

## Meadow Creek Homeowners Association Guidelines for modifications to property

In accordance with the Declaration of Covenants and Restrictions for the Meadow Creek Residential Golf Course Planned Development, no homeowner may commence construction of any structure in the development without approval of the Trustees. Approval must be sought **in advance** by contacting the trustees via email (meadowcreekhomeowners@gmail.com ) or mail (Meadow Creek Homeowners Association; PO Box 12; Dracut, MA 01826).

To help homeowners understand what will be approved, we've compiled this list of general guidelines.

- Swingsets/Play Structures:
    - Swingsets should be installed to the rear of a property, so as to be the least visible from the street.
  - Sheds:
    - Sheds should be installed to the rear of a property, so as to be the least visible from the street.
    - Sheds must be wood framed and have either hardy plank or cedar clapboard siding in color, size and shape otherwise approved by board, and the color should match the house.
  - Pools:
    - Only in-ground pools will be allowed.
  - Fences:
    - Fences are allowed only in the rear of a property and should not be easily visible from the street.
    - Only black, wrought iron fences are allowed.
    - Fencing plan must be approved by the board prior to installation.
  - Ground level Patio/Decks:
    - Should be constructed of Stone or Brick.
  - Satellite Dishes:
    - These are considered an improvement to the lot and are subject to review.
  - Solar Panels:
    - These are considered an improvement to the lot and are subject to review.
    - Solar Panels will only be approved only if they located on the roof of the house – panels located on the ground or any other area are NOT allowed under any circumstances.
- ❖ **All structures need to be approved by trustees**, and a homeowner should NOT assume that by following these guidelines they do not need approval.
- ❖ The homeowner is responsible for determining whether any improvements require a permit from any governmental agency, including the town building department, before commencing

construction, and the Board shall offer no advice in this regard or otherwise be responsible for advising the homeowner on such issues.

- ❖ Any modifications completed without the approval of the Association would result in the Association exercising its available legal and equitable remedies in enforcing the covenants, including, without limitation, seeking a Court order requiring the removal of any unauthorized improvements.
- ❖ Trustees reserve the right to update or modify these guidelines at any time as deemed necessary.

Additional items of note:

- Property Maintenance:
  - Consistent with the Covenants (II – Section 4), property shall be kept clean and tidy.
- The golf course shall not be held responsible for any property damage resulting from the playing of golf.