



## **ALRs**

### **Architectural**

and

### **Landscaping**

### **Requirements**

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### The Architectural Review Committee

Throughout this document, the Meadowood Community Association is referred to as the **MCA**, and the Architectural Review Committee is referred to as the **ARC**. These Architectural and Landscaping Requirements are referred to as the **ALRs**.

Where reference is made to the need for an approval, that approval must be made in the prescribed form (see the "Forms" section of these Requirements), and the approval must be in writing.

The ARC shall consist of at least three persons appointed by the Board of Directors of the MCA.

A majority of the members of the ARC shall constitute a quorum, and the action of a majority present at any meeting of the ARC at which a quorum is present shall constitute the action of the ARC.

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## **1. GENERAL RULES, REGULATIONS, RESTRICTIONS, AND CONDITIONS**

### **1.1**

Every person or entity wishing to erect, construct, place, maintain, alter, repair, or remodel any structure or landscaping within Meadowood must submit plans and specifications to the ARC for approval before any work begins. Plans must be submitted in writing in accordance with the provisions of the requirements in this document. Included are: homes, buildings, outbuildings, swimming pools, garages, driveways, mailboxes, tennis courts, carports, boat docks, fences, walls, cabanas, generators, or any other structure. Landscaping plans required herein for trees, shrubs, and bushes must also be approved by the ARC before work begins for vegetation planting, removal, or destruction. The ARC will not approve any above-ground pools, garden sheds, outbuildings, above ground fuel tanks, or perimeter fences except for invisible animal fences. The purpose is to retain the open, park-like design which makes Meadowood so attractive.

### **1.2**

All architects, landscape architects, engineers, or other persons involved in work at Meadowood must be authorized to design homes, units, or landscaping pursuant to the laws of the State of Florida and the ordinances of St. Lucie County.

### **1.3**

If a building permit is required, every person or entity wishing to improve, alter, repair, remodel, plant, remove, or destroy as described in paragraph 1.1 must apply to the ARC for the site plan and design approval prior to seeking a building permit. If a building permit is not required, application must be made before any such work is commenced.

### **1.4**

Factors to be considered by the ARC will include elevations, exterior surface treatment, color, line of sight, orientation of buildings on the property, and the relation to the other structures and improvements in Meadowood, either existing or previously approved. The ARC will place emphasis upon the harmonious incorporation of the proposed improvement into or the removal from the community as a whole with specific emphasis on external design, location of the improvements, topography, and conformity to the restrictive covenants imposed in the MCA Declaration.

**1.5**

The use, ownership, and occupancy of Lots, Condominium Units, Townhomes, Villas, and Phase IV Properties shall be subject to reasonable rules and regulations which may be promulgated from time to time by the sub-associations.

**1.6**

Enforcement of the provisions of the ALRs shall be by any proceeding at law or in equity, either to restrain violation and/or to recover damages, and/or against the land to enforce a lien. Any failure by the ARC or the MCA to enforce any of the terms of the ALRs shall in no event be deemed a waiver of the right to do so within 15 days. In addition to other methods of enforcement, the MCA may levy reasonable fines for violation(s) of the terms of the ALRs and/or suspend the person's or persons' bar code entry privileges if the violations are not corrected.

**2. THE FUNCTIONS OF THE ARC****2.1**

The MCA has charged the ARC with the authority to set out the ALRs and to oversee the enforcement of all regulations, restrictions, and conditions contained in them.

**2.2**

In order to preserve and uphold the high standards of the Meadowood Community, the MCA Board of Directors has established ALRs for the Architectural Style and Landscaping within the community. The ARC does not seek to restrict individual tastes or preferences. Its goal is to avoid harsh contrasts in the landscape and architectural themes and to foster good design, so that there is harmony among respective buildings, landscapes, and sites.

**2.3**

The ALRs are in addition to the MCA Declaration and are intended to complement, not replace, the existing deed restrictions. In reviewing the plans submitted, the ARC intends to be fair and objective in the design and review process. The primary goal of the ARC is to uphold the values and standards of the community by following guidelines which encourage good design and use of quality, lasting materials which blend harmoniously within the community.

**2.4**

The ARC has no authority to reject any proposed improvements based upon discretionary or subjective criteria, but it does have authority to review proposed improvements based upon the objective criteria set forth in the ALRs and in the MCA Declaration.

**2.5**

All applicants are required to submit plans and specifications to be kept by the MCA for final approval. See Section 3 of these ALRS for details.

**2.6**

The Committee will establish a file for each unit requesting ARC approval. All correspondence, documentation of subsequent approvals, or notices of violation in conflict herewith will be kept as part of a permanent record.

**2.7**

Unless otherwise approved by the ARC, construction of the approved improvements shall commence within four (4) calendar months from the date of approval by the ARC, and construction shall proceed continuously and be completed within twelve (12) calendar months of the date of ARC approval.

**2.8**

Failure to observe the provisions of the above section shall result in the expiration of the approval and the forfeiture of all fees. It will then be necessary for the applicant to submit a new application, together with the appropriate fees, to the ARC. It should not be assumed the previously approved applications will be reapproved automatically. The ARC will review all applications with regard to the facts and circumstances existing at the time of such review.

**2.9**

Periodic inspections of construction in progress may be made by the ARC to determine compliance with the approved plans and specifications. The ARC is empowered to enforce the ALRs as set forth in this document and in the deed restrictions of the MCA Declaration.

**2.9.1**

At the completion of the project and prior to occupancy, a final inspection will be made to determine if construction is in compliance with the plans, specifications, and applicable deed restrictions.

### **2.9.2**

Issuance of a certificate of occupancy by the county is required.

### **2.10**

The ARC will consider the qualifications of the proposed contractor(s), sub-contractor(s), and landscape contractor(s). The ARC has the right to make reasonable inquiries into the background, experience, and qualifications of all contractors proposing to do work at Meadowood and to withhold permission for improvements proposed to be made by contractors deemed unqualified.

### **2.11**

#### **TIME RESTRICTIONS FOR CONSTRUCTION**

#### **2.11.1**

No new construction or rebuilding shall be permitted on any Sunday, or on New Year's Day, Memorial Day, Labor Day, Fourth of July, Thanksgiving Day, Christmas Day, or outside the hours of 7:00 AM to 6:00 PM. Emergency repairs such as plumbing, electrical, communications, and HVAC shall be permitted.

#### **2.11.2**

Notwithstanding these regulations, the ARC may, at its complete discretion and in exceptional circumstances, give prior permission for work to proceed on a specific day which otherwise has been prohibited by ALR restriction 2.11.1 above. Such permission will be granted only in exceptional circumstances, will be limited to work which will not create a noise nuisance, and the permission will relate to a specific date for the work to be carried out. A written request for such permission must be made to the Property Manager at least one week before the day the work is required to be carried out, and the reason must be stated clearly. Emergency repairs will be allowed at any time following a Declared storm, such as a hurricane, tornado, or tropical storm.

#### **2.11.3**

Radios and similar sound devices used on work sites may be played only at a volume that does not extend beyond the boundary of that particular work site.

### **3. THE APPLICATION and APPROVAL PROCESS**

#### **3.1**

Any work requiring the approval of one of the MCA sub-associations must first be approved in writing by that sub-association, and a copy of that approval must be included in the application to the ARC.

#### **3.2**

Applications will not be deemed to be complete, nor will they be acted upon until all the required information and documents have been received and the appropriate fees have been paid.

#### **3.3**

In no event shall work commence until the appropriate written approval has been granted and all appropriate fees and refundable deposits have been paid.

#### **3.4**

Refundable deposits will be returned upon satisfactory completion of the project; see also section 3.5.6.

#### **3.5**

##### **APPLICATIONS**

##### **3.5.1**

Applications must be made for all of the following which apply.

- New Construction and Swimming Pools (Form 3.5.2)

- New Landscaping or Landscaping in excess of \$2500 (Form 3.5.3)

- Color Applications (Form 3.5.4)

- Approval of Contractors and Sub-Contractors (Form (3.5.5)

- Rules & Regulations for Contractors and Sub-Contractors (Form 3.5.6)

- Single Project Modifications (Form 3.5.7)



**3.5.2**

**MAIN APPLICATION – New Construction (See Form 3.5.2).**

This application is mandatory for all new construction, for structural changes to the external appearance of any existing structure, and for all swimming pools.

A complete application for a New Home must have the following forms with Form 3.5.2 when submitted to the ARC for approval:

Form 3.5.3 Landscaping

Form 3.5.4 Color Applications

Form 3.5.5 Approval of Contractors and sub-Contractors

Form 3.5.6 Rules & Regulations for Contractors & Sub-Contractors.

**3.5.3**

**LANDSCAPING (See Form 3.5.3)**

This application and an accompanying design plan are mandatory for all new landscaping and for substantial landscaping changes in excess of \$2500. This form should be used when requesting removal of any trees.

**3.5.4**

**COLOR APPLICATION**

Color schedule application is mandatory for all new construction, driveways, and for changes to existing colors, and repainting in the same color. It must be submitted in writing, accompanied by samples or color swatches.

**3.5.5**

**APPLICATION FOR APPROVAL OF THE CONTRACTOR, SUBCONTRACTOR, OR LANDSCAPING CONTRACTOR (See Form 3.5.5)**

No contractor, sub-contractor, or landscaping contractor will be given access to Meadowood unless and until this application has been submitted and approved. In the event of violation(s) of any of the regulations during the progress of the work, a "Stop Work Order" will be issued.

**3.5.6****RULES & REGULATIONS FOR CONTRACTORS AND SUB-CONTRACTORS (See Form 3.5.6)**

This form must be signed by all contractors and sub-contractors, and the Rules & Regulations must be adhered to, or a "Stop Work" order will be issued. The Contractor's Refundable Deposit of \$1500 will be used to cover any damage to the common areas of Meadowood and/or to a Meadowood owner's property resulting from work performed by the Contractor and/or his Sub-Contractors. The unused balance will be returned upon final inspection by the ARC of the work performed and the Meadowood owner's confirmation that any damage to the owner's property has been paid for or corrected. This deposit will be returned to the person or entity that originally paid it.

**3.5.7****SINGLE PROJECT MODIFICATIONS (Form 3.5.7)**

This application is required for the following modifications.

Screen enclosures

Decks, Trellises, and Fencing

Roof replacement (Color Application Form 3.5.4 is also required)

Generator Installation and/or Satellite Di

**3.6****THE ARC REVIEW****3.6.1**

The ARC will consider any application within 15 business days of the receipt of a complete application. It will then, in writing, either approve the application (if necessary, subject to conditions) or deny approval. In the case of conditions being imposed or of a denial, the ARC will outline briefly its reason for such conditions or denial.

**3.6.2**

The ARC, on approving an application, will return one copy of the application and its enclosures, suitably endorsed, to the owner.

**3.6.3**

In the event that the ARC shall fail to consider the application within 15 business days of its submission, then such approval by the ARC shall not be required. This does not, however, negate any of the requirements of the MCA Declaration.

### **3.6.4**

In the event of conditions being imposed or of a denial which the owner considers to be unjust, the owner may request a meeting before the ARC. Such appeals by the owner must be made in writing, stipulating all applicable facts, within 15 business days of the ARC's denial or qualified approval. The applicant will be notified of the time and place of such meeting as mutually agreed. If the ARC disapproves a second request, the owner can appeal that decision to the MCA Board of Directors.

### **3.7**

Upon approval of the contractor by the ARC, it is the owner's responsibility to secure the payment of the contractor's refundable deposit. Upon receipt of that deposit, the ARC will give instructions to Meadowood Security to allow access to the approved contractor, subject to the contractor's not being in breach of any regulation at any time.

### **3.8**

Work is to commence within four (4) calendar months of the date of the ARC's final approval. Construction is to proceed continuously and is to be completed within twelve (12) calendar months of the date of that approval.

### **3.9**

#### **SCHEDULE OF FEES**

Fees for Main Applications, Sub-Association Applications, and Garages are listed in this section, 3.9.1 through 3.9.3.

#### **3.9.1**

##### **MAIN APPLICATIONS (For Building a New Home)**

1. Infrastructure Impact Fees \$0
2. Contractor Refundable Deposit \$1,500
3. Water & Sewer Impact Fee \$2,000
4. ARC Review Fee \$250

For New Home Construction: Total Due at Plan Review \$3750.

The costs for water & sewer hookups are the responsibility of the owner.

The MCA will provide stub locations that appear on the as-built drawings and camera views; contact the manager of the water treatment plant or the Association's property manager. Failure to locate the laterals by the owner/builder/developer in no way obligates the MCA for any cost associated either with locating or connecting to the sewer system. All expenses incurred to locate and connect to the water and sewer systems will be borne by the owner/builder/developer. In the event that there is no lateral, the MCA will provide one to the property line. See also section 3.5.6.

**3.9.2****LOT, CONDOMINIUM UNIT, TOWNHOME, VILLA, or PHASE IV PROPERTY MODIFICATION**

Applications must be submitted to and approved by the ARC.

- Exterior Additions \$0
- Pool, Spa, or Screen Enclosure \$0
- Decks, Trellis, or Fencing \$0
- Landscape Changes Less Than \$2500 \$0
- Reroof \$0
- Change in Exterior Finishes or Repaint \$0

**3.9.3****GARAGE and UTILITY STRUCTURES**

Applications must be submitted to and approved by the ARC.

- New Construction \$250
- Exterior Additions \$125
- Change in Exterior Finishes or Color \$0 (Must be reviewed by the ARC)

**4. SITE PLANS****4.1****EASEMENTS****4.1.1**

The majority of the lots in Meadowood may be subject to a "Road Easement" of 30 feet from the center line of the road into an individual lot. This forms the front boundary line of the property. All owners should consult their deeds and site surveys to ascertain their situation as it pertains to a specific lot (See Figures 4.1 A and 4.1 B).

**4.1.2**

In addition, there is a utility easement of the first 10 feet of the property line, front and back, and 6 feet on each side measured from the property line boundary.

**4.1.3**

It is the responsibility of the owner to lay and maintain sod over these easement areas. A right of way over this area is granted for the purposes of ingress and egress.

## **4.2**

Homes be designed and configured for each individual lot. They should be sited to best complement the architecture and to take advantage of prevailing breezes, sun orientation, golf course and/or lake views, and to facilitate the preservation of existing vegetation.

## **4.3**

### **MINIMUM SETBACKS**

Minimum setbacks are measured from the lot boundary, which is not necessarily the same as the road line, to the structural walls, not to the eaves or overhangs (See Figures 4.1 A and 4.1 B).

### **4.3.1**

#### **SINGLE FAMILY DWELLINGS**

1. Front yard minimum setback is 25 feet.
2. Side yard minimum setback is 10 feet.
3. Side yard on Corner minimum setback is 20 feet.
4. Rear yard minimum setback is 15 feet.

### **4.3.2**

#### **ZERO LOT LINE VILLAS and VILLAS**

1. Front yard minimum setback is 25 feet.
2. Side yard (zero lot) minimum setback is 3 feet; on 50-foot wide lots, the opposite side must be 7.5 feet.
3. Side yard (non-zero lot) minimum setback is 10 feet.
4. Rear yard minimum setback is 15 feet.

### **4.3.3**

#### **MULTI-FAMILY DWELLINGS**

1. Front yard minimum setback is 25 feet.
2. Side yard minimum setback is 25 feet.
3. Rear yard minimum setback is 15 feet.
4. Building-to-building setback shall be as required by St. Lucie County codes and ordinances.

**4.4****FLOOR FINISH ELEVATION**

Finish floor elevation for single family homes and villas shall be governed by St. Lucie County and South Florida Water Management District codes and ordinances. As a guide, homes shall be 18-24 inches above the crown of the center line of the road at the lot.

**4.5****SITE GRADING and EARTH MOUNDING**

Site grading and earth mounding should be graded to harmonize visually with the surrounding grades, provide for site drainage, and facilitate preservation of existing vegetation.

**4.6****DRAINAGE**

All drainage should be self-contained; no water should be allowed to drain onto other properties.

**4.7****UTILITIES**

All Utility lines for electricity, water, plumbing, telephone, gas, cable television, and all other services to the lots in Meadowood shall be underground.

**5. LANDSCAPING****5.1****MINIMUM DOLLAR REQUIREMENT**

The required minimum dollar expenditure for single-family homes shall be \$6,000, excluding the cost of sod and irrigation.

The required minimum dollar expenditure for villas shall be \$2,000, excluding the cost of sod and irrigation.

The required minimum dollar expenditure for multi-family dwellings shall be \$1,200 per unit, excluding the cost of sod and irrigation.

The cost shall be considered the average cost available from recognized local landscape contractors currently licensed and practicing in St. Lucie County.

## **5.2**

### **THE UTILITIES EASEMENT**

In designing the landscaping plan, care and caution should be paid to the fact that plantings in the utilities area (See Figures 4.1 A and 4.1 B) may be subject to disturbance by the utility authorities from time to time in the future. Any entity which excavates in the easement area is responsible for restoring same to the condition in which it was found.

## **5.3**

### **TREES**

#### **5.3.1**

Existing trees and vegetation must be preserved and integrated into the landscape plan unless they are within the footprint of the proposed building as approved by the Committee. No trees of four-inch diameter or greater are to be removed without St. Lucie County approval prior to the Committee's approval.

#### **5.3.2**

All trees must comply with *Florida Department of Agriculture Standards: Grades and Standards of Nursery Plants, Volumes 1 and 2*, included in St. Lucie County Ordinances (See Figure 5.3.2).

#### **5.3.3**

##### **STREET TREES**

Street trees should create a tree line. One shade tree, 12 feet in height with a six-foot spread should be planted in the first ten (10) feet of each lot. Street trees should be planted for each 50 lineal feet of each lot, beginning 12 feet from the left of the right property boundary. Maintenance of these trees is the responsibility of the owner.

#### **5.3.4**

##### **SINGLE FAMILY HOMES**

#### **5.3.5**

There must be a minimum of two (2) shade trees in the front yard. Trees must have a minimum height of 12 feet and a six-foot spread at the time of planting.

#### **5.3.6**

There must be a minimum of two (2) shade trees in the rear yard. Trees must have a minimum height of 12 feet and a six-foot spread at the time of planting.

**5.3.7**

Including the trees described in the two sections above, and including preserved trees approved by the ARC, there must be a minimum of seven (7) trees placed on the lot, one (1) of which may be replaced with three (3) palms.

**5.3.8****VILLAS**

Villa landscaping must include a minimum of four (4) shade trees.

**5.4****PLANTS, WALLS, and WELLS****5.4.1**

All shrubbery must be at least 18 inches high at the time of planting.

**5.4.2**

No fence, hedge, wall, shrub, or planting shall exceed six (6) feet in height.

**5.4.3**

The use of potable water for irrigation purposes is not permitted. All properties must have and use a well and an irrigation system from same as proposed and approved on the property Landscaping Plan (Form 3.5.3).

**5.5****DEAD PLANTS**

Dead plants or plants dying from frost, drought, or other causes must be replaced within three (3) calendar months.

**5.6****GENERAL GUIDANCE for PLANTING CONCEPT and DESIGN****5.6.1**

Single family homes are seen primarily from the front, generally from cars passing or by neighbors strolling by. The planting philosophy developed for Meadowood emphasizes the landscape in front of the home. However, a considerable number of homes have views over the golf course, and the landscape plans for these homes should include consideration of the visual impact of the landscaping from the golf course (See Figures 5.6.1 A and 5.6.1 B).



**5.6.2**

Note the Schedule of Recommended Trees, Plants, and Shrubs set out in Figure 5.3.2. In particular, the Plants listed as Prohibited must not be used.

**5.6.3**

Use foundation planting in simple plant masses of few materials in sweeping, curvilinear beds. Place trees, shrubs, and earth mounds to complement the architecture of the home and to create outdoor space. The use of annual planting beds as an alternative source of color is recommended (See Figure 5.6.3).

**5.6.4**

Ninety percent (90%) of all plant material must be tolerant of temperatures below 32 degrees Fahrenheit for a period of up to 12 hours. The use of cold-hardy materials is encouraged. Only plants acclimated to St. Lucie County should be used.

**5.6.5**

All air conditioning units, pool equipment, and generators, must be screened with landscape materials at least 30 inches in height at the time of planting.

**6. DRIVEWAYS****6.1**

Driveways for single family homes with more than 60 feet of front road footage shall be of the side-entry garage configuration.

**6.2**

A front-entry garage configuration for single family home lots with fewer than 60 feet of front road footage may be considered by the ARC, provided that the visual impact is minimized by appropriate landscaping, elevation, other suitable means, and to the other homes in proximity.

**6.3**

The use of pavers, paver blocks, or decorative stamped concrete throughout the community is encouraged. At a minimum, all driveways shall consist of poured concrete with scored joints and control joints at a maximum of 30 foot centers.

**6.4**

To provide for a uniform standard, all driveways shall have a flare of a six (6) foot radius set back two (2) feet from the road line.

## **7. DESIGN CRITERIA**

For Use Areas See Figure 7.

### **7.1**

#### **SINGLE FAMILY LOTS**

Each platted lot shall be used for single family residential purposes only. The lots shall not be subdivided into smaller tracts of land without approval of the MCA and the appropriate governmental subdivision. A maximum of one single family residence shall be constructed on any one lot. No outbuildings, attached or detached, such as pool houses, cabanas, storage sheds, or greenhouses shall be allowed without approval of the ARC and the MCA Board of Directors. A single family residence and its appurtenances, if any are permitted, may be constructed on a contiguous area containing more than one lot, but not less than one full lot.

#### **7.1.2**

Single family residences' maximum height shall conform to code requirements, but shall not exceed two (2) stories or 35 feet in height.

#### **7.1.3**

Each single family residence must have a side-entry garage large enough to accommodate two (2) normal size cars.

### **7.2**

#### **MULTI-FAMILY UNITS**

In these requirements, "Unit" shall mean that portion of a multi-family building located within the Unit Use Area.

#### **7.2.1**

The property shall be used for and/or re-subdivided for multi-family residential purposes only. A unit shall not be sub-divided into smaller parcels of property, nor shall the owner of a unit alienate or devise in any manner a portion or portions of a unit but shall hold the same only as one contiguous unit.

#### **7.2.2**

A minimum of one off-street parking space shall be provided for each unit.

#### **7.2.3**

Parking areas must be landscaped in accordance with a landscaping plan approved by the Committee.

### **7.3**

#### **VILLAS and ZERO LOT LINE UNITS**

##### **7.3.1**

In these requirements for VILLAS and ZERO LOT LINE UNITS, "villa" shall mean and refer to a detached single family type residence constructed, or to be constructed within the villa use area.

##### **7.3.2**

The property shall be used for and or re-subdivided for attached single family villas. An individual villa shall not be sub-divided into smaller parcels of property, nor shall the owner of a villa alienate or devise in any manner a portion or portions of a villa but shall hold or alienate the same only as one contiguous unit.

##### **7.3.3**

Each villa must have a garage large enough to accommodate two (2) normal size cars.

##### **7.3.4**

All areas not under permanent structure must be improved and landscaped in accordance with a landscaping plan approved by the Committee.

##### **7.3.5**

Homes shall be one-story, not to exceed 25 feet in height.

#### **7.4 SQUARE FOOTAGE**

##### **7.4.1**

Minimum square footages listed are for air-conditioned space and are exclusive of all garages, decks, and other areas not under air.

##### **7.4.2**

The single family, single story minimum is 1800 square feet.

##### **7.4.2.1**

The single family, multi-story minimum is 2400 square feet, a minimum of 1600 square feet of which shall be on the ground floor.

##### **7.4.2.2**

Villas and zero lot line units' minimum is 1500 square feet.

**7.4.2.3**

Multi-family units' minimum is 1400 square feet for each unit.

**7.5****DESIGN STANDARDS**

The preferred architectural style throughout Meadowood is Modern Mediterranean, traditional Spanish and Tuscan Italian architecture with touches of Moroccan tiles and pavers. It includes stucco finishes, rounded arches, tile roofs, and outdoor pavers (See Figures 7.5 A [Homes] and 7.5 B [Villas]).

**7.5.1**

The same building model and contractor's elevation shall not be constructed within the same line of sight, or within five (5) single family lots, or within three (3) lots for villas.

**7.5.2**

There must be a minimum roof overhang of 24 inches on each single family residence.

**7.5.3**

The maximum building height shall not exceed 35 feet measured at the mid-point of the roof. Building setback shall be as defined in Section 4.

**7.6****RECOMMENDED MATERIALS****7.6.1****EXTERIOR WALLS****7.6.1.2**

Concrete block with stucco (CBS) should be sanded to medium texture; troweled finishes are allowed. There should be no exposed block.

**7.6.1.3**

Tone-cut coral or imitation cut coral with the Committee's approval of the manufacturer is permitted.

**7.7****GARDEN WALLS****7.1**

Garden walls should match or blend with building walls.

**7.8****COLUMNS, PIERS, ARCHES, and ROOFS**

Arches shall be aesthetically consistent with one another, and free-standing arches shall be carried on piers.

**7.8.1**

Arches shall be CBS concrete with base and capital.

**7.8.2**

Cut coral or imitation cut coral with the ARC's approval of manufacturer is permitted.

**7.9****RAILINGS****7.9.1**

Wrought iron railings are permitted.

**7.10****ROOFS**

The color is to be approved by the ARC.

**7.10.1**

Flat concrete tile is permitted.

**7.10.2**

Clay barrel tile or clay or concrete Spanish "S" barrel tile is permitted.

**7.10.3**

Architectural grade shingles are allowed in Phase IV property only.

**7.10.4**

Painted standing seam metal roofs are permitted; 5V metal roofs and unpainted metal roofs will not be approved.

**7.10.5**

Current residences with cedar shake roofing are grandfathered, and existing cedar shake roofing may be replaced with cedar shake roofing.

**7.11 GUTTERS**

**7.11.1**

Painted Aluminum is permitted.

**7.11.2**

Natural or painted copper is permitted.

**7.12****WINDOWS and SKYLIGHTS**

Types of window operation allowed are: single, double, casements, and fixed glass. Windows are to be appropriately trimmed with banded stucco on the front elevation.

**7.12.1**

White or bonze aluminum is permitted.

**7.12.2**

Vinyl or aluminum-clad wood is permitted.

**7.12.3**

Skylights, when used, shall be the flat type.

**7.13****DOORS****7.13.1**

Painted metal is permitted.

**7.13.2**

Wood may be stained, sealed, varnished, or painted.

**7.13.3**

Fiberglass doors are permitted.

**7.14****MISCELLANEOUS**

**7.14.1** Colors are to be earth tones (preferably light in color) or pastels.

**7.14.2**

Mailboxes and street number lettering are to be of the Committee's approved standard mailbox and signage (see Figure # 7.5.9.2)

**7.14.3**

Garbage and recycling receptacles at the condominiums are to be screened with a wall, fence, or shrubbery.

**7.14.4**

Garbage and recycling containers are to be left at curbside only on collections days. Violators may be fined.

**7.14.5**

No window or through wall air conditioner units are permitted. All other air conditioning and air handling equipment must be screened from view.

**7.14.6**

The ARC will not approve any fences except for outdoor mechanical equipment such as air conditioners, pool pumps, and generators.

**7.14.7**

Any swimming pool, tennis court, or other recreational area and the lighting thereof shall be designed so as to buffer the surrounding residences and public view from the use and lighting thereof. Pool equipment shall be screened from view.

**7.14.8**

No hedge, wall, shrub, or planting shall exceed six (6) feet in height.

**7.14.9**

No fence, hedge, wall shrub, or planting which materially obstructs sight lines of street traffic shall be placed or permitted to remain on any corner lot.

**8. GRAPHICS and SIGNAGE****REAL ESTATE SIGNS**

The ARC has adopted unified signage requirements throughout Meadowood. Signage is defined as all numbers, graphics, logos, real estate, and for sale signs.

**8.1**

Real estate signs shall be in accordance with the approved design and color of the adopted typical real estate sign for Meadowood as shown in figure 8.1.

**8.1.2**

Real estate signs shall be located approximately 25 feet from the edge of the road in front of the respective lot or home and as close to the center of the lot as possible. For golf course lots, signs may be placed in the back yard facing the golf course. Signs should be located approximately 25 feet from the edge of the property.

**8.1.3**

Real estate signs marketing homes or lots shall conform to the approved language.

**8.2****GENERAL SIGNAGE****8.2.1**

No signs of any type shall be permitted to be in or on the windows of any home, villa, town home, or condominium.

**8.2.2**

No vehicle displaying signage of any type, other than standard manufacturer logos or license plates, shall be permitted to remain overnight on any driveway or parking lot within Meadowood, nor shall such a vehicle be permitted to be on display within any residential driveway or common area of Meadowood.

**8.2.3**

No real estate signs, garage sale signs, or other signs shall be placed within the common area of Meadowood without the written approval of the ARC.

**8.2.4**

The flying of state or national flags is permitted, and the use of other flags or similar graphics may be permitted for special occasions such as federal holidays or open houses, provided that such are placed out after sunrise and removed prior to sunset.



## **9. Phase IV**

### **PHASE IV: THE 70-ACRE PARCEL**

The regulations covering the construction of residences on this site are set out in the Association's Declaration Part II (4) (a-e), which should be consulted.

**Form 3.5.2**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)

**MAIN APPLICATION**

**New Home Construction & All Swimming Pools**

Owner: \_\_\_\_\_

Unit/Lot#: \_\_\_\_\_ Street Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Brief Description of Project: \_\_\_\_\_

Initial all Categories when each item is checked off, or use N/A (Not Applicable)

\_\_\_\_\_ SITE PLANS AND SURVEY – Two (2) Copies

\_\_\_\_\_ CONSTRUCTION PLANS – Two (2) Copies

\_\_\_\_\_ LANDSCAPE PLAN FORM 3.5.3

\_\_\_\_\_ COLOR APPROVAL FORM 3.5.4

\_\_\_\_\_ CONTRACTOR AND SUB CONTRACTOR APPROVAL FORM 3.5.5

\_\_\_\_\_ RULES/REGULATIONS FOR ALL CONTRACTORS/SUB CONTRACTORS  
FORM 3.5.6

\_\_\_\_\_ FEES PAID TO MCA (with the exception of roll-overs)

\$2000 Water & Sewer Impact Fee

\$250 ARC Fee

\$1500 Refundable Contractor Fee

Total Received \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY MUST BE SUBMITTED UPON COMPLETION**

I/We confirm that we have read and understood the MCA Architectural & Landscaping Requirements (ALRs), and I/We understand that compliance with the regulations, restrictions, and conditions therein is mandatory.

Signed \_\_\_\_\_ Date \_\_\_\_\_

.....  
**FOR ARC USE ONLY**

Date Received \_\_\_\_\_ Date Considered \_\_\_\_\_

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved subject to the attached conditions

\_\_\_\_\_ Denied for the attached reasons

DECISION: Signed by ARC Chair \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY RECEIVED**

YES \_\_\_\_\_ DATE \_\_\_\_\_

NO \_\_\_\_\_

**BUILDER REFUND RETURN**

YES \_\_\_\_\_ DATE \_\_\_\_\_

ROLLED OVER \_\_\_\_\_

**NO FOR FOLLOWING REASONS**

\_\_\_\_\_

**Form 3.5.3**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)  
**APPLICATION FOR LANDSCAPE PROPOSAL**

Owner: \_\_\_\_\_

Unit/Lot#: \_\_\_\_\_ Street Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Brief Description of Project:

---

1. Estimated dollar value of landscape proposal, excluding sod and irrigation \$ \_\_\_\_\_
2. How much of the estimated value is in the front of the home? \$ \_\_\_\_\_
3. Are the plants species to be used acclimated to St Lucie County?
4. Will they tolerate temperatures below 32F for 12 hours? YES \_\_\_\_\_ NO \_\_\_\_\_
5. A/C, generator, pool equipment, and well must be screened by plants or fence, and plants must be approved and be 30" high at planting. YES \_\_\_\_\_ NO \_\_\_\_\_
6. If it is a corner lot, will any plantings obscure traffic line of site? N/A \_\_\_\_\_ NO \_\_\_\_\_

**THIS APPLICATION MUST BE ACCOMPANIED BY A SITE PLAN TO SCALE  
SHOWING ALL REQUIRED DETAILS**

TREES: Minimum, Homes 7, Villas 4 Species & location

Palms: Numbers and locations

Shrubs: numbers, species, and location

Location of irrigation well & irrigation hook-up system

Signed \_\_\_\_\_

Date \_\_\_\_\_

**Form 3.5.4**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)  
**APPLICATION FOR COLOR APPROVAL**

Owner: \_\_\_\_\_

Unit/Lot#: \_\_\_\_\_ Street Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**NEW CONSTRUCTION**

Paint colors: Swatches or chips required

Main Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Roofs: Material \_\_\_\_\_

Color \_\_\_\_\_

Driveway: Pavers/Other Color \_\_\_\_\_

**CHANGE OF COLOR on Existing House**

Attach color chip for:

Main color \_\_\_\_\_

Trim \_\_\_\_\_

**REPAINTING SAME COLOR on Existing House**

Attach color chip or paint swatch for

Main color \_\_\_\_\_

Trim \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Approved \_\_\_\_\_ Date \_\_\_\_\_



**Form 3.5.5**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)  
**Application for Approval of Subcontractor**

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**NAME** \_\_\_\_\_ **License #** \_\_\_\_\_

**Form 3.5.6**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)  
**Rules & Regulations for All Contractors**  
**And Subcontractors**

Owner: \_\_\_\_\_

Phone # of Contractor/ Sub-Contractor: \_\_\_\_\_

On behalf of Company and/or owner \_\_\_\_\_, I hereby confirm that we will conduct our work following the Rules and Regulations as set forth below:

- 1) No contractors or sub-contractors will be allowed enter or to begin work until the ARC has approved all requirements.
- 2) The ARC must approve any change(s) of subcontractors. Failure to do so will result in their being turned away.
- 3) Construction is only allowed between 7 AM and 6 PM.
- 4) No work is allowed on any Sunday, New Year's Day, Memorial Day, Labor Day, Fourth of July, Thanksgiving Day or Christmas Day.
- 5) The speed limit is 25 M.P.H.
- 6) No advertising is allowed on any job site; therefore, no signs are allowed on the job site.
- 7) Radios and other devices are allowed as long as the volume does not extend beyond the perimeter of the work area.
- 8) Every effort should be made to keep the work site tidy and clean. Any dirt or mud deposited on the roadway must be cleaned each day. Constructions materials are to be kept to a minimum.
- 9) Advance notice of deliveries must be given to Security: Phone 772-466-7466.
- 10) Dumpsters and Portable toilets are to be situated behind the road easement, 20 Ft.
- 11) The Contractor's Refundable Deposit of \$1500 will be used to cover any damage to the common areas of Meadowood and/or to a Meadowood owner's property made by the Contractor or his subcontractors. The unused balance will be returned upon final inspection by the ARC of the work performed and the Meadowood owner's confirmation that any damage to the owner's property has been paid for or corrected. This deposit will be refunded to the person or entity that originally paid it.
- 12) Members of the ARC are allowed to inspect progress of the work at all times.

Signed \_\_\_\_\_ Dated \_\_\_\_\_



**Form 3.5.7**

Meadowood Community Association (MCA)  
Architectural Review Committee (ARC)  
**APPLICATION FOR SINGLE PROJECT APPROVAL**

Owner: \_\_\_\_\_

Unit/Lot#: \_\_\_\_\_ Street Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Brief Description of Project \_\_\_\_\_

Re-ROOF:

Material: \_\_\_\_\_

Color Swatch or Sample must be attached

Contractor Forms 3.5.5 and 3.5.6 Must be Attached

Tree Removal:

Copy of County Permit and Landscape drawing of Location

Must be attached

Generators/Porches/Screens, etc.

Copy of County Permits with Location & Site Plan

Contractor Forms 3.5.5 and 3.5.6 Must be Attached

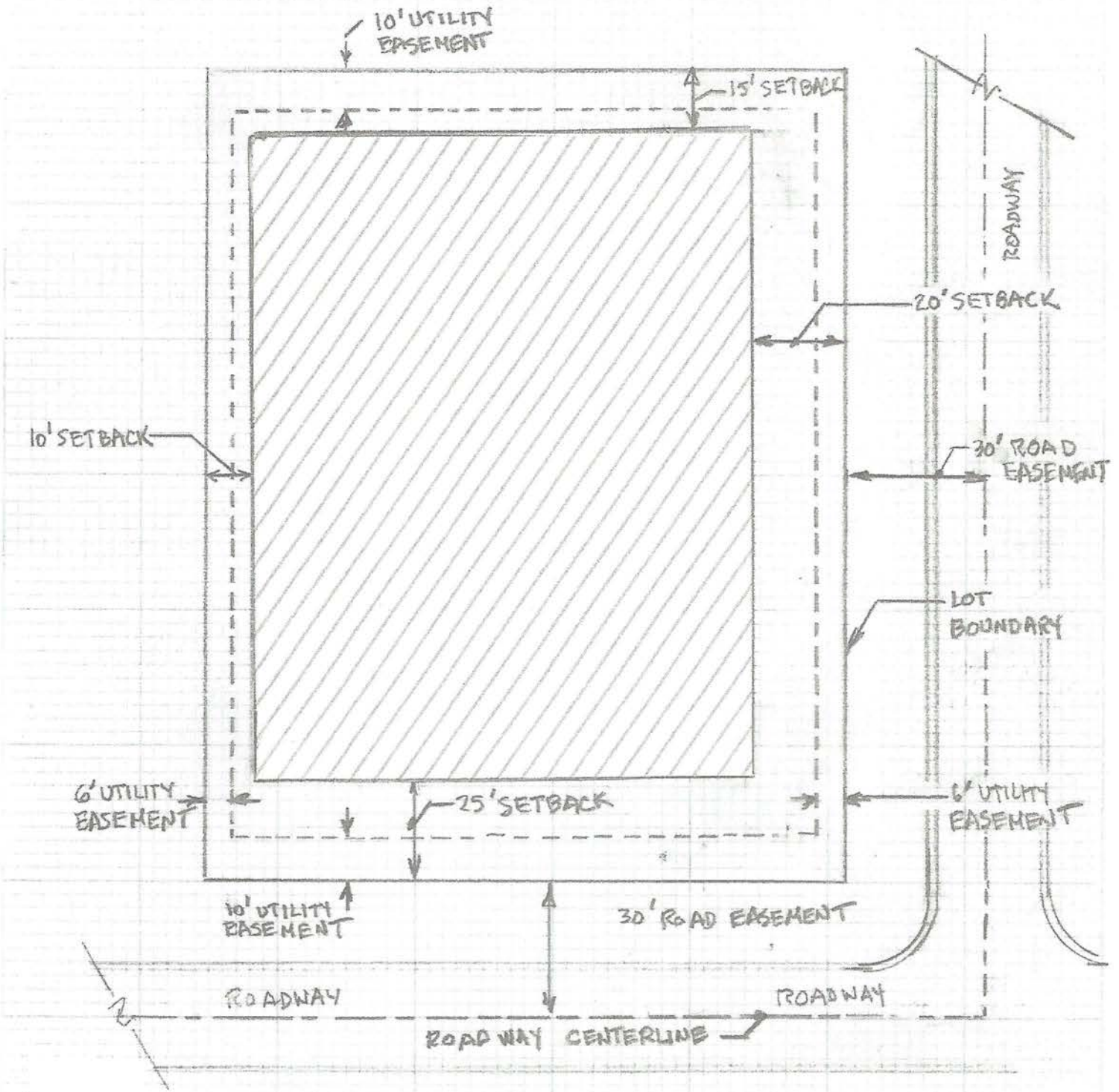
Other: \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Approved \_\_\_\_\_ Date \_\_\_\_\_



Figure 4.1 B- Easements and Setbacks for Typical Corner Lots



Notes:

1. Figure Not To Scale
2. Where the road is developed to its full 60 feet, the road easement will not apply
3. The cul-de-sacs were not designed for the 60 foot road width and there the road easement will not apply
4. Owners should consult their title documents.

**Figure 5.3.2**

**SCHEDULE OF RECOMMENDED**

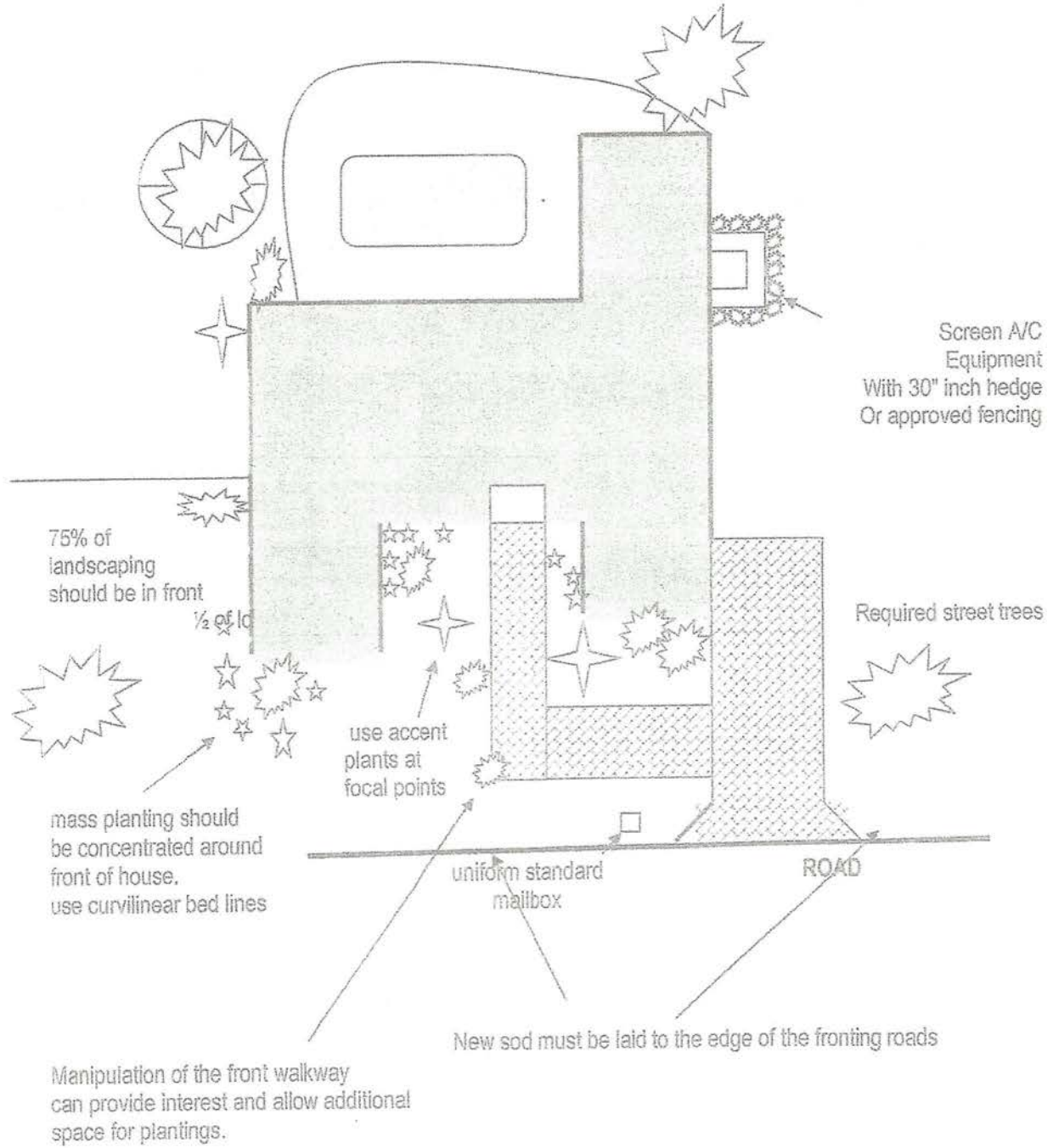
**TREES, PLANTS and SHRUBS**

	<b><u>ACCEPTABLE</u></b>	<b><u>PROHIBITED</u></b>
<b><u>TREES</u></b>	Red Maple Sweet Gum Southern Magnolia Laurel Oak Live Oak Drake Elm	Carrotwood Loquat Brazilian Pepper tree Australian Pine
<b><u>ORNAMENTALS</u></b>	Weeping Bottlebrush Crepe myrtle Ligustrum Southern Wax Myrtle	<b><u>PROHIBITED</u></b> Photina Standard
<b><u>PALM TREES</u></b>	Canary Island Date Palm Sabal Palm Washington Palm Dactyliferus Palm Queen Palm	
<b><u>CLUMP PALM</u></b>	Paurotis Palm	
<b><u>ACCENTS</u></b>	European Fan Palm Crinum Lily King Sago Palm Pigmy Date Palm Bird of Paradise Windmill Palm	
<b><u>SHRUBS</u></b>	Pineapple Guava Southern Wax Myrtle Photina Majestic Beauty Indian Hawthorne Silverthorn Viburnum Awabuki Sandankwa Viburnum	<b><u>PROHIBITED</u></b> Variegated Pittosporum Kurume Azalea
<b><u>GROUND COVER</u></b>	Dwarf Yaupon Holly Day Lily Liriope "Evergreen Giant" Dwarf Pittosporum Indian Hawthorne	



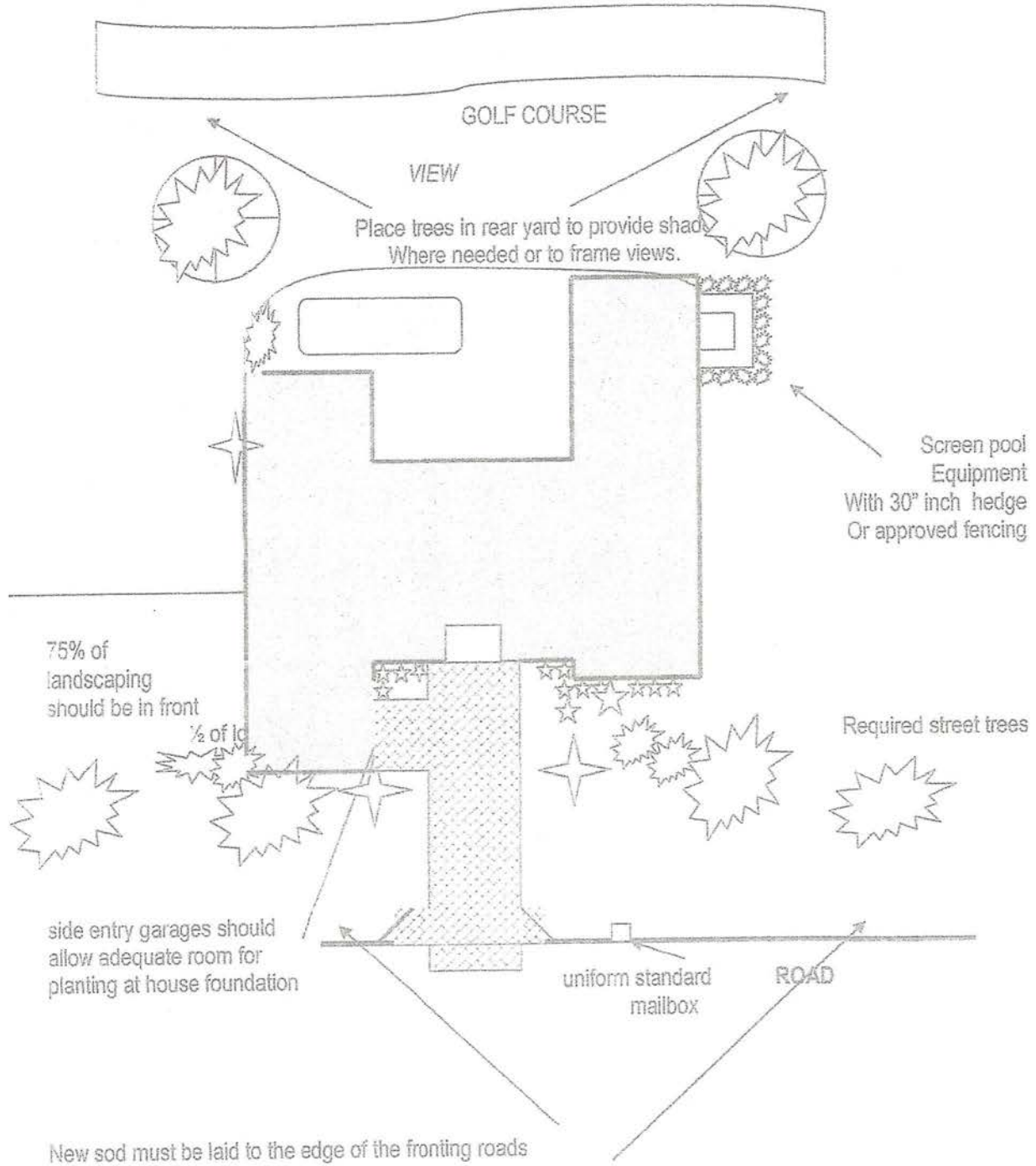
**Figure 5.6.1 A**

RECOMMENDED PLANTING PLAN



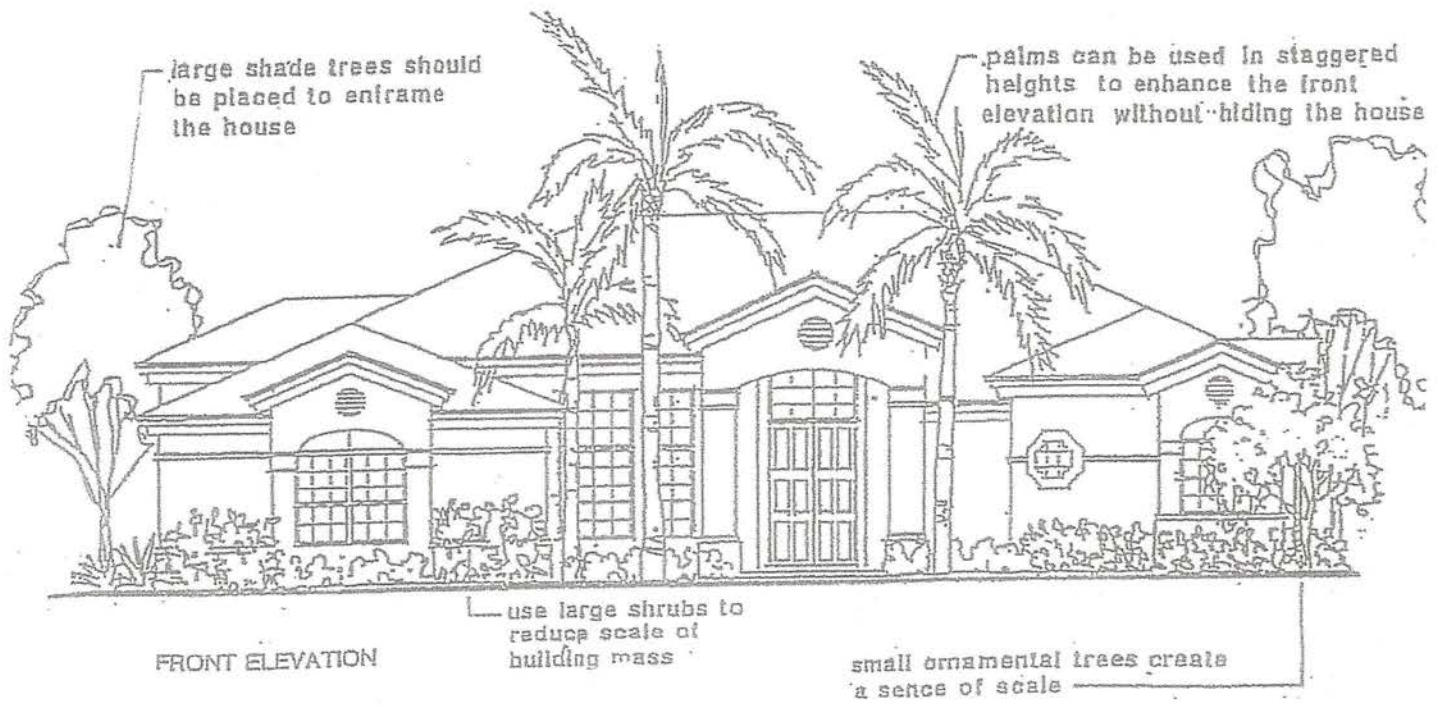
**Figure 5.6.1 B**

RECOMMENDED PLANTING CONCEPT



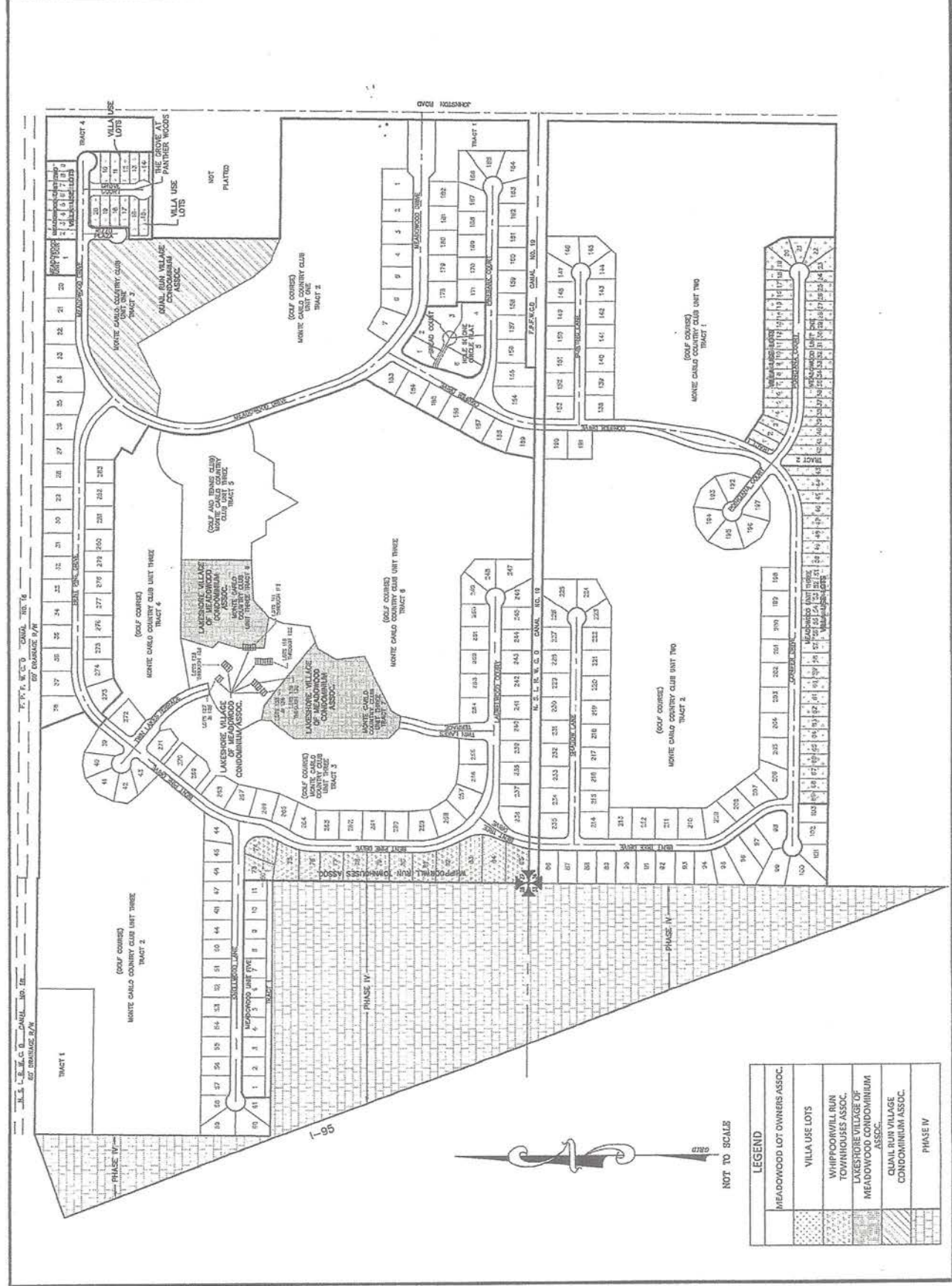
**Figure 5.6.3**

**RECOMMENDED PLANTING PLAN ELEVATION**





**Figure 7.1 Unit Use Area**



NOT TO SCALE



**Figure 7.5 A Design Standard for Home**



Figure 7.5 B Design Standard for Villa





**Figure 7.5.9.2**  
**Approved Mailbox and Street Numbering**



Figure 8.1

Example of Approved Real Estate Sign with Logo



Size: 18" X 10" Oval

Note: Real Estate signs maybe purchased from Aztec Graphix 772-468-2023