replace in its entirety all prior architectural control committee guidelines.

IN WITNESS WHEREOF, the undersigned have executed this Certificate this 16 day of January, 2019.

Signed in the presence of:

LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.



[Signature]
Print Name: Cheryl L. Lantieri

BY: Virginia Braddock Pres.
Virginia Braddock, President

[Signature]
Print Name: Daniela Lopez

[Signature]
Print Name: Walter N. Lantieri

BY: [Signature]
Rafael Rodriguez, Secretary

[Signature]
Print Name: Daniela Lopez

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

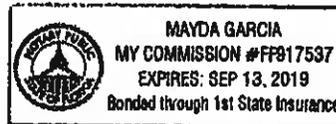
The foregoing Instrument was acknowledged before me this 16 day of January, 2019, by **Virginia Braddock, as President and Rafael Rodriguez as Secretary, respectively of Lakes of the Meadow Master Maintenance Association, Inc.,** a Florida not for profit corporation, on behalf of the corporation. They (are personally known to me)/(have produced as identification) and (did)/(did not) take an oath.

[Signature]
Signature of Notary

Print Name: Mayda Garcia

My Commission Expires:

PREPARED BY:
María Victoria Arias, Esquire
SIEGFRIED, RIVERA, HYMAN, LERNER,
DE LA TORRE, MARS & SOBEL, P.A.
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134
Telephone: 305-442-3334
Facsimile: 305-443-3292
H:\LIBRARY\CASES\1900\1910160\3K57480.DOC





**ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES**

Exhibit "A"



MASTER INDEX

Index _____	2-3
Architectural Control Committee _____	4
Procedures _____	5
Permits _____	6



Section One

Dwelling improvements

Conversion of Garage _____	7
Window and Door Replacement or Upgrade _____	8
Additional Windows _____	8
Security Bars and Security Systems _____	9
Window Screens and Shutters _____	9
Modification or Maintenance to Roof Treatment _____	9
Chimneys _____	10
Roof Lights/ Skylights _____	10
Roof Ventilation/Roof Painting _____	10
Painting _____	11
Site Lighting _____	11
Modification to Exterior Finishes _____	12
Wood Siding Replacement _____	12
Additional Rooms _____	12-13
Air Conditioning _____	13
Room Expansion _____	13
Courtyard Walls _____	13

Section Two

Patio Improvements

Enclosure of Existing Porch _____	14
Independent Structures _____	
Sheds _____	15
Chickee or Tiki Huts and Gazebos _____	16
Pergola, Arbor, or Trellis _____	16
Lot Coverage Limitation for Additional Structures _____	17
Screened Porches/Screened Enclosure _____	17
Paving and Decks _____	17-18
Swimming Pools and Spas _____	18



Section Three

Driveways and Exterior Parking

Widening or Relocation of Existing Driveways _____	19
--	----

Section Four

Landscaping and Miscellaneous

General _____	20
Fencing _____	20-21
Metal Gates on Fence Line _____	21
Lakefront Properties	
Fencing _____	22
Fountains _____	22
Garden Equipment Enclosures for Lakefront Houses _____	22
Additional Structures (Sheds, Tiki Huts and Gazebos) _____	23
Street Furniture _____	23
Religious and Artistic Artifacts _____	23
Permanent Construction Related to Landscaping _____	23
Antenna and Satellite Dishes _____	24
Solar Protection of Windows and Solar Panels _____	24
Canals and Lakes _____	25
Basketball Hoops _____	25
Awnings _____	25-26
Retractable Awnings _____	26-27
Mailboxes _____	27
Aluminum Terraces _____	27

Exhibits

Exhibit "A" - Door Samples _____	29
Exhibit "B" - Driveway Expansion Drawings _____	31
Exhibit "C" - Fencing Design Samples _____	37
Exhibit "D" - Mailbox Samples _____	42

**LAKES OF THE MEADOW
ARCHITECTURAL CONTROL COMMITTEE**



The Architectural Control Committee shall be comprised of at least three (3) members who are not members of the Board of Directors.

This body shall nominate one member as their spokesperson to the Board of Directors and shall at the discretion of the Board attend their meetings in a non-voting advisory role.

Members of the Architectural Control Committee are invited to serve without term by the Master Association Board of Directors and may be replaced solely by that body.



PROCEDURES

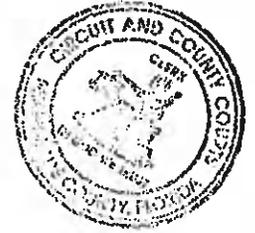
Homeowners shall file applications for any and all modifications to buildings, fences, walls or other structures or improvements (including landscaping) in a legible manner, following a specified format on the forms provided by the Association through its Property Management representatives at 4450 SW 152nd Avenue, Miami, FL 33185. The application shall include adequate and competent graphic illustrations that eliminate misinterpretation of intent. The homeowner shall attach a copy of both written legal description and valid site plan or survey. This site plan or survey must, where pertinent, include the surveyor's mark indicating dominant lot. (Patio Homes)

Applications will be received by representatives of Property Management located at 4450 SW 152nd Avenue, Miami, FL 33185. This representative shall, for purposes of routing and approval, insist upon completion of the official application document and shall immediately ensure that the survey is attached, or point out any obvious omission. Property Management shall then date stamp acceptance of the application.

Property Management shall review the application and add information or documentation to assist the members of the Architectural Control Committee (A.C.C.) in their review. Thereafter, the application shall be submitted to the members of the A.C.C. for review and acceptance or denial. Two (2) members of the A.C.C. shall be required to approve or deny an application.

It is the obligation of Property Management and the committee members to complete these procedures within a period of forty-five (45) days of the ACC's receipt of a complete application and all required documents.

A homeowner shall have the right to appeal the decision of the A.C.C. to the Board of Directors. The appeal shall be in writing and shall be filed with the Property Management at 4450 SW 152nd Avenue, Miami, FL 33185, within ten (10) days of the date of the committee's decision. The Board shall hear the appeal within thirty (30) days of the notice of appeal.



FOR GUIDELINE PURPOSES ONLY

WHEN IS A BUILDING PERMIT REQUIRED?

Reprinted excerpts from the Miami-Dade County Building and Zoning Department "Owner/ Builder Manual" for specific information homeowners should contact the Permit Information Center.*

It shall be unlawful to construct, enlarge, alter, repair, move or demolish any building, structure, or any part thereof; or to change equipment, device or facility therein or thereon; or to change the occupancy of a building from one use group to another requiring greater strength, means of egress, fire and sanitary provisions; or to change to an unauthorized use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code; **WITHOUT FIRST HAVING FILED AN APPLICATION AND OBTAINED A PERMIT FROM THE BUILDING OFFICIAL, VALIDATED BY PAYMENT.**

Chapter 1, Section 105.1 of the Florida Building Code states:

"Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

Permits are required for replacement of windows and sliding glass doors, as well as screen enclosures, storage sheds and carports of canvas or metal."

*Note: Minor modification to text has been made for purposes of relevance. It is recommended that applicants obtain this complimentary publication prior to soliciting approvals.



SECTION ONE

DWELLING IMPROVEMENTS

CONVERSION OF A GARAGE OR PART THEREOF INTO DWELLING SPACE ad Subs that are not allowed

Interior finishes shall be at the homeowners' discretion but shall conform to all local codes, as well as regulations relating to illumination and ventilation. All exterior materials shall be equal in appearance, texture and color to those of the existing structure.

Expansion of the garage space shall not exceed those permitted by the Miami-Dade County Building & Zoning Department nor shall the garage door be eliminated or in any way modified.

No secondary cooking facilities shall be permitted within the garage conversion space.

Mansions Cove homeowners are prohibited from converting the garage space to a dwelling space pursuant to the terms of the Declaration of Covenants of Mansions Cove.

Rainbow Gardens Estates homeowners are prohibited from converting the garage space to a dwelling space pursuant to the terms of the Declaration of Covenants of Rainbow Gardens Estates.

INTERIOR MODIFICATIONS

No secondary cooking facilities shall be permitted within an interior modification of a home.

WINDOW AND DOOR REPLACEMENT OR UPGRADE



WINDOWS

Replacement of existing ESP aluminum window units by wood based products will be considered in white or bronze finishes.

Application for enlarged window units will be individually evaluated. Where modification of shape is contemplated, the applicant shall submit photographic evidence of existing status and of adjacent properties. Any proposed deviation from existing character must be explicitly stated and depicted within the application documentation provided to the A.C.C.

Where substitution of aluminum by wood is to be considered this shall not include the introduction of finishes dissimilar to the existing. (E.g. introducing stain finishes in lieu of paint.)

Mirrored glass shall not be permitted.

DOORS

Exterior doors may be changed by homeowners. Approved styles and designs are attached hereto and made a part hereof as **Exhibit "A"**. Any changes shall be approved by application to the ACC. The color of the doors may be natural oak, mahogany or painted white except Capri homes that can be painted only white.

ADDITIONAL WINDOWS

The window(s) shall conform to the existing windows of the dwelling and be of like material. The window(s) shall be of similar size of the original windows of the dwelling.

The ESP Aluminum or painted wooden frame shall match existing windows in that dwelling and glass shall not be of the reflective type. All must be uniform.

Note: Openings of any type, window or patio door etc., are prohibited on the blank walls of Patio and zero lot line homes. Any violations of this provision shall be reported to the authorities for prosecution.



SECURITY BARS AND SYSTEMS

Steel or wrought iron bars are prohibited within our community.

WINDOW SCREENS AND SHUTTERS

Demountable, concertina, or roll down storm shutters will be approved. However, the A.C.C. may request that additional cosmetic features be added to conceal the industrial appearance of the permanently installed product. The color of the shutters shall be provided with the application to the A.C.C. to allow it to determine if appropriate to the color scheme of the home.

MODIFICATION OR MAINTENANCE OF EXISTING ROOF

REPAIR OR REPLACEMENT

New material sample must be submitted to the A.C.C. and shall in all cases be in conformity to the roofscape of the immediate neighborhood.

Applications to replace shingle with tile will be rejected. Likewise, applications to replace tile with shingle will be rejected.

CLEANING

In cases where the A.C.C., property management, or other regulatory body of the Board of Directors deems a roof or roofs to be in such state of inadequate maintenance the homeowner shall be directed to have that roof cleaned.



CHIMNEYS

Chimney additions are approved where the homeowner provides adequate visual evidence that the design and proposed material are in harmony with the existing architecture of the home. Materials shall be limited to wood, stucco, brick and stone.

ROOF LIGHTS/SKYLIGHTS

Skylights shall be permitted only on roofscapes facing away from the street side of the dwelling. On corner properties the restriction shall apply only to the principal and entrance facade.

Applicants must submit manufacturer's literature which clearly describes the visual impact of the proposed product.

ROOF VENTILATION

All applicants are requested to consider other ventilation systems which are less unsightly and offensive. The A.C.C. will accept gable end louvers which at the homeowner's discretion may rely upon a low velocity exhaust fan.

ROOF PAINTING

Although it is not the recommendation of the Board or the A.C.C. that homeowners paint the roofs of their home, homeowners may paint their roofs with prior A.C.C. approval with the following restrictions:

1. Park Isle and Lancaster cannot change color
2. Owners of Windsor Estate homes located in the Patio Homes may paint their roofs either "Terracotta" or "Brick Red" but must coordinate the walls and trim with the Lakes of the Meadow approved color schemes for "Terracotta Roofs".
3. All other changes must be reviewed and approved by the A.C.C.

PAINTING



Changes to exterior color schemes of individual homes shall be from the color palette of that community and be approved by the A.C.C. The palette of paints is available at the Lakes of the Meadow office.

In instances where homeowners feel that color fashion merits the introduction of a revised palette the A.C.C. will collaborate with the Board of Directors to obtain a consensus on the formation of a modified selection of approved colors.

First line modified acrylic latex products such as Benjamin Moore "Mooregard" containing a mildew inhibitor or equivalent products by Glidden, Pratt & Lambert, Morton, Behr, P.P.G. or equal are approved.

SITE LIGHTING

Steel posts with single fixture "coach lamps" are accepted replacements for wood posts for lamps. Where appropriate, it is also acceptable to substitute a ground level flood light, suitably screened by foliage.

Par floods or quartz-halogen fixtures (up to 300 watt) may be mounted under the soffit, preferably at corners.

Industrial design mercury vapor, high pressure sodium, or metal halide lamps are prohibited.

Architectural approval is required for all additional lighting and a picture of the product must be submitted with that application.

The homeowner shall provide written consent to the lighting from all affected neighbors.

All wiring must comply with all applicable codes and laws pertaining to electricity.

MODIFICATION TO EXTERIOR FINISHES

Applicants shall submit competent architectural rendering of any proposed modifications of exterior finishes such as stone, wood or ceramic tile décor. The A.C.C. may consider limited modifications if the changes are minor and do not affect the architectural design of the home.



Exterior stone wall features may be replaced with stone only.

WOOD SIDING REPLACEMENT

Homeowners shall not be permitted to remove wood trim around the windows, garage and roof of their homes. Homeowners may not replace wood trim with stucco.

Homeowners in Arvida Patio and Estate Homes shall not be permitted to remove wood trim and siding around their home.

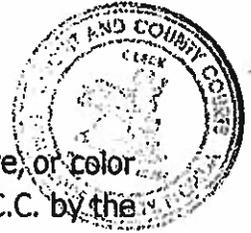
Homeowners in Arvida Patio and Estate Homes shall replace the wood trim and siding on their homes with wood or a concrete fiber product known as "Hardi Panel". Homeowners shall obtain prior approval from the A.C.C. before installing this product.

ADDITIONAL ROOMS

Homeowners may be permitted to expand their homes in compliance with all Miami-Dade County Building Ordinances and all pertinent zoning regulations.

Any materials used in the permanent expansion of existing homes shall be equal in material, finish, and color to the existing shell of the dwelling. New roofs shall match existing in material and finishes. Flat roofs are not permitted.

Expansions shall be limited by regulations of the South Florida Building Code, Miami-Dade County Building Ordinances and all pertinent zoning regulations.



Any proposed variation of finish in terms of style, material, texture, or color must be clearly and specifically drawn to the attention of the A.C.C. by the applicant within the application document.

Additional rooms in a one-story home shall be limited to a height of a one story.

No secondary cooking facilities shall be permitted within any additions constructed to the home under this section.

AIR CONDITIONING

In the event that a homeowner must replace existing A/C equipment, require additional capacity due to the expansion of habitable space, or wishes to upgrade the capability of an existing system, no wall mounted, or window mounted unit may be utilized.

ROOM EXPANSION

Homeowners may be permitted to enclose exterior spaces presently below roof and Atrium space. Expansions shall be limited by regulations of the South Florida Building Code, Miami-Dade County Building Ordinances and all pertinent zoning regulations.

Any materials used in the permanent expansion of existing habitable space shall be equal in material, finish, and color to the existing shell of the dwelling. New roofs shall match existing in material and finishes. Flat roofs are not permitted.

Any proposed variation of finish in terms of style, material, texture, or color must be clearly and specifically drawn to the attention of the A.C.C. by the applicant within the application document.

COURTYARD WALLS

Homeowners may be permitted to remove courtyard walls located at the front entrances of their unit as long as it is replaced with plantings/landscaping. Approval is required.

SECTION TWO



PATIO IMPROVEMENTS

ENCLOSURE OF EXISTING PORCH

Homeowners may enclose patios, corridors or terraces with screening enclosures. Screen enclosures shall be limited to a height of a one story home as found within the community.

Enclosure using dark bronze screen cloth attached to wood or aluminum substructure matching the color of the windows is permitted. Samples shall be submitted with the homeowner's application.

Note: In communities where dark bronze sub-framing is outdated, the applicant may provide evidence that white ESP aluminum should be approved.

Permanent enclosure with glass replacing the screen cloth is only accepted where non-reflective glass is installed and with Miami-Dade approvals. (Aluminum or similar spandrel panels are not permitted).

Permanent enclosure where glass panel does not meet the floor shall be equal in appearance to the main body of the house.

Conversion of a terrace into a room is considered a room expansion.



INDEPENDENT STRUCTURES

SHEDS

Storage sheds, usually of light gauge metal, are restricted to fenced in back or side yards, to heights of 7' above ground, detached from the main residence. Lots of up to 10,000 square feet may have sheds with a maximum area of 100 square feet. Lots of 10,001 square feet and greater may have sheds with a maximum area of 200 square feet. All sheds must be securely anchored in full compliance with the Miami-Dade County Building and Zoning Code and Ordinances.

Sheds must be color coordinated with the original color of the main residence. A manufacturer's specification sheet or architectural drawings with engineer's report must be submitted along with the A.C.C. application. Should a particular shed be approved, it must be located within the fenced yard; and the shed shall be detached from the main residence. Some conditions may require the neighbors consent prior to erecting the shed.

Homeowners shall include landscaping as a component of the shed. Landscaping shall be placed in such a manner to hide the view of the shed from any street or neighboring lot.

No sheds shall be permitted on lake front lots. Home Owners on a Lakefront/Lakeview lot are permitted to install sheds on the side of the house as long as they're not visible from any neighboring Lakefront/Lakeview lots (subject to A.C.C. approval). Sheds installed on side lots shall not block a neighbor's lake view.

No sheds shall be installed in the front yards of properties.

CHICKEE OR TIKI HUTS



Chickee or tiki huts are restricted to fenced in gardens, with headroom heights of 7' above ground plus slope, detached from the main residence with a maximum area of 100 square ft. and must be securely anchored in full compliance with the Miami-Dade County Building and Zoning Code and Ordinances. The square footage of the chickee or tiki huts shall not exceed 10% of the area of the rear of the property with special concessions for larger lots.

GAZEBOS

Gazebo and similar recreational structures are permitted in the back of properties. The height shall not exceed 7' above ground plus slope and the area covered shall not exceed 100 square feet or 10% of the back yard of the property. Removable metal gazebos up to 12x14 shall not require ACC approval.

Gazebo materials shall be limited to wood and/or stucco finished concrete block construction to match the exterior of the home. The gazebo roof shall match the slope of the home and be covered in materials to match the appearance of the home.

PERGOLA, ALSO REFERRED TO AS ARBOR OR TRELIS

Pergolas, arbors or trellises shall be permitted. These structures may include the use of wood lattice on the sides and top. Material shall be limited to the use of pressure treated woods. The size of the structures shall not exceed 100 square feet or 10% of the area of the rear or side property. The height shall not exceed 7'. The structure shall comply with restrictions and requirements of the Miami-Dade County Building Code.

The applicant/homeowner shall provide clear and competent drawings for review by the ACC.

If the homeowner chooses to paint the structure, it shall match the house trim color. It can also be left unpainted with a protective coating.

LOT COVERAGE LIMITATION FOR ADDITIONAL STRUCTURES



The total of **all** structures added to a home by a homeowner shall not exceed 100 square feet or 10% of coverage, whichever is greater, on any side of the property (back or side). This shall include sheds, tiki huts, gazebos, pergolas, arbors and/or trellises. Additional structures shall not block neighbors' lake views.

PATIO IMPROVEMENTS

SCREENED PORCHES

Screened porches shall be permitted to enclose below-roof porches. The enclosures shall use non-metallic screen cloth. The enclosure shall conform to all Miami-Dade County Building regulations, be designed in accordance with the structural standards of the Miami-Dade County Building Codes, and be clearly depicted and dimensioned on the application.

SCREENED ENCLOSURES

Screened enclosures shall be permitted to enclose swimming pools and exterior patios. Material shall be limited to the use of electrostatic painted aluminum tube and non-metallic screening cloth. The enclosures shall conform to all Miami-Dade County Building regulations, be designed in accordance with the structural standards of the Miami-Dade County Building Codes, and be clearly depicted and dimensioned on the application. Finishes shall be restricted to electrostatic painted aluminum framing of dark bronze or white depending on window finish. Screen enclosures shall be limited to a height of a one story home as found within the community.

PAVING AND DECKS

Paving and installation of decks shall be permitted to replace existing materials in the visible frontage of homes and for replacement and initial installation in the side and back yards of properties.

Approved materials for private areas located at the rear include but may not be limited to:

Concrete slabs on grade



Similar slabs with applied finish
Prefabricated paving slabs
Wood decking

Approved materials for footpaths leading from street or from driveway parking are limited to material matching the driveway and in coordination with the colors of the home, the driveway and the roof of the property and neighboring homes.

The coverage of the decks added to the coverage of the lot by the home shall not exceed **60%** of the total side and rear area and to leave a minimum of 2 ft around perimeter area to allow drainage.

SWIMMING POOL AND SPA

Above ground pools, are prohibited within the community. Only applications for below ground pools will be considered.

Spa may be installed at grade level but not elevated platforms.

All pools or spa applications must be accompanied by full professional working drawings which delineate compliance with Miami Dade regulations including construction, sanitary, and life safety. A copy of the permit must be filed with property management no later than 30 days after issuance of that permit.

Homeowners are advised to record the condition of any public access they may use to excavate and construct the proposed facility as it is the policy of the A.C.C. and the Board of Directors to enforce total cleanup and return to pristine condition properties used to access the site. This shall include fence, paving, sod and landscaping vegetation.

SECTION THREE

DRIVEWAYS AND EXTERIOR PARKING



It shall be permitted to upgrade existing concrete or asphalt driveways and parking areas. Colors must be coordinated with the color of the home and its roof. It shall be the responsibility of the applicant/homeowner to provide visual evidence with the application that such color coordination shall be satisfied.

***Lancaster** driveways must be gray.

WIDENING OR RELOCATION OF EXISTING DRIVEWAYS

The widening of paved parking areas and driveways shall be permitted on frontages relating to the garage and for the accommodation of circular driveways.

No driveway shall be wider than three legally approved parking spaces plus two feet for pedestrian access, (3 x 10 ft + 2 ft) = 32 feet maximum, or be paved beyond the extreme of sidewall setbacks. **Driveway expansions on Zero-Lot homes may not exceed more than 27 feet in width.** The driveway may not extend beyond the width of the frontage of the dwelling. The expansion shall not extend in any way into the lateral setbacks (beyond the width of the house), does not involve corner lot unless access is approved by Miami-Dade County Building & Zoning and is not of such design as to be in reality the full paving of the frontage of that dwelling. To assist the ACC with the application, dimensions and drawing are attached hereto and made a part hereof as **Exhibit "B"**.

Homeowners in the Patio Homes subdivision shall be required to have their properties inspected by a Lakes of the Meadow Irrigation Specialist to determine the condition of the irrigation system in the front area of the property **before and after** the driveway expansion. The irrigation system being inspected is owned and maintained by Lakes of the Meadow. The Patio Homes homeowners shall be responsible for any damage to the irrigation system that occurs in the course of the driveway expansion.

SECTION FOUR

LANDSCAPING



Homeowners shall be permitted to change the **front** landscaping of their properties with appropriate application to the ACC. Homeowners shall maintain or upgrade the quality of tree planting on their property, replacing dead trees and at no time reducing the level of planting.

Removal of trees or **front yard** vegetation is strictly prohibited as is unwarranted cropping of trees. Improper pruning of trees resulting in the loss of the tree shall result in the requirement of replacement of the tree and its respective canopy by the homeowner.

The use of ground level containment material between lawn and plants is an accepted feature and requires no permit application unless the material varies from the norm within this community.

Natural vines shall be permitted on walls of home so long as they are maintained in an orderly manner and do not block or grow over windows, doors and roofs.

All hedges shall be limited to a height of six (6) feet. Side hedges in front yards shall not obstruct side views from streets or intersections. See item number four in the Rules and Regulations of Lakes of the Meadows.

FENCING

Only shadowbox style fencing is approved within the community. (See exceptions for lakefront properties as set forth below.) All fences shall be constructed of pressure treated pine wood. The exterior shall consist of 1" x 6" vertical pressure treated lumber mounted to (3) 2" x 4" boards attached to (2) 4" x 4" post ft on center to the interior of the applicant's property. In the event that a homeowner has a swimming pool, the shadow box style shall be modified to comply with the Miami-Dade County Ordinance. Samples of the fencing styles are attached hereto and made a part hereof as **Exhibit "C"**.

Chain link fencing is expressly prohibited within the Lakes of the Meadow including any property within our boundaries that extend with abutting parcels or portions of lots not within Lakes of the Meadow which face any public right of ways.



All side and rear fences shall be 6 feet in height. No structure may interfere with nor prevent maintenance of utility easements. This provision does not apply to lake front properties.

Applicants have 30 days following erection to apply standard Benjamin Moore Tudor Brown or Gray Owl (if residing in Lancaster) paint. The color code is available from property management. Top of the board shall be cut flat.

Fences to the perimeter of each sub-community must comply with the requirement for Tudor Brown paint.

Fencing on canal-backed lots shall be 6 ft. shadow box style.

Access gates shall measure no more than 4' in width. Double gates on fence will be allowed but must not exceed 8' in width and on fences with adequate space only. Metal frames shall be permitted for all access gates provided that the frame is not visible from the exterior of the property.

Applicant shall submit legal survey clearly showing the boundary, evidence of any dominant lot, and evidence of any utility easement. No person may expropriate common grounds. A.C.C. approval and a Miami-Dade County permit, if applicable, are required to permit enclosure of any easement. Limits of the proposed fence must be clearly shown and dimensioned on the applicant's site plan.

METAL GATES ON FENCE LINE

The installed metal gates in the fence lines at the sides of their houses located in Park Isle, Rainbow Gardens, and Cottonwood Circle vicinity are grandfathered in as of the date of these Guidelines. No further gates shall be approved and as the metal gates currently in place require replacement, the standard shadow box gates shall be used.

LAKEFRONT PROPERTIES

FENCING FOR LAKEFRONT PROPERTIES



On any lakefront property no fence shall be permitted on the lakefront sides of the lot without prior written consent of adjacent property owners.

Fencing along lake side boundaries shall be limited to a three (3) feet height and be of 1 1/2" posts with 3" spacing between posts or shadow box style.

With ACC approval and consent of adjacent property owners, lakefront property homeowners may install open design fencing for end of lot fencing or where side fencing obscures the lake view. Such fencing shall be constructed in the same style of surrounding fencing and shall be painted Tudor Brown in accordance with current fencing regulations.

FOUNTAINS IN LAKEFRONT BACKYARDS

Fountains are not permitted in the rear of lake front properties.

GARDEN EQUIPMENT ENCLOSURE FOR LAKEFRONT HOUSES

A garden equipment enclosure is defined as a workable space without the unsightliness of demountable shed. It shall be constructed as a small addition that is finished to match the existing construction and is constructed of permanent materials in keeping with prevailing codes. This construction would require a permit. The enclosure consists of an 8' x 4' enclosure. If the lot has 11' of space on the side of the house, the enclosure may be located on such side, subject to A.C.C. Approval. If less space is available, the enclosure will need to be mounted to face the lakefront. Overall the integration of the space with the house, and matching roof and wall finishes would allow homeowners to have needed storage without diminishing the beauty of the community.

ADDITIONAL STRUCTURES FOR LAKEFRONT HOUSES (SHEDS, TIKI HUTS AND GAZEBOS)

No sheds shall be permitted on the lake side of lake front homes.



Tiki huts and gazebos may be constructed so long as they do not exceed 100 square feet or 10% of the rear lot, whichever is greater, and they do not obstruct sight line views of neighboring homes.

STREET FURNITURE

Swings and other movable items shall not be permitted on the street view property of homes with exception of pots and planters.

STATUES FOUNTAINS AND ARTISTIC ARTIFACTS

The display of statues, fountains and artistic artifacts shall not be permitted on the street view property of homes.

Homeowners shall limit wall ornamentation to those within the confine of the entrance porch.

PERMANENT CONSTRUCTION RELATING TO LANDSCAPING

Waterfalls, grotto, or the like are not permitted on the street view property of homes.

Waterfalls, grotto, or the like are permitted within the private areas of the property unless such features are higher than the fence.

ANTENNA AND SATELLITE DISHES

Sub-part S of Part 1 of Sub-chapter A of Chapter 1 of Title 47 of the Code of Federal Regulations, which implemented Section 207 of the Telecommunications Act of 1996 ("FCC Rules"), prohibits any private covenant, homeowners association rule or similar restriction on property



within the exclusive use or control of an antenna user where the user has a direct or indirect ownership interest, if the restriction impairs the installation, maintenance or use of an antenna or satellite dish by unreasonably delaying or preventing or increasing the cost of its installation, maintenance or use, or by precluding reception of an acceptable quality signal. The FCC Rule applies to satellite dishes and antennas designed to receive direct broadcast satellite service, including direct-to-home satellite services that are one meter or less in diameter; antennas that are designed to receive video programming services via multipoint distribution services that are one meter or less in diameter or diagonal measurement; and antennas that are designed to receive television broadcast signals. Exterior antennas and satellite dishes that come within the ambit of the rule must be installed so as not to be seen from any street or camouflaged to blend into the satellite dishes' or antennas' surroundings, as long as compliance with such requirements does not impair the installation, maintenance or use of the antenna or satellite dish, or preclude reception of an acceptable quality signal. Any antennas not covered by the FCC Rule are strictly prohibited.

SOLAR PROTECTION OF WINDOWS

Mirrored glass is not permitted.

SOLAR ENERGY COLLECTION PANELS

Solar panels shall be permitted. Panels shall be mounted flush to the roof with maximum anchorage on South facing roofs only (up to 45° East or West of due South).

CANALS OR LAKES

Homeowners shall be prohibited from enclosing community property along lakes and canals; homeowners shall be prohibited from restricting access to community property along lakes and canals; homeowners shall be prohibited from paving common property along lakes and canals;



homeowners shall be prohibited from placing decks, docks and/or slipways on common property along lakes and canals.

BASKETBALL HOOPS

Basket hoops may not be placed in unsafe areas. Basketball hoops may be located in front of the garage door **must be portable** and maintained in good repair at all times. However, they may not be placed on the street/curbside or on common areas. Basketball hoops attached to the homeowner's wall may only be located within the confines of rear yard.

Users must demonstrate at all times the proper respect for their neighbors and neighboring property. Failure to comply shall be justification for immediate removal of this item.

AWNINGS

Awnings are defined as a detachable covering, intended to provide protection against sun or weather, supported by a rigid frame. Awnings may be installed so as to remain in a fixed position or be installed in a manner permitting raising and lowering or shifting to function as a shutter to close entirely the protected opening. An awning must be supported entirely from the walls of the building to which it is attached or cantilevered.

Awnings shall be fixed structures and shall be self-supporting, of a cantilevered design, without the need for separate vertical supports. No metal shall be visible and the frames shall be fully enclosed in fabric.

The fabric shall be of mildew-resistant material, and shall have a single solid color that is coordinated with the color of the house, and which shall harmonize with the colors of the adjacent residences in the community. The material shall be maintained and replaced if it becomes damaged or discolored.

The shape of each awning shall complement the shape of the related opening. Each awning shall overlap beyond the related opening by maximum of 6 inches to 12 inches on either side with a projection of 10 ft



maximum. There shall be no backlighting of awnings, and valance skirts or trim shall be same color as the awning.

If awning is mounted at the side of a house the maximum outward projection shall be no greater than 4' if the allowed setback is 5' there shall be a minimum separation of 1' between the extended awning and the property line at the side of the house.

Awnings shall be limited to back and side yards. Awnings shall not be installed on the front of a property, unless they were an original feature of the respective community.

The awning system shall meet or exceed the Miami-Dade County Code in terms of wind resistance and anchoring requirements.

RETRACTABLE AWNINGS

Retractable awnings shall be permitted. Such awnings shall have maximum dimensions of 10' wide and 10' outward projection from their wall mounting, if they are mounted at the rear of a house. Each awning should project 1' laterally to the right and left of the protected opening.

As required by the Miami-Dade County Building Code, all necessary permits shall be secured by or for the homeowner, as well as all inspections required for an approved installation.

If a retractable awning is mounted at the side of a house the maximum outward projection shall be no greater than 4' if the allowed setback is 5' there shall be a minimum separation of 1' between the extended awning and the property line at the side of the house.

Retractable awnings shall be of the lateral arm design. This design is cantilevered such that the awning projects from its mounting position on a wall without supports to the wall or to the floor.

The awnings shall be of a solid color, of fire retardant, mildew resistant canvas. The trim must be of the same color as the awning. The color of the awning should be compatible with the color of the roof or walls of the

house. Compatibility shall be verified by review through the A.C.C. Committee.

The frame shall be corrosion-resistant and shall be made of aluminum or stainless steel.

The awning system shall meet or exceed the Miami-Dade County Code in terms of wind resistance and anchoring requirements.

Retractable awnings shall be limited to back and side yards. Retractable awnings shall not be installed on the front of a property.

MAILBOXES

All mailboxes in Lakes of the Meadow are to be replaced with the original model provided by the developer or with the official replacement model approved by the Board of Directors. A sample of the permitted mailboxes is attached hereto and made a part hereof as **Exhibit "D"**.

ALUMINUM TERRACES

Construction of aluminum terraces is not permitted. Existing terraces are permitted at the rear of the home only using the same style, texture, color, finish, and materials as those originally used to construct the home. Those currently existing within the community were approved by the developer or the A.C.C. and shall be permitted but may not be replaced for any reason if damaged or destroyed.

STATE OF FLORIDA COUNTY OF DADE
PLANNING DEPARTMENT
APPROVED AS SHOWN ON 23
JAN 19
HARVEY H. HARRIS, CLERK, of Dade and County Courts
D.C.



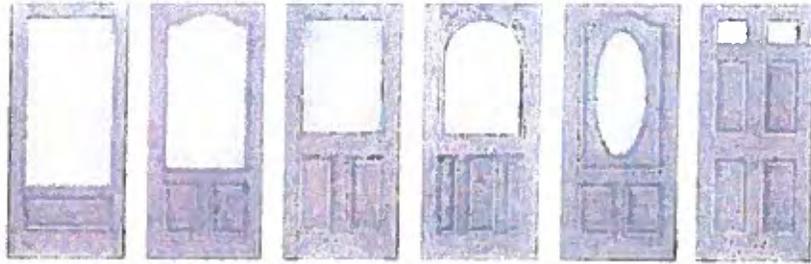
31159

EXHIBIT LIST FOR ACC GUIDELINES

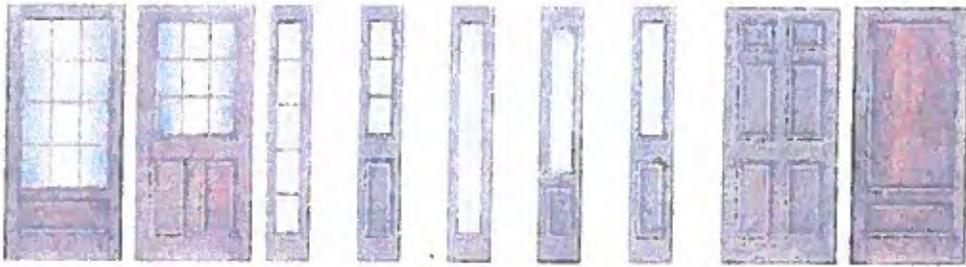
Exhibit "A"	Door Samples
Exhibit "B"	Driveway Expansion Drawings
Exhibit "C"	Fencing Design Samples
Exhibit "D"	Mailbox Samples

Front Entry Door Style Options

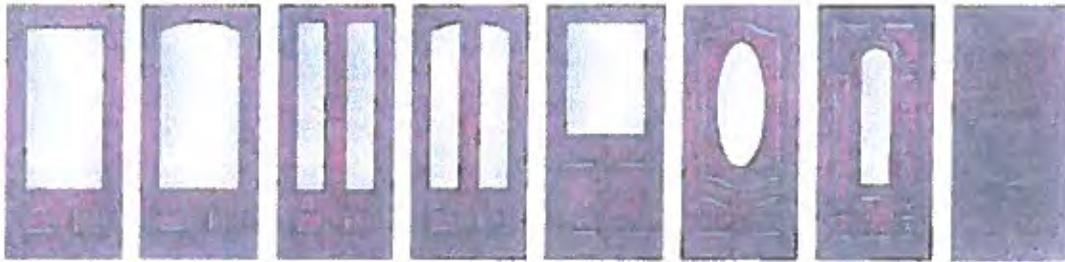
A



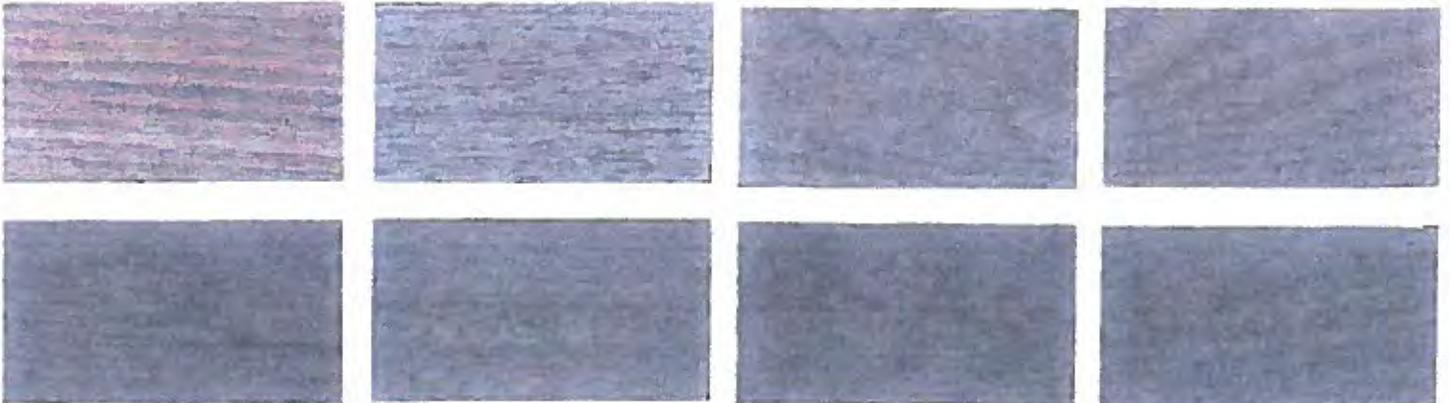
Styles are not to have wrought iron or colored glass.



Full Sidelight A is only to be used with a solid door.



Optional Finishes: White or Stained Wood - colors as shown below:



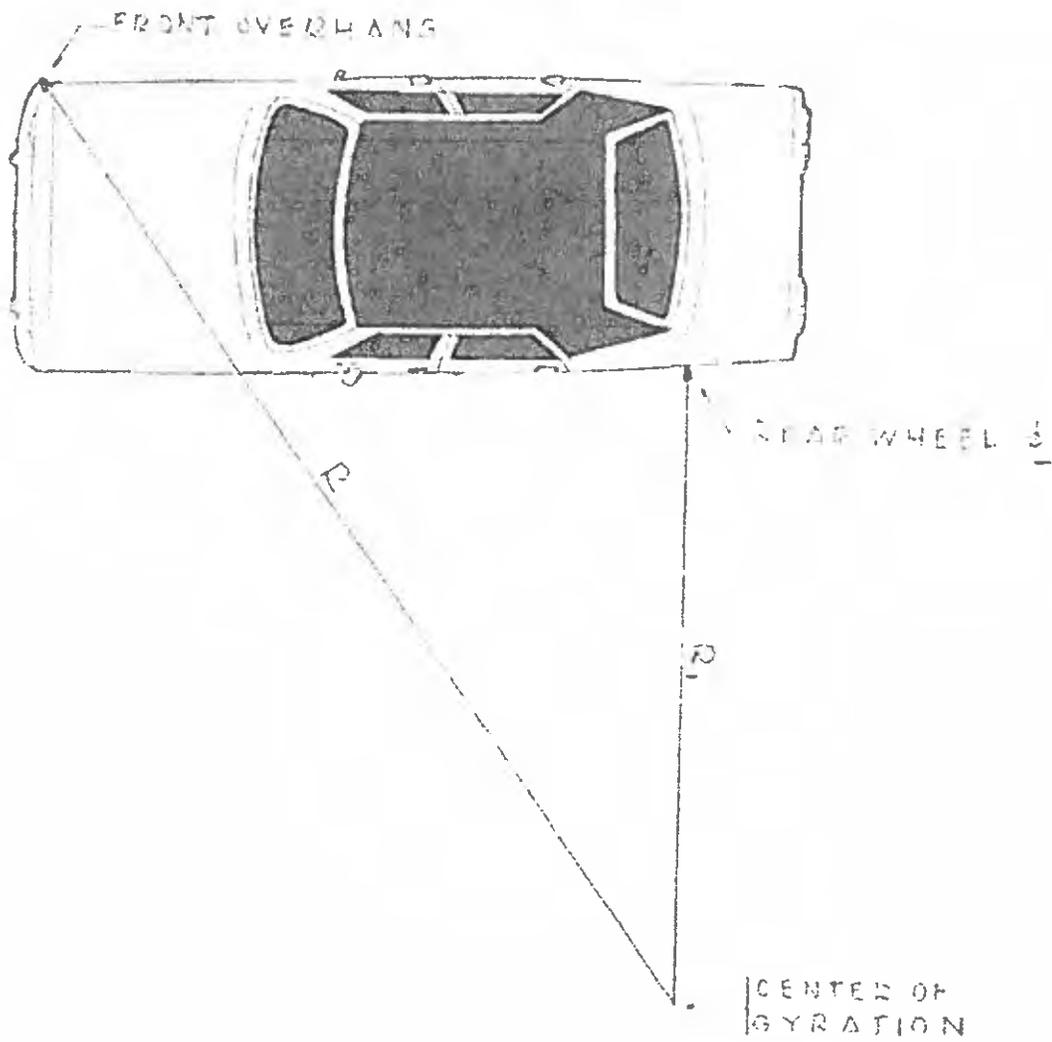
Exhibit

“B”

Driveway Expansion Drawings

CIRCULAR DRIVEWAYS

FACTS FROM : ARCHITECTURAL GRAPHIC STANDARDS



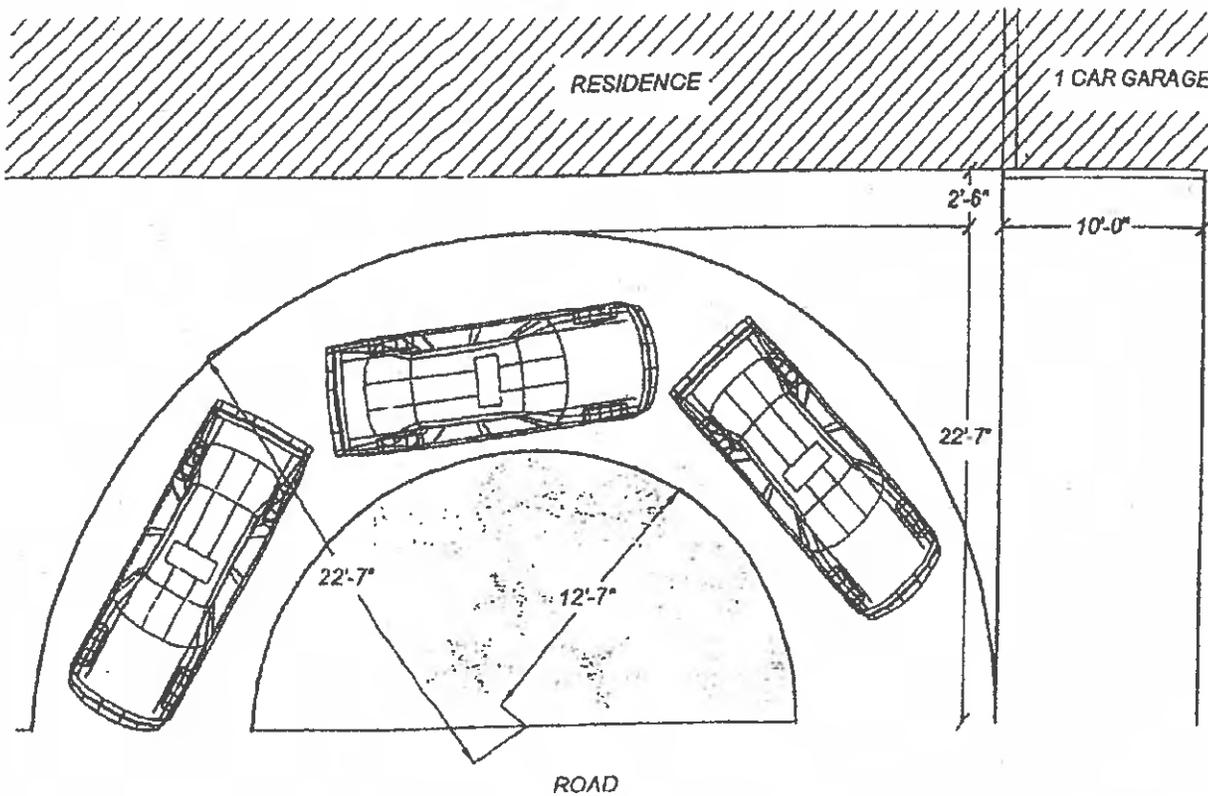
PROPOSED LAYOUT FOR CIRCULAR DRIVEWAYS
LAKES OF THE MEADOWS

NOTES:

DRIVEWAYS FOR INTERMEDIATE SIZED VEHICLES (LENGTH - 16'-6", WIDTH - 5'-0" AND WHEELBASE - 9'-0") THE RADIUS SHALL BE 22'-7" AND 12'-7"

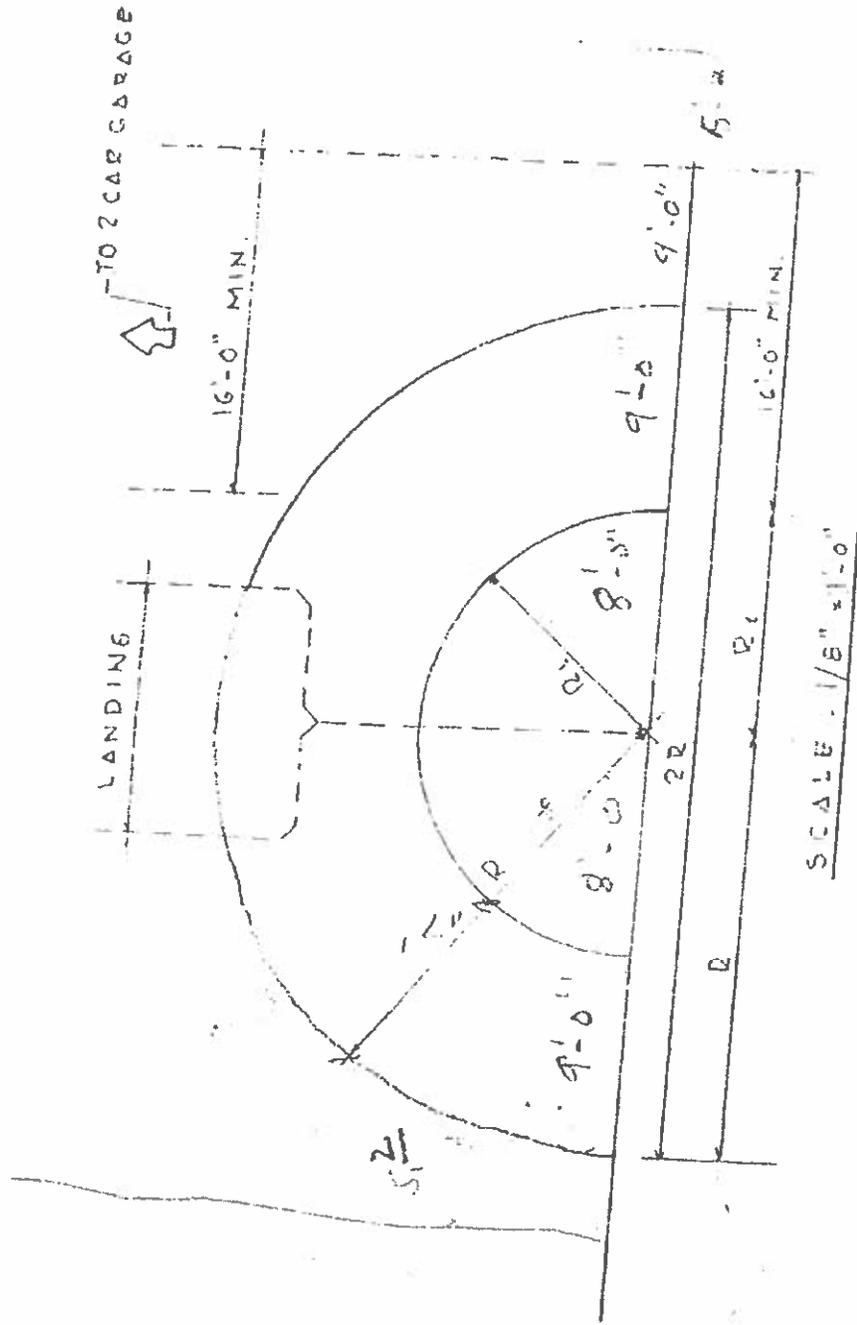
DRIVEWAYS FOR LARGE SIZED VEHICLES (LENGTH - 18'-5", WIDTH - 6'-6" AND WHEELBASE - 10'-2") THE RADIUS SHALL BE 53'-0" AND THE RADIUS 12'-7"

THE CURVATURE OF DRIVEWAYS ARE BASED ON VALUES RECOMMENDED BY INDUSTRY APPROVED GRAPHICS STANDARDS.



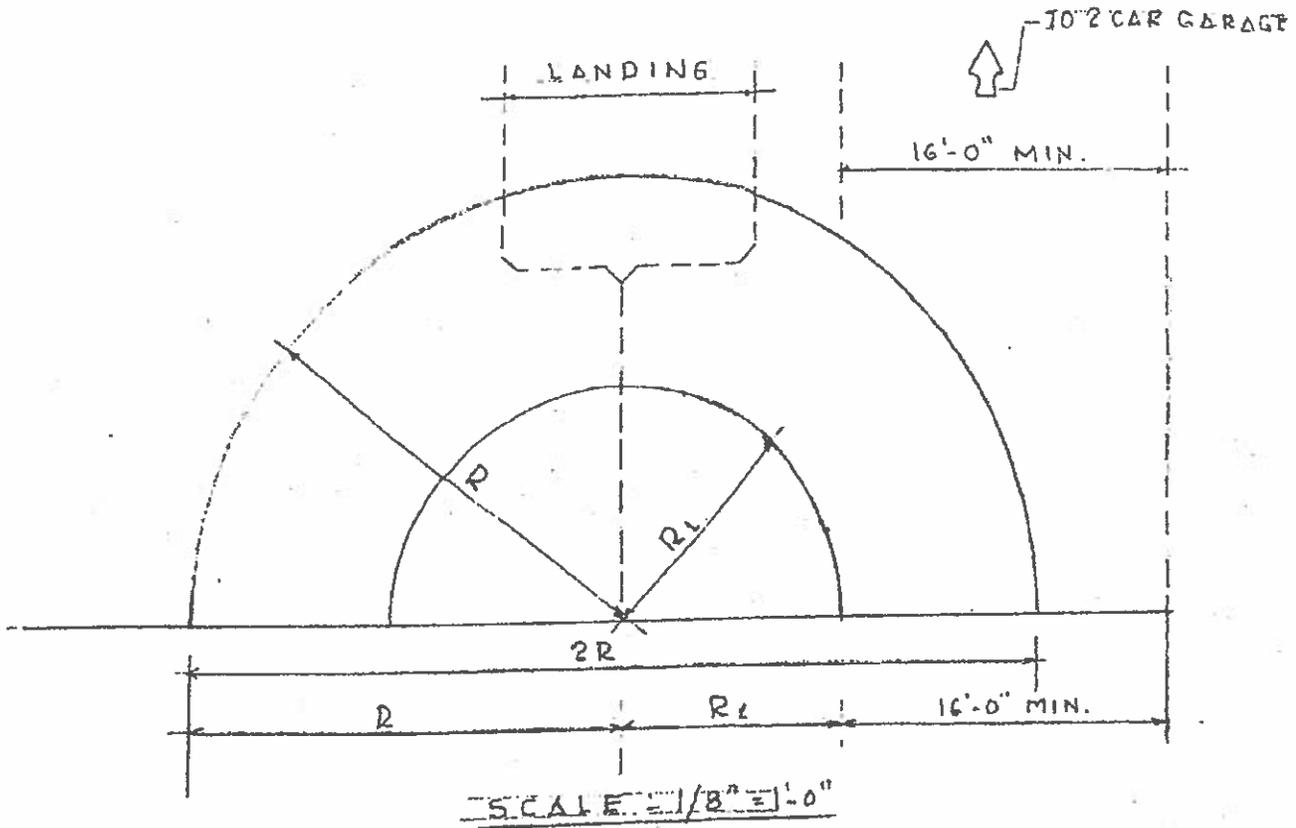
PLAN

1/8" = 1'-0"



CIRCULAR DRIVEWAY

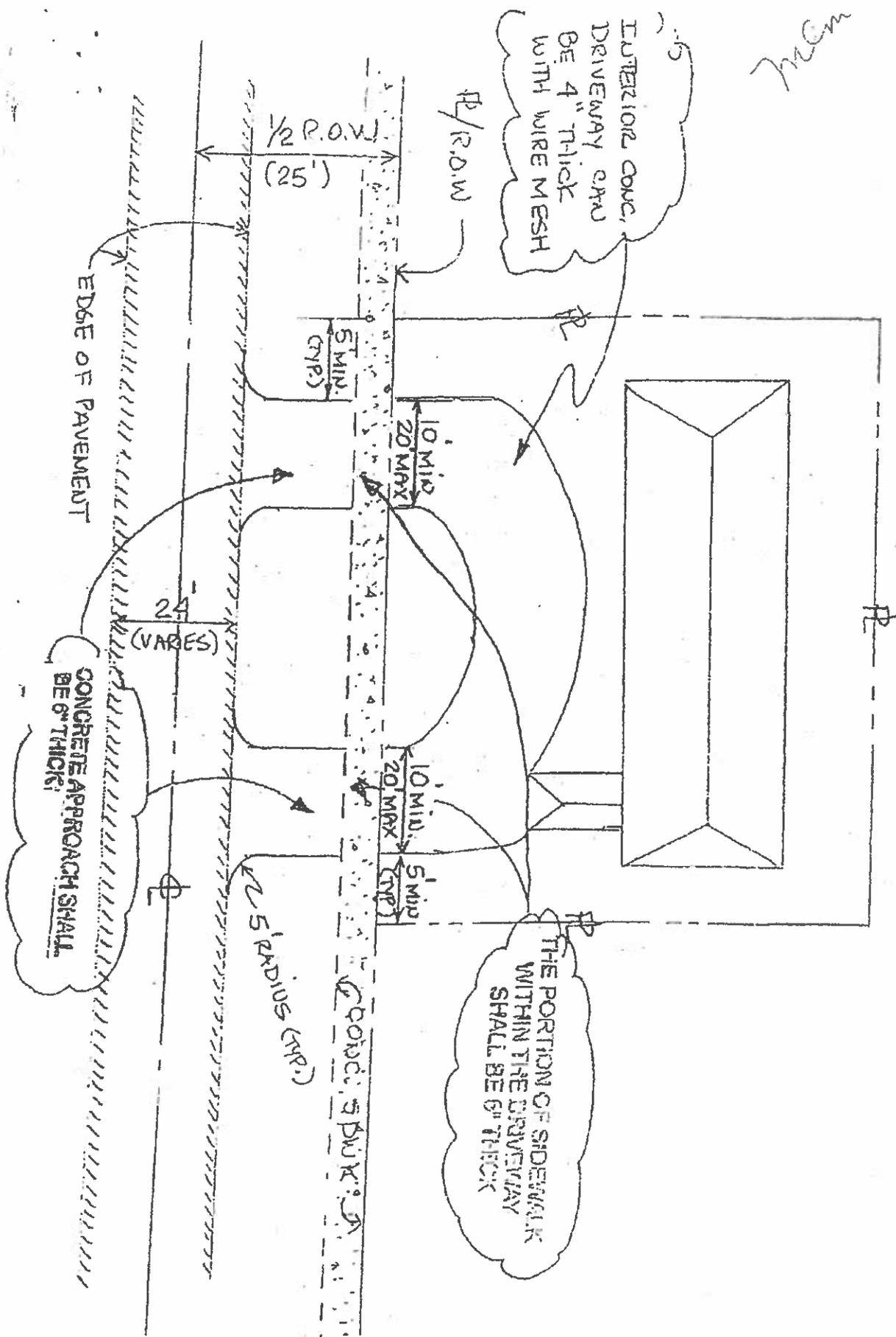
PLAN VIEW



CAR SIZE	R	R ₁	FORMULAE FOR TOTAL LENGTH WITH ONE CAR GARAGE	FORMULAE FOR TOTAL LENGTH WITH TWO CAR GARAGE
			2R	R + R ₁ + 16'-0" (MIN.)
SMALL	19'-10"	10'-9"	39'-8"	46'-7"
COMPACT	21'-6"	11'-10"	43'-0"	49'-4"
STANDARD	22'-5"	12'-7"	44'-10"	51'-0"
LARGE	23'-0"	12'-7"	46'-0"	51'-7"

NOTE: ADDITIONAL SPACE FOR "LANDING" MUST BE ADDED IF POSSIBLE.

7/2/01

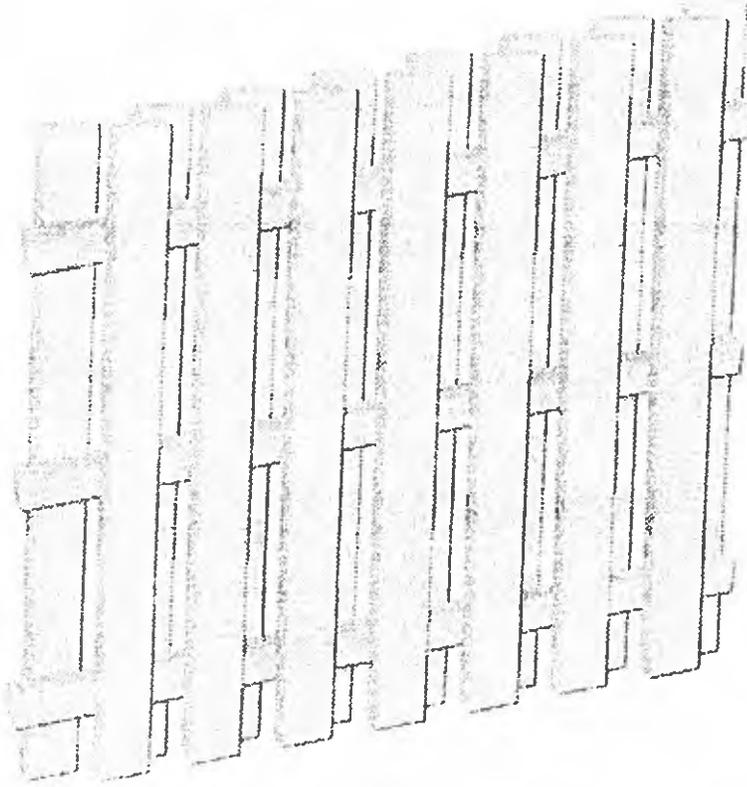


Exhibit

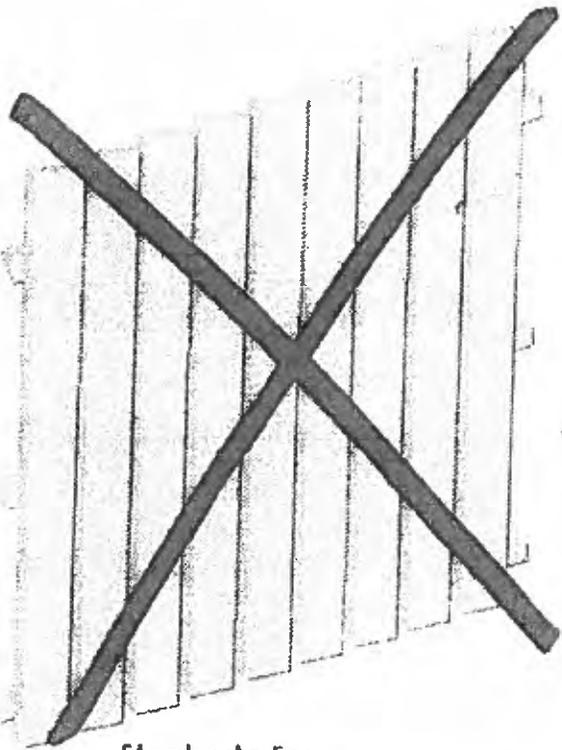
“C”

Fencing Design Samples

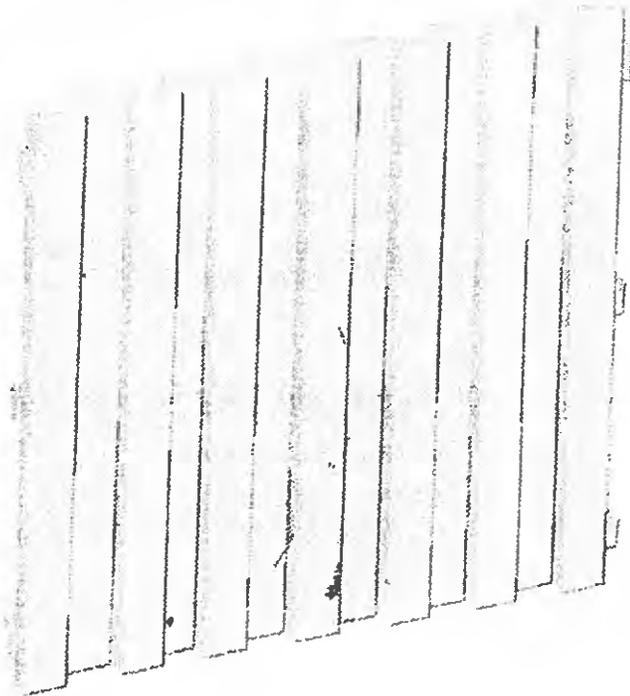
Fence Styles



Shadow-Box Fence
Official Style for all of L O M



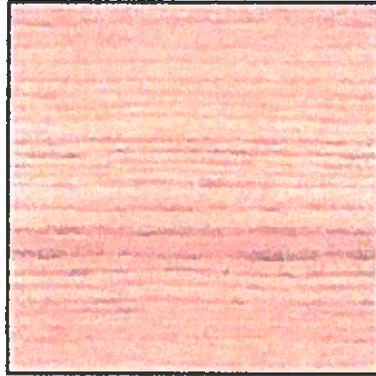
Stockade Fence
Not permitted in L O M



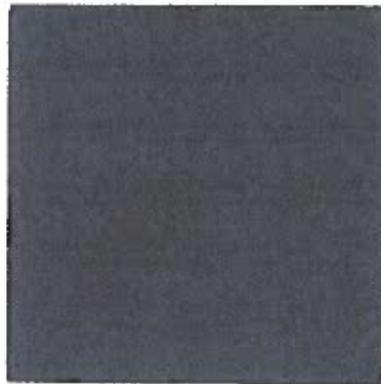
Overlapping Slat Fence
Permitted around yards with swimming pools in L O M

FENCE COLORS

Capri, Le Mirage, Rainbow Gardens, and Renaissance



Natural Finish – No Stain (Varnish/Sealer permitted)



Tudor Brown



Upper

... ..

... ..

Sample Picture
• lower s/d
behind fence



2/7/03

Exhibit

“D”

Mailbox Samples



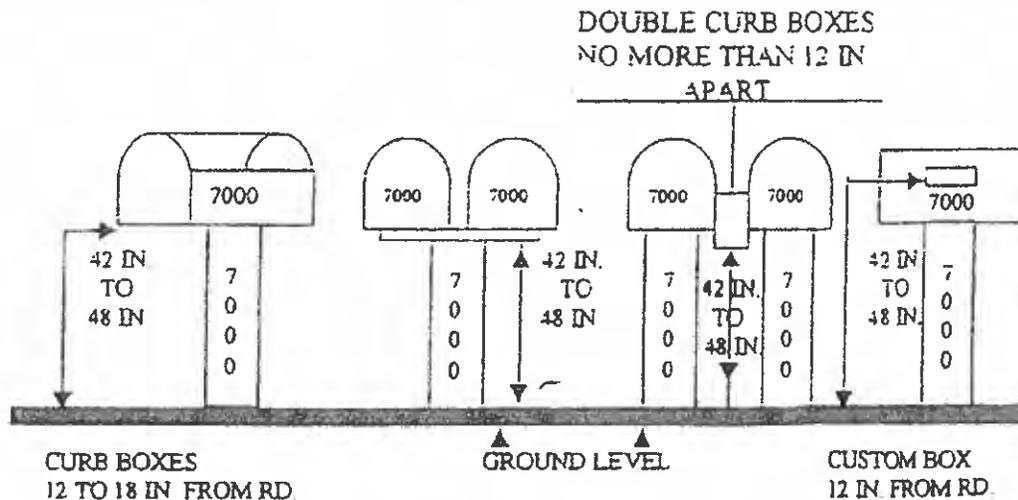
Mailbox Replacement by Community

Community	Type	Mailbox Post	Mailbox Body
Patio Homes	A	Wood/Brown	Metal/Black
Windsor Homes	A	Wood/Brown	Metal/Black
Estate Homes (Ranch Style)	A	Wood/Brown	Metal/Black
Estates Homes (Mansions)	A	Wood/Brown	Metal/Black
	C	Cast Iron/ Green Patina	Cast Iron/ Green Patina
Mansions Cove	A	Wood/Brown	Metal/Black
	C	Cast Iron/ Green Patina	Cast Iron/ Green Patina
Le Mirage Homes	A	Wood/Brown	Metal/Black
	B	Plastic/White	Plastic/White
Lancaster Estates	A	Wood/White	Metal/White
	B	Plastic/White	Plastic/White
	F	Wood/White	Metal/Wood Slat
Capri Homes	A	Wood/White	Metal/White
	B	Plastic/White	Plastic/White
Renaissance Homes	A	Wood/White	Metal/White
	B	Plastic/White	Plastic/White
Park Isle Homes	A	Wood/Brown	Metal/Black
	C	Cast Iron/ White	Cast Iron/ White
	E	Wood/White	Wood/Tile
Rainbow Gardens	A	Wood/Brown	Metal/Black
	F	Wood/Brown	Metal/Wood Slat

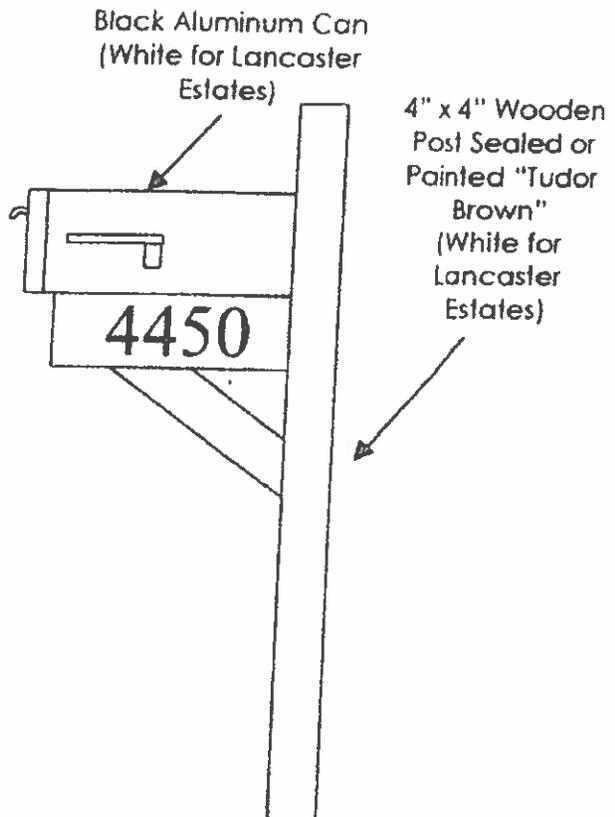
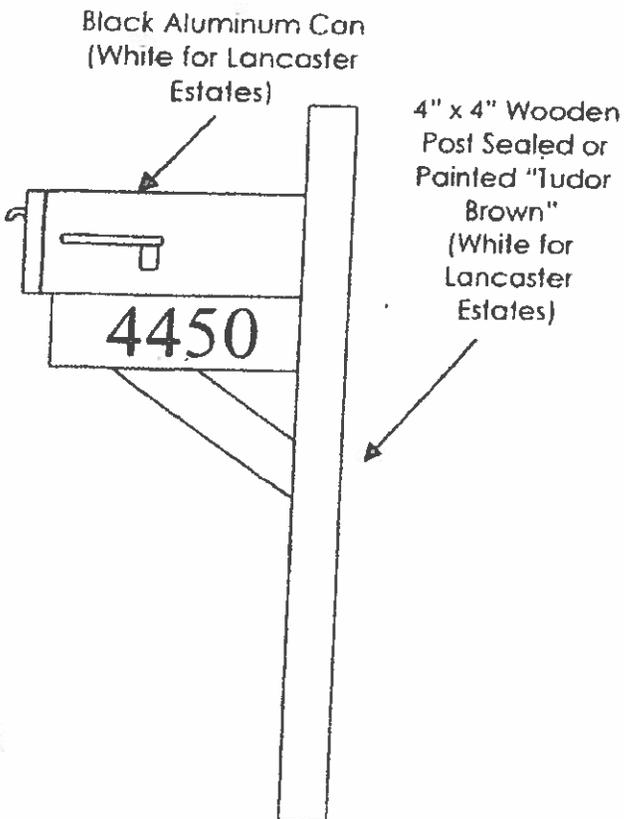
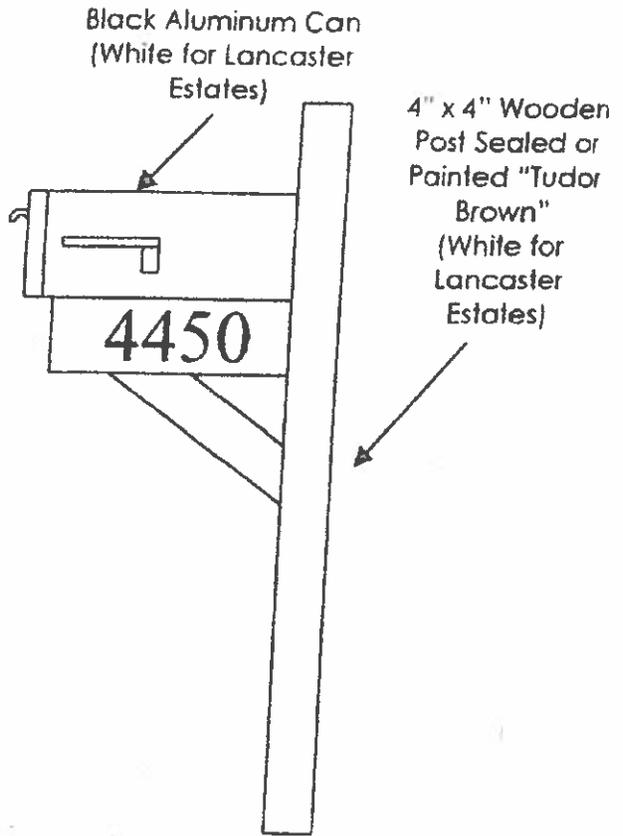
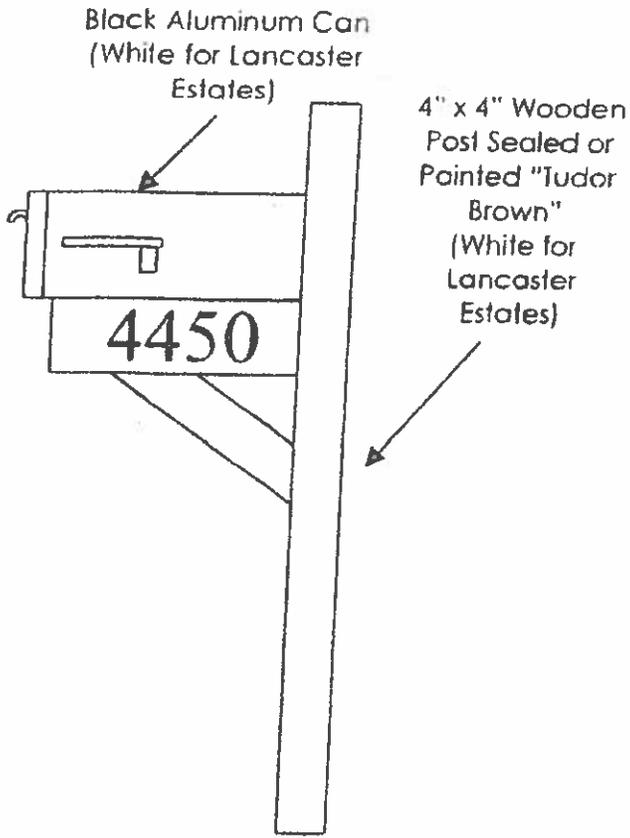
Your local post office wants to assist you in providing a Mail receptacle which will protect the mail from the weather, is neat in appearance, is conveniently located and safe to use.

Curbline Delivery

1. The box must be located so carrier can service it with out leaving vehicle (depending on type box - check with your Post Office first) post 12 to 18 inches from the roadway.
2. The approach to your mailbox must be kept free of any obstructions (button, garbage cans, etc.) .
3. The house address must be printed with permanent numbers, not less than one inch high, on the side of the box visible to the carrier, as he regularly approaches it, or on the door, if the boxes are grouped.
4. Grouped mailboxes must be placed side by side at property line no more than 12 inches apart.
5. Front doors of mailboxes must line up evenly.
6. Mailbox post must be cemented 42-48 inches from ground to bottom of the box where carrier places or delivers the mail.
7. Custom mailboxes must conform to postal regulations. Please call for exact measurements on nonstandard mailboxes.
8. If you are not qualified for delivery you must pick-up your mail at the post office until you have complied with postal regulations.
9. Designated mailbox locations, which have been assigned by the post office and supplied to your builder to assist you in proper installation, can ONLY be changed by the post office.
10. Your mail carrier is not authorized to back up.



OLYMPIA HEIGHTS POST OFFICE
3801 SW 117 AVE
MIAMI, FL 33175
(305) 226-7525



Type A

Official Mailbox Replacement – All Homes

(Lancaster Homes – Mailbox and Post must be white)



Type B



White Plastic Mailbox Post with Crossarm

[Close Window](#)

Features:

- No digging or concreting required
- Adjusts to fit any size rural mailbox
- Durable PVC construction
- Maintenance free

[More information](#)



The Wellington™ White Mailbox Post

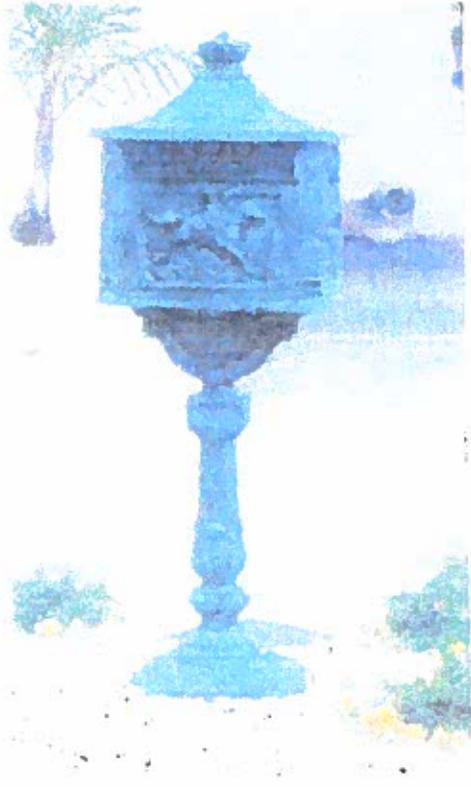
[Close Window](#)

Features:

- Accommodates standard T1 or large T2 size mailboxes
- Durable PVC construction- has a "painted wood" look
- Quick & easy installation- slides over a 4x4 / 2x4 post assembly
- Includes all assembly hardware and instructions

[More information](#)

Type C



Type D



Black Classic 1 Mailbox and Post Combo

Features:

- Handy mailbox & post combo
- Virtually indestructible plastic construction
- Features rear "safety retrieval door"
- Limited lifetime warranty
- Quick & easy installation- slides over 38" - 48" 4x4 post (not included)



White Classic 1 Mailbox and Post Combo

Features:

- Handy mailbox & post combo
- Virtually indestructible plastic construction
- Features rear "safety retrieval door"
- Limited lifetime warranty
- Quick & easy installation- slides over 38" - 48" 4x4 post (not included)

Type E

**Park Isle Mailbox
Official Replacement**



Type F

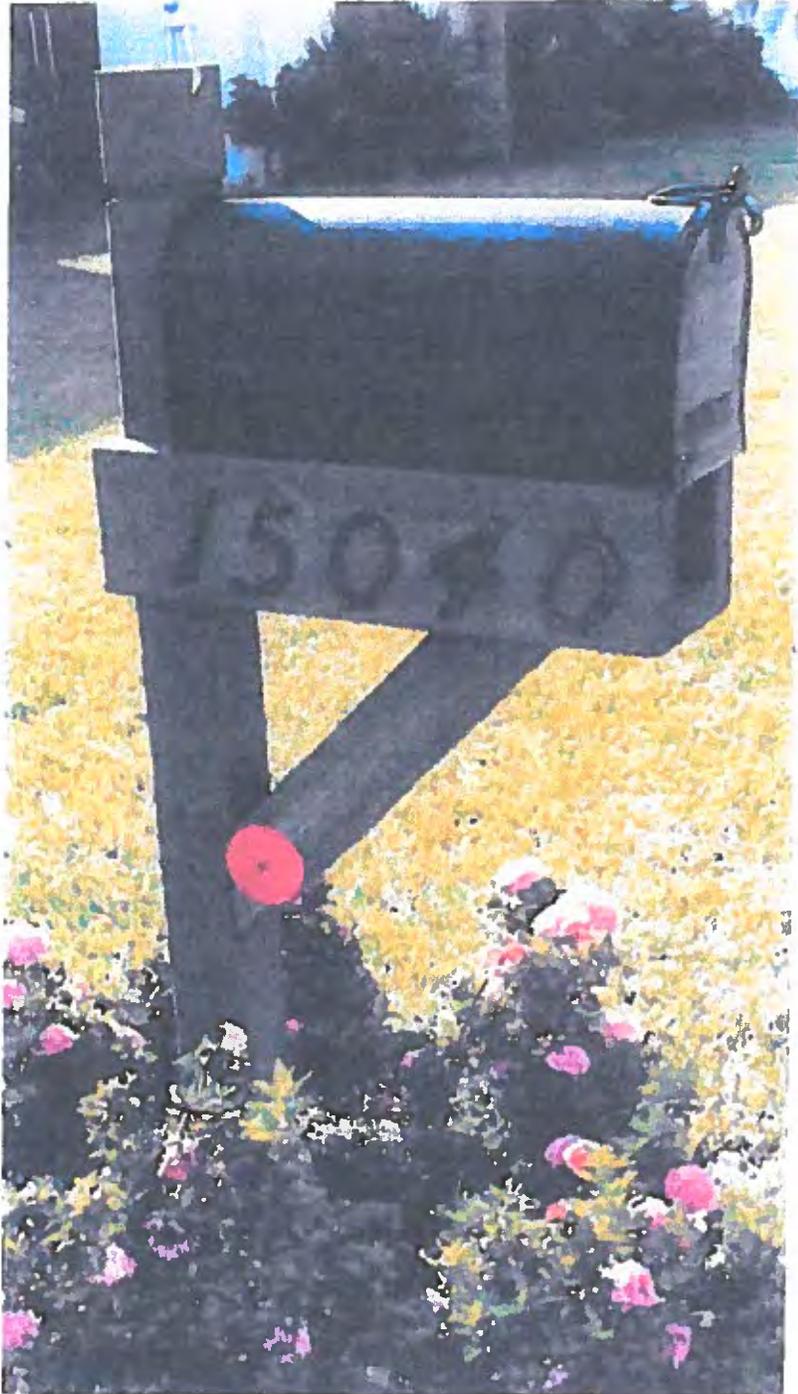
Lancaster Mailbox Official Replacement



Official Replacement Mailbox (All Subdivisions)



Arvida Mailbox - Official Replacement
All Homes



Patio Homes Mailbox – Official Replacement



Rainbow Gardens Official Mailbox



Example of mailbox for Rainbow Gardens. Not color shown above. Color is "Tudor Brown"

MUESTRA DEL BUZON PARA RAINBOW GARDENS. EL COLOR DEBE SER 'TUDOR BROWN SOLAMENTE.

IN WITNESS WHEREOF, the undersigned have executed this Certificate this 16 day of January, 2019.

Signed in the presence of:

LAKES OF THE MEADOW MASTER MAINTENANCE ASSOCIATION, INC.



[Signature]
Print Name: Wayne N. Leventhal

BY: Virginia Braddock, Pres
Virginia Braddock, President

[Signature]
Print Name: Daniela Kajeth

BY: [Signature]
Rafael Rodriguez, Secretary

[Signature]
Print Name: Wayne N. Leventhal

[Signature]
Print Name: Daniela Kajeth

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

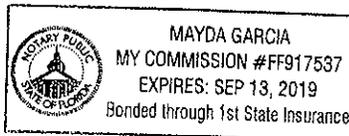
The foregoing instrument was acknowledged before me this 16 day of January, 2019, by **Virginia Braddock, as President and Rafael Rodriguez as Secretary, respectively of Lakes of the Meadow Master Maintenance Association, Inc.**, a Florida not for profit corporation, on behalf of the corporation. They (are personally known to me)/(have produced as identification) and (did)/(did not) take an oath.

[Signature]
Signature of Notary

Print Name: Mayda Garcia

My Commission Expires:

PREPARED BY:
Maria Victoria Arias, Esquire
SIEGFRIED, RIVERA, HYMAN, LERNER,
DE LA TORRE, MARS & SOBEL, P.A.
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134
Telephone: 305-442-3334
Facsimile: 305-443-3292
H:\LIBRARY\CASES\1900\1910160\3K56682.DOC





RULES AND REGULATIONS



LAKES OF THE MEADOW
MASTER MAINTENANCE ASSOCIATION, INC.
"OVERALL ASSOCIATION"

Exhibit "A"



These Rules pertain to all sub-divisions located within the Lakes of the Meadow development. Further, these Rules will always be available to the residents at the Overall Association's office. The Village Homes, a Condominium, have additional Rules, which are not included herein.

For the sake of simplicity, these Rules have been divided into three (3) different sections, as follows:

A. GENERAL RULES

Pertain to the common areas and facilities.

B. BEHAVIORAL RULES

Pertain to personal actions or conduct of the owners and their family, guests and/or tenants.

C. RULES AND REGULATIONS FOR RESIDENTS AND GUESTS

Pertain to the recreation facility's enforcement of rules and restrictions, identification cards, guest privileges, and facility operations.



TABLE OF CONTENTS

GENERAL RULES AND REGULATIONS

APPLICABILITY	2
RULES VARIANCE	2
USE OF EMPLOYEES	2
COMMON AREA OBSTRUCTION	2
VISIBILITY AT INTERSECTIONS	3
LEASES BY HOMEOWNERS	3
PARKING ON THE GRASS	4
LAKE AND DOCK RULES	4
SOLICITING	4

BEHAVIORAL RULES AND REGULATIONS

DISTURBING NOISES	5
NUISANCES	5
ELECTRONIC INTERFERENCE	5
VISIBILITY OF ARTICLES FROM THE PROPERTY	5
FALLING ARTICLES	6
GARBAGE AND TRASH DISPOSAL	6
TRASH PILE	6
PETS, LIVESTOCK, POULTRY	6-7
PODS/STORAGE CONTAINERS, COMMERCIAL AND RECREATIONAL VEHICLES	7-8
HOLIDAY DECORATIONS AND LIGHTING	8
INOPERATIVE VEHICLES	9
VEHICLE SAFETY	9
OWNER/TENANT ABSENTEEISM	9
WINDOWS AND DOOR SHUTTERS	9

RULES AND REGULATIONS FOR RESIDENTS AND GUESTS

HOURS OF OPERATION	10
RISK ASSUMPTION	10
DRESS CODE	10
PERSONAL IDENTIFICATION (I.D.) CARDS	10-11
CHILDREN RESTRICTIONS	11
GUESTS	11
ENFORCEMENTS OF RULES	11
IMPROPER CONDUCT	11
PARKING	11
PETS AT THE RECREATIONAL AREAS	12
USE OF THE GALLERIA	12
BULLETIN BOARD	12
POOL AND KIDDIE POOL RULES	13
VOLLEYBALL, BASKETBALL AND RACQUETBALL COURT RULES	14
TENNIS COURT RULES	14
HEALTH CLUB AND SPA RULES	14-15
LOCKER RULES	15



GENERAL RULES AND REGULATIONS

APPLICABILITY

Every Owner, his tenants, family, guests, invitees, employees and occupants, shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted and the provisions of the Amended Master Covenants for Lakes of the Meadow (hereinafter referred to as the "Declaration"), and the Overall Association's By-Laws and Articles of Incorporation which may be amended from time to time (collectively referred to as the Overall Association's "Governing Documents"). Failure of an Owner, tenant or occupant to comply shall be grounds for legal action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule and regulation herein or in the Overall Association's Governing Documents.

1. RULES VARIANCE

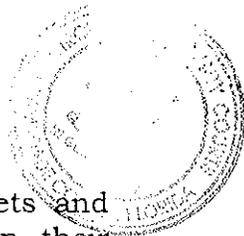
The Board of Directors shall be permitted (but not required) to grant relief to one or more owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

2. USE OF EMPLOYEES

Employees of the Overall Association are not to be sent out by Owners for personal errands. The Board of Directors shall be responsible for directing the employees of the Overall Association.

3. COMMON AREA OBSTRUCTION

The Common Areas and facilities shall not be obstructed nor used for any purpose other than the purposes intended therefore; nor shall any vehicles, carts, bicycles, carriages, chairs, tables or other similar objects be stored therein, unless provided by the Overall Association. Furthermore, no barbecuing shall be permitted.



4. VISIBILITY AT DRIVEWAYS AND INTERSECTIONS

Side hedges in front yards shall not obstruct side views from streets and intersections. Homeowners shall comply with visibility triangles on their property and on right-of-way areas abutting their properties when planting and maintaining landscaping materials.

Visibility triangles means an area on private property and within the public or private right-of-way where any material obstruction to visibility would result in concealment of a child or object two and one-half feet (30") in height approaching an intersection or would conceal an approaching automobile, truck or cyclist from such a child.

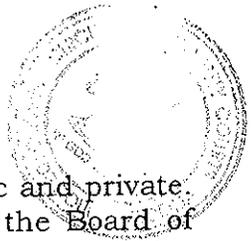
At street intersections such visibility triangles shall be maintained to include an area bounded by the first ten feet (10') along the intersecting edges of the right-of-way projected where rounded, and a line running across the lot and connecting the ends of such ten foot (10') lines.

At intersections of driveways with street, such visibility triangles shall be maintained to include an area bounded by the first ten feet (10') along the intersecting edges of the right-of-way projected where rounded, and a line running across the lot and connecting the ends of such ten foot (10') lines.

5. LEASES BY HOME OWNERS

No portion of a Lot and Residential Unit (other than an entire Lot and Residential Unit) may be rented or leased. All leases shall provide that the Overall Association shall have the right to terminate the lease upon default by tenant in observing any of the provisions of the Overall Association's Governing Documents, applicable Rules and Regulations, or other applicable provisions of any agreement, document or instrument governing the Properties or administered by the Overall Association. Owners that lease their Lots and Residential Units shall be required to place in escrow with the Overall Association the sum of \$1,000.00, which may be used by the Overall Association to repair any damage to the Common Areas or other portions of the Development resulting from acts or omissions of tenants (as determined by the sole discretion of the Overall Association). The owner will be jointly and severally liable with the tenant to the Overall Association for any amount in excess of such sum which is required by the Overall Association to effectuate such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account shall be returned to the Owner within ninety (90) days after the tenant and all subsequent tenants permanently move out.

6. PARKING ON THE GRASS



Parking on the grass is prohibited on all green areas, both public and private. Exceptions will be made for events sanctioned or approved by the Board of Directors or temporary circumstances and the Lakes of Meadow Security Service has been notified.

7. LAKE AND DOCK RULES

No swimming is allowed in the Lakes. No pushing or horseplay is allowed on the dock area. No powerboats of any kind are allowed on the Lakes except rescue boats and lake treatment boats. Only small sailboats, canoes, rowboats etc., are allowed on the lakes. Boating and/or fishing on the lakes is at your own risk. Appropriate caution should be used when fishing from the dock or lake bank.

8. SOLICITING

Commercial soliciting of any kind is strictly prohibited.



BEHAVIORAL RULES AND REGULATIONS

1. DISTURBING NOISES

No Owner shall not make or permit any disturbing noises in the Common Areas, or in the Residential Unit or facilities, by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that shall interfere with the rights, comforts or conveniences of other residents. Disturbing noises including noise from house parties must cease at 11 P.M. and not resume until 8 A.M. No residents shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or other sound equipment in the Common Areas, facilities, or in the Residential Unit, in such a manner as to disturb or annoy other residents. No Owner shall conduct nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents. No motor vehicle of any kind shall be operated in a way that creates disturbing noises to other residents.

2. NUISANCES

No noxious, offensive or unlawful activity shall be carried on upon the Properties or Common Areas, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners.

3. ELECTRONIC INTERFERENCE

No electronic equipment may be permitted in or on any Residential Unit or Lot, which interferes with the television or radio of another Residential Unit.

4. VISIBILITY OF ARTICLES FROM THE PROPERTY

Garbage cans, recycling containers, supplies, linens, clothes, curtains, rugs, mops or laundry of any kind, or other articles shall be hidden from public view.

5. FALLING ARTICLES

No Owner shall permit anything to fall, sweep, or throw from the Residential Unit any dirt or other substance onto the Lot or Common Areas.



6. GARBAGE AND TRASH DISPOSAL & RECYCLING

Garbage, refuse, trash, rubbish, and recycling shall not be deposited on Common Areas, but must be stored in the containers provided by Miami-Dade County for disposal or collection by the Miami-Dade County. All other rubbish and trash shall be disposed of in accordance with Miami-Dade County regulations. Such containers may not be placed for collection sooner than twenty-four (24) hours prior to scheduled collection day and must be removed within twelve (12) hours after pick-up day and should be hidden from public view.

7. TRASH PILE

Under no circumstances may any trash or rubbish be deposited on Common Areas, nor may it accumulate on any portion of the Properties that is within street view, unless a scheduled Miami-Dade County Bulky Waste Collection Pickup Request has been made. Upon scheduling the request with the County, the owner must inform LOMMA Management Office and provide their confirmation number. To schedule a pick-up date, you may go online to www.miamidade.gov or call 311.

8. PETS, LIVESTOCK, POULTRY

No animals, livestock, or poultry of any kind shall be bred or kept on any Lot, except household pets, which may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any neighbor. For purposes hereof, "household pets" shall mean dogs, cats, domestic birds and fish. No more than two (2) household pets, excluding birds and fish, may be kept in the Overall community, and no more than one (1) in Park Isle and Village Homes. Pets shall also be subject to applicable Rules and Regulations. Excessive barking is not allowed. No pets shall be permitted outside of its Owner's Residential Unit or fenced yard unless on a leash of a maximum of 6 feet length.



No dogs or other pets shall be permitted to leave excrement on any Common Areas and/or Private property and Owners shall be responsible to clean up any such excrement. In no event, shall pets be allowed to walk or taken on or about any recreational facilities of the Common Areas unless otherwise require by law.

Any pets deemed objectionable by the Board of Directors for any reason shall be removed promptly by the Owner on three (3) days' notice. Residents shall abide by the laws of Miami-Dade County and the State of Florida pertaining to pet requirements for licensing and shots.

9. PODS/STORAGE CONTAINERS, COMMERCIAL AND RECREATIONAL VEHICLES

Residents must contact Management Office for approval of temporary Pods/Storage Containers on homeowner property. Per Miami-Dade County Ordinance, homeowner must apply for a Certificate of Use (CU) not to exceed (90) days and follow all requirements. No commercial vehicles, campers, mobile homes, motor-homes, house trailers, or trailers of every other description, recreational vehicles, boats or boat trailers, horse trailers, go-carts, all-terrain vehicles shall be permitted to be parked or to be stored at any place in the Development, except in the recreational vehicle lot or inside a garage. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other temporary commercial services no more than (4) hours (if its longer notify LOMMA Security), nor to any vehicles of Owners of Commercial Lots and their tenants, used in connection with the business of such Owners and/or tenants when parked in that portion of the joint parking area, and other commercial parking areas, which are located on the Commercial Lots. Nor shall this apply to trucks or vans for personal use which are in acceptable condition in the sole opinion of the Board of Directors (status of which may be reviewed and changed at any time. To qualify as a non-commercial vehicle, it must not contain on or in it, any logo/writing or any visible display of commercial tools, equipment or materials inside the cabin or in the cargo area. If it is a van or SUV it must have rear seats and rear side windows. It must not have more than two axles. No on-street or on the sidewalk parking shall be permitted. For overnight vehicles parking must notify LOMMA Security Services. Any motor vehicle parked in violation of these rules and regulations or other restrictions contained herein or in the Declaration, as they may be amended, may be towed by the Overall Association at the sole expense of the Owner of such



vehicle if such vehicle is found to be in violation any time after forty-eight (48) hours from the time a notice of a specific violation is first placed on the vehicle. The Overall Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, by reason of such towing, and once the notice of violation is posted, neither its removal, nor failure of the Owner to receive it, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also include campers, mobile homes, boats and trailers. Go-peds, Go-carts and All-Terrain vehicles are prohibited on all Common areas and private roads.

It is prohibited for any resident to park any vehicle displaying advertising signs or any truck, trailer, commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of LOMMA residential district. This prohibition, however shall not apply in the following cases:

1. Vehicles which are entirely enclosed within the confines of an enclosed garage.
2. Loading or unloading of trucks, trailers or commercial vehicles provided that such loading or unloading takes no more than four (4) hours and is not performed between the hours of 7:00 PM of one day and 8:00 AM of the following day.
3. Pick-up may be parked outside of a residence if all of the following requirements are met:
 - The vehicle has no commercial markings or advertising, and no commercial equipment or appendage is attached to the exterior of the vehicle or mounted equipment either in a fixed or temporary manner which is visible of a commercial activity including fixtures or brackets necessary to carry commercial tools or supplies.
 - The vehicle is unmodified and has no more than two (2) axles and/or six (6) wheels.
 - The maximum weight of the pickup does not exceed (7500 lbs.) seventy-five hundred pounds.
 - The maximum length does not exceed (18) eighteen feet.
 - Maximum height not to exceed (8) eight feet.

10. HOLIDAY DECORATIONS AND LIGHTING

Holiday decorations and lighting shall not be hung or permitted for more than thirty (30) days prior to the corresponding holiday and shall be hung/placed in a tasteful manner. The holiday decorations and lighting shall be removed within thirty (30) after respective holidays.



11. INOPERATIVE VEHICLES

Vehicles that are in a state of disrepair or without a valid license plate that would negatively affect the image of the Lakes of the Meadow in the sole opinion of the Board of Directors, shall not remain in the Development for more than forty-eight (48) hours after notification to Owner is delivered or attempted delivery is made. No repairs of vehicles shall be made therein. Areas designated for guest parking shall be used only for this purpose. Neither Owners, tenants, nor occupants of Residential Units shall be permitted to use these areas. All vehicles must have valid license plates. Vehicles found in violation of these rules and regulations shall be subject to towing by the Association.

12. VEHICLE SAFETY

Due to the fact that there are many children, joggers, bicyclists, and pedestrians using community's paths and roads, all traffic laws must be obeyed. The speed limit on Miami-Dade County roads is 30 mph. The speed limit on Lakes of the Meadow's private roads is 20 mph. The speed limit on the marked portion of Cottonwood Circle during school zone hours is 15 mph. Road safety is everyone's concern.

13. OWNER/TENANT ABSENTEEISM

Any Owner or Tenant who plans to be absent must prepare his Residential Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Residential Unit and Lot, should the Residential Unit and/or Lot suffer windstorm or hurricane damage. A home cannot be shuttered for an extended period unless it is unoccupied during the hurricane season, June first (1st) to November thirtieth (30th). No partial shuttering shall be accepted. This also applies to boarded windows.

Any Owner who plans to be absent for more than thirty (30) days shall provide the Association's Management Office with a contact person's name, address, phone number and email. That contact person will be responsible for communicating Association information to them while away.

14. WINDOWS AND DOOR SHUTTERS

Windows and doors may not be shuttered/secured unless an emergency advisory such as a hurricane/storm warning/watch has been declared. In such case, windows and doors may be shuttered/secured 7 days prior in preparation for such storm. Windows and doors must be free of such security no later than 7 days after such storm. If an owner or tenant intends to leave a home unoccupied during the hurricane season, please follow the instructions set forth in Rule 13 above.



RULES AND REGULATIONS FOR RESIDENTS AND GUESTS

1. HOURS OF OPERATION

The Lakes of the Meadow Health and Racquet Club shall be opened and closed per schedule on the entry bulletin board. The closing hours shall be subject to change for special scheduled events and/or holidays. Absolutely no unauthorized persons shall be allowed on the Overall Association property after closing hours. No one shall be allowed to loiter in the recreational attendant's office.

2. RISK ASSUMPTION

All persons using the recreational areas shall do so at their own risk.

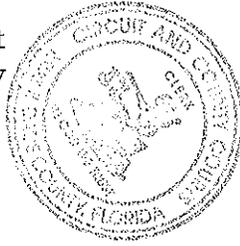
3. DRESS CODE

Bathers are required to wear footwear and cover their bathing suits inside recreational area buildings.

4. PERSONAL IDENTIFICATION (I.D.) CARDS

Residents must have valid Lakes of the Meadow I.D. cards for the use of any of the Recreational Facility areas. For the benefit of all residents and guests, random I.D. checks shall be performed. All residents and guests must have a valid I.D., wristband, and/or guest pass in their possession and visible at all times (on their person) when using the Recreational Facilities. Either Lakes of the Meadow staff and/or security may be performing these checks. Anyone without valid Lakes of the Meadow I.D. cards or guest pass will be asked to leave the premises or will be escorted out. Renewal of I.D. cards is required every two (2) years for Owners on their birthdates. Renters' renewal of ID cards will be based on the duration of the lease agreement, not to exceed twelve (12) months. Expired ID's will be confiscated. To obtain first time new I.D. card and establish an account you must show your recorded warranty deed or settlement/closing statement; To renew, you must show one of following; photo I.D., and/or current Florida I.D., utility company receipt with your name and address on it, or a current Lakes of the Meadow maintenance coupon for the property address. Homeowner (s) must fill out a Health and Racquet Club Form to Management Office. Board of Directors members will have color-coded I.D. cards with the inscription "Board Member".

Listed requirements to obtain a LOM ID are available to all residents at the Gym Facility. LOM ID's are property of Lakes of the Meadow and may be ceased at any time for sound judgment.



5. CHILDREN RESTRICTIONS

PARENTS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR CHILDREN AT ALL TIMES WHILE USING ANY AND ALL LOM FACILITIES.

6. GUESTS

Each Residential Unit is entitled to ten (10) guest passes per month and they may be picked up at the Recreational Office-Gym. Exceptions to this Rule are occasions such as scheduled and reserved parties held at The Galleria (see paragraph 11 below). Every guest entering the facilities must have a valid guest pass. Residents are responsible for the conduct of their guests. Any violation of the Rules by a guest may result in guest privileges being suspended for a period of time.

7. ENFORCEMENT OF RULES

Residents and guests must be in compliance with all the Rules and Regulations. The staff shall enforce all of the Rules. All signs posted must be obeyed. Any resident or guest may be barred from the use of the Recreational Facilities for any violation and/or have fines levied against the Residential Unit and Lot. It is a violation of the Rules to interfere with an employee or agent of the Overall Association in the rightful performance of his/her duties. Violations can result in fines or other sanctions, including but not limited to arrest and/or prosecution.

8. IMPROPER CONDUCT

Persons under the influence of alcohol or illegal drugs shall not be allowed on the premises. Gambling, profane language or any improper offensive behavior will not be tolerated.

9. PARKING

Motor vehicles must be parked in designated areas or shall be subject to towing at the vehicle owner's risk and expense. Bicycles must be parked and locked in designated areas and are not allowed inside the Recreational Area. Any vehicle parked or left unattended in a manner that compromises safety and/or security, shall be towed away immediately at the vehicle owner's risk and expense.



10. PETS AT THE RECREATIONAL AREAS

No pets are permitted at the Recreational Areas, including the Health Club, Pool and ball fields, unless otherwise require by law.

11. USE OF THE GALLERIA

The Galleria is available for use by Residents and their guests. It can be rented for parties and celebrations in advance. Rates and availability information may be obtained by contacting the Overall Association's office. Users of the Galleria are responsible for keeping the area clean and orderly, making sure all trash is placed into garbage receptacles provided. Glass containers are not allowed in the Galleria. Residents and guests shall use the Galleria at their own risk. Galleria rentals take precedence over non-reservation usage.

12. BULLETIN BOARD

All announcements for posting on the main bulletin boards at the Health Club's main office are for Lakes of the Meadow residents only and will be subject to approval. Commercial advertisements of any nature are not permitted. All other bulletin boards in the community shall be for the sole business of Lakes of the Meadow community matters, not for personal or commercial use. Approved personal announcements must be posted only on the designated main office bulletin board space. Specific guidelines for announcements are available at Lakes of the Meadow Overall Association's office.

13. POOL AND KIDDIE POOL RULES

The pool areas will be opened and closed per schedule. The schedule is subject to change for special occasions and/or events. All bathers must shower before entering the pools and must wear proper swimming attire while in the pool. Children under 13 must be accompanied by a responsible adult while in or around the pool areas. No cut-offs or shorts are allowed in the pools. Anyone incontinent requiring diapers, or not toilet trained, must wear a swim diaper or tight-fitting rubber or plastic pants. Floats, inflatable rafts, toys, balls, or scuba gear are not permitted in the pools. Absolutely no running, pushing, wrestling or physical disturbances will be tolerated in or around the pool areas. No wheeled toys, bicycles, skateboards, etc. are allowed in or around the pool areas. Pool furniture shall not be removed from the pool areas. No glass containers of any nature are permitted on pool or patio areas. Food and refreshments are allowed on tabletops only. All trash must be promptly

disposed of in provided trash containers. Members of the Staff have the authority to clear the pool and patio areas. Pool Rules will be strictly enforced at all times. Residents and guests must wear shoes and cover-ups when entering any building. Bathers use the pools at their own risk. Only children under six (6) years old are allowed in the Kiddie Pool and must be accompanied by an adult at all times.



14. VOLLEYBALL, BASKETBALL AND RACQUETBALL COURT RULES

Courts will be assigned on a first come/first served basis, with a limit of one (1) hour periods while others are waiting to play. Absolutely no glass containers are allowed in the courts.

Proper shoes must be worn at all times. Children under 13 years of age must be accompanied by an adult at all times. All courts reservations are made on first come/first serve basis. All courts are used at your own risk. No bicycles, roller blades, skateboards etc., are allowed at the courts.

15. TENNIS COURTS RULES

Reservations can be made twenty-four (24) hours in advance, but residents must still check themselves in the office to confirm reservations. Court reservations are on a first come/first served basis. Reserved courts will be held for fifteen (15) minutes after reservation time. Maximum allowed time will be one (1) hour while other players are waiting. Proper shoes and attire must always be worn. No food, gum, glass containers, skates, bicycles, etc. are allowed in the courts. Children under 13 years of age must be accompanied by an adult at all times.

16. HEALTH CLUB AND SPA RULES

Recreational Facilities include but are not limited to the Health Club, the Arvida Course, the Pools, the Tot Lot, the Courts, the dock, the ball field, etc. The Health Club includes the Gym and the Spa. The Spa includes the sauna, hot tub and the whirlpool. Residents and guests are reminded that it is always a good idea to check with your doctor before making significant changes in your diet or in your activity level. There are Rules regarding age restrictions for Gym use seen elsewhere in these Rules. Proper treatment of the equipment is required from all users of the Gym. No food, glass containers or smoking is allowed in the gym area. Appropriate

exercise clothing must be worn when using these facilities. No sandals are allowed. Shirt and shoes are required.

Children under 14 years of age are prohibited from entering or using the Health Club. Children between the ages of 14 and 17 may only use the Health Club when management has a signed waiver of liability by a parent or guardian.

A clean towel is mandatory before being allowed entry and shall be placed over vinyl seat while the equipment is being used. Failure to bring/use a towel is subject to leave the gym facilities. The use of the Gym and Health Club is at your own risk.

Users must shower before entering the Spa. There are age restrictions elsewhere in these Rules regarding use of the Gym and Spa by children. Proper bathing attire must be used in the Spa area. Staff has the authority to clear the area when deemed necessary. The use of the Spa is at your own risk.

17. LOCKER RULES

Lockers are available for Residents and guests while using the facilities. Bring your own lock to protect your valuables. Locks and valuables must be removed when you are not using the facilities, and must be emptied at the end of the day. With the limited number of lockers, there cannot be a permanently assigned locker for any one Resident. The Overall Association shall not be responsible for items left in the lockers. Lockers left occupied overnight are subject to being entered and emptied by the Overall Association. If the Owner cannot be identified and/or contacted, the contents are subject to disposal by the Overall Association at the sole risk of the locker user.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on JAN 23 2019
WITNESS my hand and official seal
HARVEY RUVIN, CLERK of Circuit and County Combs
D.C.



3/14/19