

## MVMA Homeowner's Property Obligations and Restrictions

The following information on your obligations as a homeowner in Meridian Valley and restrictions on the use of your property is summarized from the **MVMA Declaration of Restrictions** and **associated policies** of the Board of Directors. All residents are to abide by the language contained in complete set of restrictions and policies. The complete documents along with associated forms can be found on the MVMA website at: <http://meridianvalleycc.com/mvma>

### Construction and Lot improvements

- You may not construct, alter or maintain any improvement on the exterior of your house or on your property until the plans for the improvement have been submitted to and approved by the Architecture Committee.
  - The plans must include the size, dimensions and location of the improvement on the property, and as appropriate; any changes to the exterior design and color scheme, materials to be used, specific landscaping to be added or removed, location of driveways and parking areas and drainage and grading plan.
  - Except for satellite dish antennas less than one meter in size, external antennas are not allowed.
- Plans must be submitted using the Application for Architectural and Landscaping Improvement form which is available at the MVMA office or on the website.
  - The form and any associated plans can be mailed, left at the MVMA office or Country Club, given to a member of the Architecture Committee, faxed to MVMA office, or filed electronically through the MVMA website.

### Property Maintenance

- You must maintain the exterior of your house and property in a neat and attractive manner and in particular you must keep the grass cut, weeds removed, shrubbery pruned and dead trees, shrubbery and plants removed.
- Trees and other vegetation on your property must be maintained so their growth does not present a safety hazard to your neighbors or unreasonably interfere with their views.
  - All vegetation along streets must be cut back clear of the gutter, trimmed back from around mailboxes so as not to interfere with mail delivery and tree limbs hanging over the street must be at least thirteen (13') feet above street level.

### Property and Land Use

- Each lot may only be used for residential purposes and no buildings other than a single family home, attached garage and attached out-buildings are permitted.
- Except for the existing condominiums, only one single family home is permitted on each lot and the lot may not be subdivided.
- Your home may only be occupied by a single family (can include the owners parents).
- Subletting room(s) to other person(s) or renting to multiple individuals not part of a single family, is not permitted.

### Vehicles

- In general, vehicles such as commercial vehicles, trailers, RVs and boats may not be parked or stored on your property unless in the garage and **no** vehicles of any kind may be parked on the street overnight.
  - However, if you have a specific need you may request a temporary street parking permit from a Security officer at the main gate.
- Vehicles in use may be parked in a driveway or on an improved parking area.
- Vehicles not in use must be stored in the garage.
- No temporary car covers or canopies are allowed

### Vehicle Operation and Pedestrians

- When driving on the roads within Meridian Valley, observe the 25 mph speed limit, stop for stop signs and yield right-of-way to pedestrians.
- You, your family and guests may ride bicycles and skateboards on the roads within Meridian Valley, but must wear proper safety gear and watch out for traffic and pedestrians.

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### Guests and Contractors

- Notify security of all guests, contractors and delivery vehicles coming to your home and tell them to enter and exit Meridian Valley using the main gate.
- Use the **Guest List form** to identify those people or companies that you expect on a regular basis. The guards will allow them to enter without a call from you.
- If you have a large party/gathering please provide Security with a guest list to avoid delays when they enter Meridian Valley.

### Garbage Containers

- Garbage and recycling material may only be stored on your property in appropriate containers which are screened from public view.
- The containers should be taken to the street no earlier than the night before their scheduled pickup and returned to their storage place before the end of the day that they are picked up.

### Animals and Pets

- No domestic animals of any kind may be kept on your property other than dogs, cats and birds, provided that they are **not** kept or raised for commercial purposes and are reasonably controlled so that they are not a nuisance to your neighbors.
  - In particular, dogs must be walked on a leash and you must clean up after them when not on your property.
  - Dogs are not allowed on the Golf Course and/or its paths.

### Use of Property for Commercial Uses

- You may not use your home or property to operate a business or commercial enterprise which is open to the general public.
  - Specific situations in which business clients come to your home by "invitation only" may be approved by the Board of Trustees.
- Business activity may not be conducted in a way that is an annoyance or nuisance to your neighbors.

### Yard or Commercial Signs

- You may not place commercial or advertising signs on your property or on vehicles parked outside of your garage.
  - Exceptions are provided for signs advertising the property for sale or rent (no more than 400 square inches) and signs provided by a painting or remodeling contractor doing work on your property.
- A contractor's sign must be removed after completing the work on your property.
- Political campaign signs (one per candidate or cause) may be displayed three weeks prior to the applicable election and must be removed within two days following the election.
  - The size must not be larger than the customary size of political signs displayed at single family homes in the city of Kent.

### Golf Course Interactions

- Golfers are allowed to retrieve errant golf balls from a homeowner's yard but they must not damage any landscaping in doing so.
- You may not walk or ride on the golf course or cart paths unless you are playing golf

### Resident Vacations

- Notify Security using the **Absence form** when you plan to be gone from your home overnight or longer.
- Let Security know if anyone else will be staying or otherwise spending time at your home during that time.

### Gate Remotes

- Gate access remotes are issued by Security only to Meridian Valley residents or property owners.
- You pay a fee for their use, but they remain the property of the Maintenance Association.
- Unauthorized use of the devices, failure to pay your annual dues in a timely manner or failure to abide by the various Association obligations and restrictions may result in deactivation of your remotes.

**Note:** You can update your information, guest list, contact phone numbers, owned vehicles, and pets on the MVMA website. This information is used by the Security guards to assist in controlling traffic at the front gate and monitoring our properties.