

Meadow Walk HOA

This cheat sheet contains examples of current appearance violations within our Meadow Walk Community.

Important Compliance Reminder

Homeowners are kindly reminded that it is their responsibility to correct, remove, or otherwise rectify any noted violations promptly, in accordance with the current Meadow Walk documents and guidelines.

PLEASE TAKE THE TIME TO REVIEW YOUR PROPERTY AND TAKE ANY NECESSARY CORRECTIVE ACTION TO REMAIN IN GOOD STANDING.

Our board members are always happy to assist where possible:

Please remember that the current board is made up of volunteers and fellow homeowners, just like you.

Their goal is to also maintain compliance, protect property values, keep HOA dues low, and to avoid voting in a 3rd party management company.

FINES: PLEASE READ

Please be aware that homeowners who have been warned, and still do not comply will be automatically fined and reported through our third-party compliance company. **This company will handle all unpaid fines and proceed with collections and credit reporting if necessary.**

The Board has implemented this system to manage fines and reporting as the most effective and cost-efficient way to keep our community clean, beautiful, fair, and compliant.

We value fairness, but we also want to be clear, that all violations and if fined will be taken seriously, and enforcement.

NOTE: A 3 Person team has been established to work on behalf of all homeowners. The main goal for this team is to help homeowners and board members stay compliant.

We will also email a copy to all homeowners, and post this on the website and facebook page.

Meadow Walk HOA - Violations

"The images below are provided as examples of the "Do's and Don'ts as per the community guidelines.

All homeowners must comply to avoid fines.

Please use these examples as a reference when reviewing your own property."

Effective From October 1st 2025

Trash Bins, Junk, Trash and Debris



Containers (Bins) may be placed at the curb no earlier than 5:00 p.m. the day before pickup. Containers must be removed from the curb no later than 10:00 a.m. the day after pickup.

When not out for collection, all Containers must be stored in the side yard, rear yard, garage or behind a fence. Containers (Bins) **Must not be stored in the front yard or visible from the street.**



Junk, trash and debris cannot be left in the yard and must be disposed of properly (if not picked up). This includes, but is not limited to wood, tires, automobile parts, hazardous waste, abandoned property, unusable or discarded household items, inoperative or discarded machinery or equipment, construction or demolition materials.

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Yard, lawn and Edging



Grass and weeds on all properties may not exceed 12 inches in height. Lawns must be mowed regularly and kept tidy at all times. This includes proper edging along driveways, curbs, sidewalks, and pathways to maintain a clean and well-kept appearance. Grass clippings should not be blown or left in the street, on sidewalks, or along curbs. Homes must also remain free of weeds around the foundation and on the sides of the property. Maintaining these standards ensures a neat, attractive appearance for each home and the overall neighborhood.



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landscaping & Lighting Post

Homeowners **MUST** maintain the basic minimum requirement of planting & landscaping to the front of the homes - front of home must also be free of weeds, and are **prohibited from just adding bags of bark without plants, or scrubs**



All front yard light post must be working.

****These Items MUST be COMPLAINT by
DECEMBER 31st 2025**

We understand that additional time, cost and effort may be required to properly comply, when it comes to landscaping, which includes removing weeds, adding plants, timing trees and maintaining yard light post. In consideration of this, the effective date for compliance has been extended to December 31, 2025, before any fines will be issued. This extension allows homeowners sufficient time to bring their front yards into compliance with community standards.

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PARKING

Effective From October 1st 2025



All boats are prohibited from parking for more than 48 hours



Camper, motorhomes & Trailers are prohibited



No Trailers are allowed to be parked for more than 48 hours



Commercial Small business operated vehicles must be parked in the driveway - NOT on street, and free of ladders or material overhanging sidewalk.

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HOME APPEARANCE

Effective From October 1st 2025



All fronts and sides of homes must be free of debris, and or any construction material covered, or uncovered



Vehicles not working, must be stored in the garage. No covered, vehicles, parts are to be visible from the street



All home exteriors must be maintained and kept free of weeds, mold, and faded or peeling paint. Homes that show visible signs of deterioration—such as the need for a new paint job or the presence of mold and weeds on exterior surfaces—are required to be addressed promptly to preserve the community's overall appearance. **Please remember that any new exterior painting or roof replacement must be submitted for approval prior to the start of work to ensure compliance with community standards.**