

Notice of Meeting
Board of Directors, Meadowlakes Property Owners' Association
September 14, 2021, 6 p.m.

The Board of Directors of the Meadowlakes POA will hold its monthly meeting at 6 p.m., Tuesday, September 14, 2021 at the Meadowlakes City Hall, 177 Broadmoor, Meadowlakes, TX.

The Board will hear and discuss director reports in their respective areas of responsibility:

1. Financial;
2. Recreational vehicle storage facility;
3. Events and celebrations;
4. Parks, roads and maintenance; and,
5. Security gate.

In addition, the Board will consider the following business items:

1. Engagement of counsel to handle miscellaneous legal matters in light of relocation of prior counsel to Florida;
2. Possible adoption of rules and regulations presented for consideration at the August 10 meeting relating to short term rentals (attached);
3. Consideration of issues relating to adding covers to spaces in the RV storage facility and possible action relating to the same; and
4. Outstanding business, if any.

All POA members and Meadowlakes citizens are invited. This is a public meeting.

I certify that notice of this meeting was posted by newsletter and/or bulletin at least 72 hours prior to the planned meetings as required by state law.

Bill Raman, Secretary
Meadowlakes Property Owners' Association

DRAFT AMENDED RULES AND REGULATIONS PURSUANT TO MEADOWLAKES DECLARATIONS

Pursuant to the duties and powers conferred upon the Board of the Meadowlakes, Texas POA under section 6.05 of the First Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas dated October 9, 1999 ("Declaration"), the Board adopts the following rules and regulations interpreting, clarifying, and implementing use restrictions under Sections 4.04, 4.05, and 4.06 of the Declaration:

WHEREAS, Section 4.04 of the Declaration requires that with the exception of certain lots enumerated in Sections 1 through 4, all lots shall be used for private single-family residential purposes only; and

WHEREAS, Section 4.05 defines the term "single-family Use"; and

WHEREAS, Section 4.06 provides that "All residential dwelling units shall never be used as a commercial 'time share' residence as defined by Texas Law; and

WHEREAS, the Board desires to interpret, clarify and implement the above-referenced provisions through the adoption of these rules and regulations that rentals of any lot or dwelling unit (i) for purposes other than private single-family residential use or (ii) for a period of less than ___ days are prohibited by the Declarations.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULES AND REGULATIONS:

1. Lots or residential dwelling units within Meadowlakes may be leased or rented subject to the occupancy restrictions contained within the Declarations, as amended hereby. Leasing or renting must be for private single-family residential purposes only as the term "single-family Use" is defined in Section 4.05 of the Declarations. Lots and dwelling units may be leased or rented only in their entirety; no fraction or portion of a lot or dwelling unit may be leased or rented separately.
2. All leases and rentals shall be in writing and shall be for an initial term of not less than ___ days. **Short-term leasing or renting, meaning leasing or renting for a term of less than ___ days, is prohibited. Advertising a lot or dwelling unit on websites or platforms that offer short-term rentals, such as VRBO, Airbnb, HomeAway, and the like, is not permitted.**
3. Every owner shall cause all occupants to comply with the Declarations and shall be responsible for all violations caused by such occupants, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any such violation. All leases and uses of any Lot or dwelling unit shall also comply with all governmental laws, rules, ordinances and regulations.