

HELPFUL INFORMATION

Meridian Homeowners Association
is professionally managed by
Goodwin Management, Inc.

All questions, concerns or issues should
be directed to our property manager:

MERmanager@goodwintx.com
512.852.7935

For Accounting Assistance
and Amenity Access:
512.502.7515 or
info@goodwintx.com

Mail Quarterly Assessments to:
c/o Goodwin Processing Center
P.O. Box 93447
Las Vegas, NV. 89193-3447

Website:
<http://mer.goodwintx.com>

2018 BOARD OF DIRECTORS

Dawn Bowes, President
Vito DelGatto, Vice President
Jason Verrette, Secretary
Rob Gura, Treasurer
Vince Heinz, Director
MeridianBODHOA@gmail.com



Meridian Homeowners Association

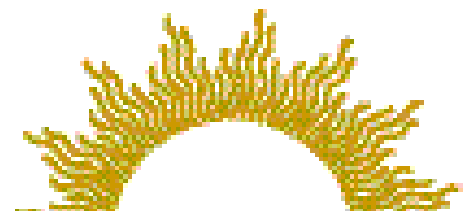
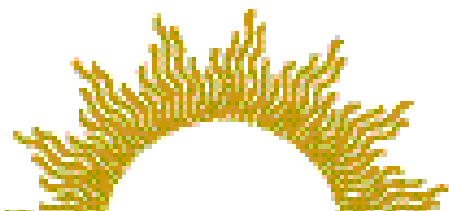


HOMEOWNER'S GUIDE TO RESPONSIBILITIES RULES & RESTRICTIONS

WELCOME!

This brochure is for quick reference only. It does not cover all of the information, rules, and restrictions that apply to you as a Meridian resident. Owners and residents should familiarize themselves with the Master Declaration of Covenants, Conditions & Restrictions (CC&R's), HOA Bylaws, and Architectural Guidelines. These documents, in their entirety, can be found on the Meridian website.

In the event you discover a conflict between this brochure and the official documents, the official governing documents always take precedence.



RESPONSIBILITIES, RULES & RESTRICTIONS

FOR ALL MERIDIAN HOMEOWNERS & RESIDENTS

1. Property Modifications & Upgrades to Home or Lot:

Just about any exterior change, modification, improvement, upgrade, addition, re-painting, TV antenna location, swimming pool, fencing, playscape, window glazing, tree removal, deck, shed, etc., requires the approval of the Architectural Control Committee (ACC).

2. Garage & Street Parking. Garages are to be maintained for parking automobiles and may not be used for storage, as a living/recreation space, permanent workshop or any other purpose which would preclude parking of automobiles in the garage. Permanent or routine parking the street is unsightly, a collision hazard and an impediment to traffic passage. Such street parking is strongly discouraged.

3. Home Business. A business carried on in the home can in no way be apparent from the outside (by sight, smell, sound or extra vehicles) and must comply with all zoning requirements and the City of Austin Home Based Business Ordinance.

4. TV & Satellite Antenna Installation. You may have one, but only one, and it must be less than 24" in diameter. The ACC must approve its mounting location in advance.

5. Signs. Residents must get approval before displaying any sign in yards or on homes (very short term displays like A&M or UT flags and banners are okay).

6. Garbage Bins. Must be in City approved, covered containers and be stored completely out of sight from the street except weekly pickup days.

7. Noise. No noise or other sound nuisance from resident's property can emanate such that it is disturbing, offensive or detrimental to your neighbors.

8. Repair & Maintenance. Homes and yards must be kept in a safe, clean and attractive condition at all times. This includes, but is not limited to: backyards, property litter/trash removal, lawn mowing, tree and shrub pruning, watering, weeding, removal of in-sight children's toys and prompt repair of exterior damage or wear and tear.

9. Drainage. Homeowners must not do anything to home or yard that affects natural water drainage.

10. Fires, Fireworks & Firearms. Open fires are allowed only in a smoker, grill or fireplace. Smokers and/or grill devices cannot be visible from the street. No discharge of fireworks or firearms, of any kind, is allowed within the community.

11. Vehicles & Unsightly Articles. Trailers, buses, motor homes, commercial vehicles with or without logos or signage, inoperable autos, boats, campers, motorcycles, scooters, bicycles, tricycles, garden maintenance equipment, machinery, shoes, etc., must at all times, except during actual use, be screened from view..

12. Travel Trailers & RV's. Residents may have one parked in the street or driveway no longer than 48 consecutive hours and not longer than 72 hours in a thirty-day period.

13. Auto Repair. Except for minor emergency repairs, automobile repair work must be done in the garage and not in the driveway or street.

14. Pets. Owners may have a maximum of three pets, but no "exotic" pets (like chickens, pythons, and water buffalo). Pets must be registered, licensed and inoculated. Dogs outside must be leashed. Cats cannot be allowed to wander outside homes. Owners must personally pick up and remove solid pet waste anywhere it is deposited by a pet when outside.

15. Above Ground Pools. Prohibited (small, temporary, rubber baby pools are okay).

16. Holiday Lighting. Permitted only between November 15th and January 15th so long as it is in good taste and consistent with the residential character of the neighborhood.

17. Air Conditioners. Central or window air conditioning units must be screened from view so as not to be visible from the street.

18. Fences. Fencing of front yard is not permitted. Other fencing must be kept in good repair.

19. Basketball Goals. Cannot be permanently attached to the roof. Portable goals cannot be placed in the street or sidewalk at any time. Goals must be a minimum of 20' from the street curb and the backboard must be perpendicular to the street, parallel to the driveway and mounted to a black pole. Backboards and nets must be kept in good condition.

20. Grass. St. Augustine grass is not permitted.

21. Watering. Residents must comply with the City of Austin watering schedule.

22. Neighbors. The HOA is not a dispute resolution or mediation board. Please attempt to resolve disagreements with your neighbor directly.