

MEADOW RUN HOMEOWNER ASSOCIATION, INC.

Board of Director's Policy

8 ft. SHARED RIGHT OF ACCESS ALONG MEADOW RUN ROADS

In recognition of the shared right of access along the roadways in the Common Areas and the maintenance obligations that the owners have to individually maintain those Common areas located in front of their lots, the Meadow Run Association Board of Directors have approved the following rules:

The 8 ft. common ground for right of pedestrian access along the roadways is for ingress and egress only. In respect of the privacy of the owners, no pedestrians shall linger in such areas.

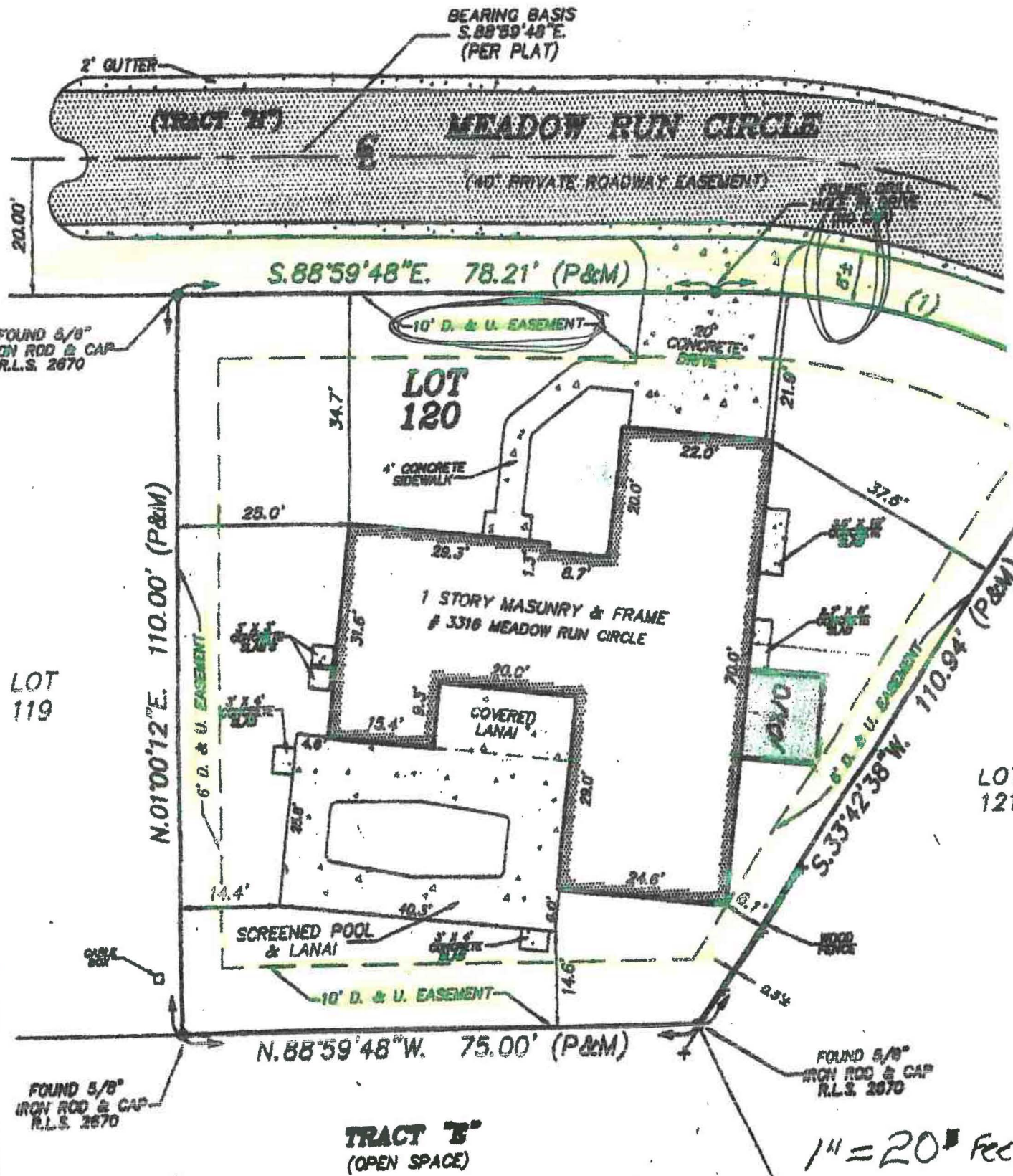
Pedestrians shall remain on or as close to the roadways as is safely possible and shall not cause any damage to the landscaped areas maintained by the lot owners.

MRHOA Documents Article 5 Sec 5.19 Pets State: "Residents walking dogs shall keep dogs either on sidewalks or otherwise as close as is safe to the road. Dogs are not permitted on individual Lots unless permitted by individual Lot Owners; any other entrance on a Lot shall be considered a trespass. No resident shall allow their dog to be a nuisance or to damage the common area or individual Lots. Pet defecation must be promptly removed from all property by the pet owner." *(this is not a full writing of Section 5.19. Please review the documents).*

Any violation of these rules is subject to Covenant enforcement rights of the Association as provided in its governing documents, including but not limited to fining.

Attached to this policy is a copy of a lot survey in Meadow Run for informational purposes only. Please note the street common ground is 20ft wide from the lot line to the center of the road. 8 ft of this 20 ft. is the 8 ft common ground easement meant for sidewalks or for ingress/egress. It is NOT part of the 10 ft. utility easement. There is a 10ft. utility easement inside your lot line that begins at the lot line and goes back 10ft. towards your front door. The 8ft. Abutting the roadway is NOT within your lot line and is COMMON GROUND. Utility easements on each lot is 10ft front and back and 6ft on each side.

Revised 3/7/2019



BOUNDARY & LOCATION SURVEY OF:
 LOT 120, MEADOW RUN AT JACARANDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26,
 PAGES 35 THROUGH 35-D, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.