

# *City of Meadowlakes*

## SERVICE AGREEMENT

The Public Works Department requires a \$100 deposit fee and \$25 transfer fee before utility service connection. Deposit fees will be refunded or credited towards the customer's final utility bill when services are finalized and/or discontinued. Resident must sign this agreement before the Meadowlakes Public Works Department will begin service. The Public Works Department will maintain a copy of this agreement as long as the customer or premises are connected.

Print customers name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Service Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Email: \_\_\_\_\_

DL# \_\_\_\_\_ State \_\_\_\_\_

Name of additional person on this account \_\_\_\_\_

Customer is: ☐ Owner ☐ Renter

☐ Existing connection ☐ New construction connection

Services include: Water/Sewer/Garbage

Date service is needed: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*

Lot# \_\_\_\_\_ Account# \_\_\_\_\_ Seq# \_\_\_\_\_

Payment Type \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_

## Service Agreement

The Meadowlakes Public Works Department is responsible for protecting the drinking water supply from contamination to ensure the public health and welfare.

**Plumbing Restrictions:** The following undesirable plumbing practices are prohibited by State Regulations.

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap and/or appropriate backflow preventer.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking supply shall be eliminated at the service connection by the installation of an air-gap and the installation of a reduced pressure-zone backflow prevention device.

C. No connection which allows water to be returned to the public drinking water supply is permitted.

D. No pipe fitting which contains more than 8.0 % lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

E. No solder or flux which contains more than 0.2 % lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

**Water Department:**

A. The customer shall allow his property to be inspected for possible cross-connection or other undesirable plumbing practices. These inspections shall be conducted by the Water department or its designated agent prior to initiating service and periodically thereafter. The inspections shall be conducted during the water department's normal business hours.

B. The Water Department shall notify the customer in writing of cross-connection or other undesirable plumbing practice which has been identified during the initial inspection or the periodic re-inspection.

C. The customer shall immediately correct any undesirable plumbing practice on the customer's premises.

D. The customer shall, at their expense, properly install, test, and maintain any backflow prevention device required by the water department. Copies of all testing and maintenance records shall be provided to the water department.

**Enforcement:** If the customer fails to comply with the terms of the service agreement, the water department shall, at its option, terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expense associated with the enforcement of this agreement shall be billed to the customer. For a full list of Meadowlakes water and plumbing restrictions please visit our website: [www.meadowlakestexas.org](http://www.meadowlakestexas.org)

Customer initials: \_\_\_\_\_

If you would like your name, phone number and address to be included in the City of Meadowlakes phone directory, please indicate your preference below:

☐ YES, please include me in the directory

☐ No, do not include me in the directory

If YES, please fill out the information below that you would like to include in our directory

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone # \_\_\_\_\_

To receive our weekly email newsletter, please include your email address below  
(The City will not sell your email address or use it for any purpose other than distributing important City information)

Email: \_\_\_\_\_

# Meadowlakes Property Owners Association

## *Vehicle(s) Registration Form*

<b>Property Address:</b>		<b>Owner      Tenant</b>		<b>Telephone #:</b>	
(circle one)					
<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 60%;">MUST ATTACH LEASE AGREEMENT</div>					
<b>Name of Resident:</b>				<b>Driver's License #:</b>	
<b>Vehicle # 1</b>					
<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>License #</b>		
<b>Vehicle # 2</b>					
<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>License #</b>		
<b>Vehicle # 3</b>					
<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>License #</b>		
<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 50%;">Decal(s) Received by - Sign Below</div>					
<b>1 Decal #:</b>		<b>2 Decal #:</b>		<b>3 Decal #:</b>	
Print Name		Signature		Date	Guard

### IMPORTANT INSTRUCTIONS

1 - Attach a copy of Texas Department of Transportation Title Application Receipt



**Texas Department of Transportation**  
Providing safe, effective, and efficient movement of people and goods.

### TITLE APPLICATION RECEIPT

- 2 - If you need access to a copier, you may use the copier at City Hall office (177 Broadmoor Street)
- 3 - Return completed form with TX DEPT OF TRANS Title Application Receipt to the Security Gate.
- 4 - If you are renting, please attach a copy of your lease agreement, showing 'start date and name of occupants'.

## NEW RESIDENTS

# CITY OF MEADOWLAKES ANIMAL REGISTRATION

Owners Last Name: \_\_\_\_\_

Owners First Name: \_\_\_\_\_

Owners Address: \_\_\_\_\_

Owners Phone NO.: \_\_\_\_\_

Cat or Dog: \_\_\_\_\_

Breed: \_\_\_\_\_

Name: \_\_\_\_\_

Color: \_\_\_\_\_

Sex: \_\_\_\_\_

**\*THERE IS A \$10.00 REGISTRATION FEE PER PET**

\*\*\*\*\* Below for City Hall Entry Only \*\*\*\*\*

License Number: \_\_\_\_\_

Vaccination Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Payment Type: \_\_\_\_\_

City of Meadowlakes Representative: \_\_\_\_\_ Date: \_\_\_\_\_

# CITY OF MEADOWLAKES ANIMAL CONTROL ORDINANCES

Animal Control Officer: 877-816-8136

The following is intended to give you a quick reference to the more relevant sections of the City of Meadowlakes Animal Control Ordinances. A complete copy of all the ordinances may be obtained by contacting City Hall at 177 Broadmoor, Suite A, Meadowlakes, Texas 78654. Phone (830) 693-6840.

1. Harboring vicious, dangerous or wild/stray animals is prohibited.
2. All animals shall be kept under restraint from leaving a residence's lot line. If they leave the residence, they must be under restraint with a leash not longer than 12 feet.
3. Defecation by animals on property other than their residence is unlawful. All animal solid waste is to be removed and disposed of in a sanitary manner. It is recommended you carry a scooper and/or plastic bag when walking your pet(s).
4. Excessive barking is a nuisance and not permitted.
5. All dogs and cats must be registered at City Hall within 30 days of residency or acquisition of a new pet. A current rabies vaccination certificate and a one-time \$10.00 licensing fee is required for each pet at the time of registration. City I.D. tags will be issued and worn by each animal. Thereafter, a current rabies vaccination certificate must be presented at City Hall upon expiration of their current shots. A \$5.00 renewal fee per will also be incurred. Once you no longer own the pet, please inform City Hall so that it may be purged from the City's files.
6. No more than three pets (any combination of dogs and cats) are permitted at any one residence.
7. There will be a \$40.00 impoundment fee per dog, and \$35.00 per cat, if picked up by the Animal Control Authority (the Animal Control Authority reserves the right to raise those fines as they deem necessary.)
8. Section 9 addresses penalties for violation of this ordinance. They may range from a maximum of \$200.00 fine for a first offense, up to \$1,000.00 for subsequent offenses.
9. Resolution 05-2006 outlines fees which are pertinent to pet ownership; Original registration \$10, Three-year renewal \$5, Replacing Lost Tag \$10, Catching Loose Animal and returning to resident by Meadowlakes Animal Control Officer \$15, Late Registration for each month late (each month after vaccination lapses) \$5 and Transfer of pet ownership \$10.

## **(B) Animal Control Fee Schedule:**

The following is a list of the animal control fee schedule:

Original Registration.....	\$10.00
Renewal..... (Either yearly or tri-yearly depending on rabies vaccination)	\$ 5.00
Replacing Lost Tag.....	\$10.00
Catching Loose Animal and Returning to Owner.....	\$15.00
Late Registration/Renewal Fee for Each month Late.....	\$ 5.00
Transfer of Ownership.....	\$10.00

# GOLF CART PERMIT APPLICATION

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Driver License No.: \_\_\_\_\_ State: \_\_\_\_\_

Golf Cart Serial Number: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_

Make of Golf Cart: \_\_\_\_\_ Model/Year: \_\_\_\_\_

Color: \_\_\_\_\_ Gas or Electric: \_\_\_\_\_

## ~ Acknowledgement ~

I, \_\_\_\_\_, do hereby state that I have read and understand the terms of the City of Meadowlakes Golf Cart registration Section 28-20 of the Code of Ordinances of the City. Furthermore, I understand that as a condition of operating this vehicle on the streets within the City that I, or any operator thereof, is required to adhere to all associated Ordinances of said City, Statutes and Regulations of the State of Texas, and to any amendments to such Ordinances, Statutes and Regulations. I also understand that in order to comply with State of Texas Statutes that if my vehicle is operated upon the streets of the City I am required to have liability insurance for said vehicle and that I have such coverage and agree to maintain said coverage as a condition of the issuance of this permit. All information contained within is truthful, factual, and that I do hereby understand any false, misleading, or willfully omitted information may be punishable by law or revocation of said golf cart permit.

\_\_\_\_\_  
Applicant's Signature (Full Name)\_\_\_\_\_  
Date

**\*\*\* Instructions: The Golf Cart Permit must be affixed to the front and rear of your cart in a manner so to be fully visible when the cart is in operation \*\*\***

\*\*\*\*\* OFFICE USE ONLY \*\*\*\*\*

Account No.: \_\_\_\_\_ Payment type: \_\_\_\_\_

\_\_\_\_\_  
City of Meadowlakes Representative\_\_\_\_\_  
Date

## **Sec. 28-20. Operation of golf carts.**

(a) It shall be unlawful for a person to operate a golf cart upon the streets of the city unless:

- (1) Such golf cart is being operated in a safe manner; and the operator of the golf cart holds a valid driver's license; or
- (2) The person operating the golf cart is accompanied by an adult holding a valid driver's license.
- (3) The conditions exist that meet the combined situation of:
  - a. Operator is an unlicensed person operating the golf cart during daylight hours;
  - b. Operator is accompanied by a front seat passenger consisting of an adult 21 years or older; and
  - c. Meeting a further condition that such qualified adult holds a valid driver's license.

For purposes of this restriction, the term "during daylight hours" is defined as the above operation having wholly occurred within the interval between the time corresponding to 30 minutes before sunrise and the time corresponding to 30 minutes after sunset, local time.

(b) The term "safe manner" means the operation of the golf cart is done in a manner so as to not violate the prohibitions of Rules of the Road contained in V.T.C.A., Transportation Code chs. 541 through 600, save and except those sections that require the installation of safety equipment required for automobiles and other licensed vehicles, save and except golf cart lighting requirements as defined in subsection (c)(2) of this section.

(c) Additional requirements and restrictions shall be in force as follows:

(1) All privately owned golf carts, which operate on streets within the city, are required to display a reflective and numbered decal that shall be affixed to the front and rear of the vehicle, and furthermore, owners are required to affix decals in conspicuous locations which are visible to an observer observing from the front and from the rear of the cart. The decals (2) shall be issued by the city, and affixed by the cart owner to allow unique owner identification of the golf cart when being operated on the streets of Meadowlakes. The effective date of enforcement of this requirement is April 15, 2010, after which time a person commits an offense if the person operates a golf cart on streets within the city without such city-issued decals so affixed. Ownership transfer of carts with existing city-issued decals requires that the new owner register with the city within 30 days of transfer. The city shall design the decal such that persons with normal vision can decipher decal-assigned numbers at a minimum distance of 50 feet during daylight hours.

(2) Golf carts are prohibited from operating during nighttime hours (nighttime hours as hereby defined includes operating within any portion of the time interval commencing 30 minutes after sundown and ending 30 minutes before sunrise, local time), unless the golf cart has in use fully operational golf cart manufacturer's equipped headlamps, tail lamps and brake lamps (or after market lamps of equivalent illumination and functional performance).

(3) Additionally, any nighttime operator of golf carts on streets within the city shall be required to possess a valid driver's license.

(4) Cart shall be configured such that manufacture's standard seating provisions are provided for all intended passengers and when in use, all passengers shall remain continually seated on standard provisioned seats anytime cart is underway.

(Code 2006, § 70.01; Ord. No. 02-07, 4-2-2002; Ord. No. 2009-09, 2-9-2010)

**Golf Cart Registration. A fee of \$5.00 shall be charged for the issuance or re-issuance of golf cart decals as required by Section 28-20.**

## Clubhouse Information

The City of Meadowlakes is responsible for the operations of Hidden Falls Golf Club, including the swimming pool. Both the golf course and swimming pool are open to the public. If you are not a member of the golf course, though, you must pay a daily usage fee per person to use the pool. If you feel you will be using the pool frequently, you have the option to purchase a pool membership in order to save money.

The pool will open for Memorial Day weekend and then re-open for summer on June 1<sup>st</sup> and close on September 2. Pool operating hours will be Tuesday – Sunday from 10am – 7pm. Adult only swim 10am – 11am Tuesdays, Wednesdays & Thursdays. Closed Mondays except Memorial Day & Labor Day. All children under the age of 16 MUST be accompanied by an adult 18+ years old. NO EXCEPTIONS

The following Memberships and Rates will apply to the 2019 Season:

Hidden Falls Golf and Social Members -  
No Additional Charge

Non Resident -  
Children under 12 years of age - \$9.00 per day  
Over 12 years of age - \$15.00 per day  
Summer Pass for a family of four (4) unlimited usage - \$750.00 annually  
Summer Pass for individual unlimited usage - \$375.00 annually

Residents –  
Children under 12 years of age - \$3.00 per day  
Over 12 years of age - \$5.00 per day  
Summer Pass for a family of four (4) unlimited usage - \$250.00 annually  
Summer Pass for individual unlimited usage \$125.00 annually

Everyone wishing to use the pool will be required to check in and register before entering the pool area. Golf, Social and Pool Members will be required to show their Membership Cards.

Any further questions regarding the pool can be answered at the Hidden Falls Pro Shop. Hope everyone has a terrific Summer!

Phone: 830-693-3300

## **HIDDEN FALLS GOLF CLUB**

The facility includes an eighteen-hole golf course, a driving range, a short game practice area, five tennis courts, a pickle ball court, a clubhouse with a dining room and bar, a swimming pool and a fully stocked pro shop. The facility operates as an "open to the public" facility, with several membership classifications available; everyone should be able to satisfy their recreational needs. There are men's, ladies, and couples associations for both golf and tennis. There also is an active junior program every summer. Lessons are available for both golf and tennis. The front nine of the course meanders through the original pecan plantation that became Meadowlakes in the early seventies. The back nine offers a new adventure, featuring links style conditions with five holes protected by lakes. The greens are large with several undulations, and the fairways are contoured to offer a challenge to all levels of golfers. Three of the four tennis courts are lighted, making them popular for evening competition. Anyone who would like information about the facility, please come by or call 830-693-3300. Our staff will be anxious to help you. In addition, you may view the golf course rules and regulations by visiting our website at [www.hiddenfallsgolfcourse.com](http://www.hiddenfallsgolfcourse.com)





Dear New Resident:

The Meadowlakes Property Owners Association (M.P.O.A.) is a nonprofit corporation incorporated in the State of Texas. The purpose of the Association is to maintain and, where possible, enhance the aesthetic, economic, and social values of the community.

The seven members Board of Directors conduct the business of the association. The M.P.O.A. Annual Meeting is held at 10:00 AM on the second Saturday of October at which time Directors who serve staggered terms are elected. Officers of the Board are elected by the Directors immediately following the Annual Meeting. The Board of Directors meets on the second Tuesday of each month at 6:00 p.m. in Totten Hall to conduct the Association's business. You are encouraged to attend these meetings.

The approximately eleven miles of streets within the City of Meadowlakes are owned and maintained by the M.P.O.A. The M.P.O.A. operates a staffed security gate, which provides the community with controlled access 24 hours a day. Residents are issued identification decals for their windshields which allow them to proceed slowly through the gate area.

Non-resident visitors and commercial vehicles are required to stop at the gate, state their destination within the subdivision and sign a register to obtain a visitor's pass. Non-resident vehicles are not permitted to enter the gate after 10:00 PM unless the gate has been notified of their arrival, or telephone approval has been given.

Appearance of the community is maintained by the Architectural Control Committee and the landscape maintenance crew. To maintain a tidy appearance, vacant lots are mowed and broken branches are removed from empty lots. Vacant lots are not to be used by residents to dispose of trash, broken tree limbs, or incidental pruning debris.

The M.P.O.A. maintains a covered park area featuring a boat launching ramp, fishing, boat dock, and covered picnic tables as well as a separate children's park. Property owners may request use of the picnic area for private gatherings. Please register with the Association Secretary in order to use the facility for private gatherings.

The above facilities and functions are financed by an annual assessment, determined by the Board of Directors.

M.P.O.A. maintains a 98 space storage area for resident's recreational vehicles. There is a nominal charge for using this area, which is normally full to capacity. Please contact the Meadowlakes POA/RV Storage Coordinator, Steve Newton at 830-385-1457 for placement on the waiting list.

We sincerely hope that your stay in Meadowlakes is pleasant and prosperous.



## **HISTORY OF MEADOWLAKES**

The development of Meadowlakes began in 1973. The Meadowlakes Municipal Utility District was created under the laws of the State of Texas in 1974, to provide potable water, wastewater disposal and drainage facilities. In 1982, the community consisted of 91 homes and 178 people. By that time most of the streets; all of the utilities and recreational facilities were complete.

In the fall of 1985, residents voted overwhelmingly to incorporate. The City of Meadowlakes became a reality largely through the efforts of its first Mayor, Dick Neill. We are a proud, comfortable and friendly city. Voluntary compliance with the ordinances and restrictions, as well as pride in the appearance of our city is important to all.

In May 1998, the city voted to change from a Type C to a Type A General Law Municipal Government. From a Mayor and two Commissioners, the City Government now consists of a Mayor and five Council members, all which serve without compensation. There are approximately 850 homes with an estimated population of over 1,850. In 2007 the MUD was converted to a Public Works Department and merged with the City government. In May of 2010 the citizens voted to change the form of government from the Mayor/Council form of government to the City Manager/Council form of government.

The City is contained within 519 acres, of which the Golf Course, Club House and facilities cover 143 acres of the total.

## **SCHEDULED MEETINGS**

### **P.O.A**

Second Tuesday of each month  
6:00 P.M. at City Hall Building  
177 Broadmoor St

### **City Council**

Third Tuesday of each month  
6:00 P.M. at City Hall Building  
177 Broadmoor St

## **THE MAYOR AND CITY COUNCIL "WELCOME YOU TO MEADOWLAKES"**

Meadowlakes, located in the Texas Hill Country on beautiful Lake Marble Falls, a lake on the Colorado River, with a mixture of wonderful neighbors, is a great place to call home.

Meadowlakes was originally a pecan orchard owned by the McCoy Family until 1973 when residential development commenced on what was then a rural subdivision. The City of Marble Falls declined a Meadowlakes petition for annexation and the City, soon after, was incorporated in 1985. The first Mayor, the late Dick Neill, Esq., was the prime mover in the incorporation and early progress of the City.

Volunteer citizens serve, after election, as members of the City Council and P.O.A. Board. Our City Government is comprised of five Council Members and a Mayor, all of whom serve without compensation, meeting monthly at City Hall on the second Tuesday of each month at 5:00 p.m. You are encouraged to attend and participate in the monthly meetings. Our City Secretary is at City Hall each weekday from 8:00 a.m. until 11:30 a.m. and 12:30 p.m. until 4:00 p.m. The Secretary is likely to be your first contact person for city business matters. We also have an Ordinance Officer and an Animal Control Officer. The City has a Municipal Court of Record for hearing Class C misdemeanor citations arising from violation of a city ordinance or transportation law. The Municipal Court Judge serves without compensation.

The City's revenue needs are met by a small property tax, franchise payments by Pedernales Electric, Verizon, Northland Cable, and state liquor tax collections from the "Hidden Falls Golf and Country Club" and proceeds for water and waste services provided by the City's Public Works Department.

The services of EMS, Police and Fire protection are provided by the Marble Falls Area EMS and Marble Falls VFD both of which are a non-profit 501 (C) (3) organization under contract to the City of Meadowlakes. Police and Traffic Control are provided by Burnet County Sheriff's Department Deputies serving as part time City-paid employees.

*Mary Ann Raesener*  
Mayor, City of Meadowlakes

### **Meadowlakes Public Works Department (PWD)**

The Meadowlakes PWD provides potable water, wastewater disposal and drainage facilities to the residents and businesses of Meadowlakes. Management and operation of the PWD is provided by a City employed Public Works Director and staff and contractors.

The PWD operates a 1.5 million gallon per day surface water treatment plant along with two wastewater treatment plants, which have a total treatment capacity of 180,000 gallons per day. The PWD has obtained a "Superior Water System" designation, which is one of the highest ratings given by the State of Texas to a water system.

The PWD is also responsible for the collection and disposal of solid waste (garbage) and curbside recycling within the City and provides this service through a private contractor. Collection days are early each Friday morning of each week. Garbage and recyclables should be put out on Thursday night unless the collection day falls on New Year's Day, Independence Day or Christmas Day. In these cases, pick-up will be the following day. Recycling is collected every other Friday.

For our citizen's convenience, the PWD has installed a drop box on the outgoing side of the security gate, which may be used for correspondence and payments of monthly utility bills, POA, Webworm Coop, and Hidden Falls Golf Club payments.

The PWD office is located in the Meadowlakes Municipal Building at 177 Broadmoor, Suite B, and is open from 8:00 AM to 4:00 p.m. Monday - Friday. Should you have a water or sewer emergency immediately call our office at (830) 693-2951 and follow the voicemail directions, your call will be forwarded to the 24-hr on-call person.

*Johnnie Thompson*  
City Manager  
Email: [jthompson@meadowlakestx.us](mailto:jthompson@meadowlakestx.us)

# City of Meadowlakes – Public Works Department

**Office Hours: M-F 8:00AM to 4:00PM**

**Phone: 830-693-2951    Fax: 830-693-2124**

**Utility Rates Effective October 1, 2014      Trash Rates Effective January 1, 2020**

**WATER: Minimum \$21.65 for first 3000 gallons used**

**Each 1000 gallons water used over 3001 – 20,000 \$1.80 per thousand**

**Each 1000 gallons water used over 20,001 – 30,000 \$1.95 per thousand**

**Each 1000 gallons water used over 30,001 – 40,000 \$2.60 per thousand**

**Each 1000 gallons water used over 40,001 – 50,000 \$3.10 per thousand**

**50,001 plus water used** **\$4.10 per thousand**

**SEWER: Residential Flat Rate of \$47.00 per month**

**TRASH:** Monthly charge \$21.40

Tax 1.34

<b>Total</b>	<b>\$22.74</b>
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**MINIMUM MONTHLY WATER BILL:** (Utility bills usually go out on the 25th of the month)

**\$ 21.65 – 3,000 gal. Water usage or less**

**\$ 47.00 – Sewer**

**\$ 22.74 – Trash**

**\$ 91.39**

**DEPOSIT: \$125.00 – APPLIES TO EXISTING HOMES**

- **\$100.00 deposit (refundable at time of leaving residence or final bill will be taken from deposit and balance refunded)**
- **\$25.00 transfer fee**
- **Deposit is required on each account**
- **Service Agreement is required to be filled out and signed**

**NEW CONSTRUCTION:**

- **\$ 925.00 Sewer Tap**
- **\$1175.00 Water Tap**
- **\$ 100.00 Deposit (refundable at time of leaving residence)**
- **\$2200.00 Total Due**

# Brush Chipping Guidelines

City Chipper crews will collect and chip brush trimmings on **Thursday** of each week, weather permitting. Please call the PWD office at 830-693-2951 to be placed on the pickup list. Our crews will only collect brush with limbs greater than one inch and less than three inches in diameter. Brush trimmings less than one inch should be bundled as mentioned above for pickup by Republic Services. Trimmings from banana and palm trees, vines, rose bushes, pampas grass and other fibrous trimmings must be bundled as described above for pickup on bulk pick up days (every other Friday) by Republic Services. Such items cannot be chipped due to their fibrous nature. Please note that brush, leaves or trash cannot be temporarily or permanently stored or deposited on any public or other private property, including the streets. (Ordinance §130.02).

- Did you trim the limbs or did you have someone do it for you?  
Residence that contract or hire a third party to trim shrubs and trees shall require the contractor to dispose of all trimmings

- We will pick up the following:  
Limbs at least one (1) inch diameter and no larger than four (4) inches in diameter. These items must be no greater than 8 feet in length, and relatively straight. The limbs must fit thru a 4 x 4 opening. The limbs should be organized neatly at the curb side in piles no higher than 3 feet

- Items we do NOT shred:  
Limbs or trimmings less than one (1) inch in diameter, vines, grass, leaves, bushes, garden plants, shrubs, stumps, rose bushes, palm trees, oleander tree, banana tree, and other fibrous trimmings. ONLY hard woods can be run through our chipper (these items will jamb up our chipper). You must leave these items we cannot chip bundled tightly with string or wire at your curb side for Allied Waste to pick up on bulk day.

- Charges:  
There is no charge for the first (15) minutes of chipping. After (15) minutes, you will be charged \$20 for each additional (15) minute intervals with a minimum \$20 charge

The City's Public Works Department will chipping brush every THURSDAY, weather permitting. Please call or email City Hall to be scheduled accordingly.

830-693-2951

[pholmes@meadowlakestx.us](mailto:pholmes@meadowlakestx.us)

## **MEADOWLAKES WEBWORM CONTROL CO-OP**

The Meadowlakes Webworm Control CO-OP (a Texas Non-Profit Cooperative, formed in 1996) provides property owners spraying services for control of webworms that annually attack Meadowlakes pecan trees. The CO-OP is managed and operated totally by volunteers. America's Best Pest Control (a local commercial operator) performs the actual spray application under contract to the CO-OP. The spray contains a bacterial agent that destroys webworms as a result of webworms eating spray residual on pecan tree foliage. The spray is not harmful to plants, pets or humans. Property owners that have pecan trees are mailed an annual application requesting participation in the CO-OP. Application and billing are mailed to property owners in late April for the current year. Owners participate by completing the application and returning same along with monies that are based on the number of trees to be sprayed on property. Date of first spraying is based on actual conditions, but it usually occurs in late May. Subsequent sprayings at four to six week intervals are applied as required. Number of sprays can vary from 1 to 4 each year. The CO-OP encourages all property owners to participate. Maximum participation is needed to effectively control the webworm. For additional information contact any of the Webworm CO-OP directors. Contacts are listed in the inside back cover of this directory.

## **CITY BUILDING COMMITTEE ARCHITECTURAL CONTROL COMMITTEE**

The City Building Committee (Architectural Control Committee) is charged with administering and controlling construction in the City of Meadowlakes. Authority for this charge is contained in the City's ordinances and the Property Owner's Association covenants and restrictions, which, among other things, specify that the committee will insure harmony of aesthetic values of exterior design for all property owners. A property owner desiring to construct a house, alter or add to an existing house, construct a deck, patio, pool, or install a fence, must have the prior approval of the Committee. Three (3) sets of detailed drawings of work to be performed must be submitted to the Building Committee at the City Hall office, for approval. The Committee will then review these drawings for approval/denial. Any drawings not approved at this time will be reconsidered after changes have been made and resubmitted for review at the next regular meeting of the committee. All residential construction must conform to the "International Codes" (I-Codes) as well as other adopted codes and to numerous local building ordinances and restrictions. Meadowlakes is a very desirable place to live. The amenities, controlled entrance, mowing, excellent water system and friendly people are a result of planning and organized development. We want to continue what has been successful. If you have a question about your project, please contact a member of the Building Committee.

The city building committee meets at 1:30 p.m. the second and fourth Monday of each month at the City Hall Building unless otherwise posted.

## **Planning and Zoning Commission (P&Z)**

City of Meadowlakes properties (including all properties inside and outside the security gate) are zoned. The zoning requirements and restrictions are documented and controlled by City Ordinance. A five member Planning and Zoning Commission is chartered by City Council to plan, review and manage the zoning activities for the city. Members of the Commission are non-compensated City volunteers serving two year staggered terms. Responsibilities of the Commission are defined in the Meadowlakes Code of Ordinances Document available at City Hall. The Commission meets on an "as-needed" basis and in compliance with the Public Meetings Act.

## **MEADOWLAKES ORDINANCE SHORT LIST**

This list is incomplete and offered as a quick reference only. The City's adopted ordinances take precedence over this list. If you have a question you are encouraged to review the formal codification manual available at City Hall.

### **1) Speed Limit/Operation on roadway:**

- Speed limit is 25 MPH except in areas that are marked "SLOW" where it is 20 MPH.
- Unlicensed powered vehicles are prohibited on streets except for golf carts and 2-wheel scooters with a maximum speed capability of 16 MPH or less. Scooters limited to daylight use only.
- Golf carts are required to have Meadowlakes reflective and numbered decal on front & back of cart.
- Golf carts operations allowed only when licensed driver is onboard vehicle, and limited to daylight operations unless equipped with operable front beam lights and taillights.
- Passengers must remain continually seated while cart is underway.

### **2) Curfew:**

- Curfew hours for minors include any person under 18 years of age.
- Curfew hours consist of 11:00 pm to 6:00 am on the following day.

### **3) Park Hours/Regulation:**

- Park hours and regulations have been adopted by ordinance: obey all posted signs at parks.
- POA restricts the use of City Parks to Meadowlakes Residents and guests of Meadowlakes Residents only.

### **4) All Dogs and Cats Must:**

- Be vaccinated against rabies and maintained current. (Includes resident and guest's pets)
- Be registered/licensed within 30 days after move-in and maintained current.
- Wear City license tag at all times and cats must wear a bell.
- If a dog, must be kept in an enclosure or on a leash when off the owner's property.
- Not defecate on property other than their residence. All animal solid waste is to be removed and disposed of in a sanitary manner.
- Be limited to five (5) aggregate in number over three (3) months of age, with no more than three (3) being dogs.

### **5) Animals General:**

- No harboring of wild animals.
- Swine, fowl, cattle, sheep, goats, horses, rabbits, livestock, and small animals (other than cats and dogs) are prohibited.

### **6) Parking of Vehicles:**

- Resident's vehicles must be parked in a garage or on a driveway when at residence. Parking on street is prohibited without a temporary permit from the City except that a vehicle may be parked on the streets for not more than 3 days in a 7 day period or no more than 7 days in a 30 day period.
- Trailer parking on street is limited to daylight hours (7 am to 30 minutes after sunset).
- Trailer, RV, boat or boat/trailer may not be parked on any property or street for any portion of the day for more than three (3) days within any seven-day period, unless stored in an enclosed garage and may not be parked on the street after 10pm and before 7am.
- Trailers used to provide Meadowlakes services are exempt from the three (3)-day restriction as long as all time spent in Meadowlakes are in direct and required support to provide service for permitted jobs.
- Parking vehicles, trailers etc. on unimproved lot is prohibited at all times.
- Parking vehicles, trailers etc. on any portion of a lot is prohibited at all times.
- Vehicles must park with right wheels next to curb only and park so as not to impede the flow of traffic.
- Must observe all posted no parking signs.

### **7) Residences/Trash & Debris:**

- Residents are required to maintain residences and property in neat and orderly condition.
- Trash and debris deposition or accumulation is prohibited.
- It is a violation to deposit trash, debris or tree trimmings upon a vacant lot.
- Trash receptacles/containers must be maintained out of sight from the street(s) except during the time window for curbside pickup (noon prior to and 8 am following the scheduled day for pickup).
- Tree and shrubbery trimmings residue accumulation is prohibited. Trimmings/residue is allowed temporarily on curbside for scheduled trash pickup, and must be picked up or removed by depositor within 14 days.
- Depositing or allowing the deposit of leaves, grass clippings or trash in streets, street gutters, lots, or public property is prohibited.
- Yards must be kept mowed and shrubbery trimmed.
- Accumulation of unsanitary trash/garbage is not allowed on any part of any lot. Household garbage must be kept in sanitary containers and placed curb side for solid waste pickup in a timely manner.
- Junked, inoperative vehicles, vehicle parts, equipment, equipment parts are not allowed on premises unless stored in an enclosed garage.
- Vehicle operator visibility impairment at street corners and driveways due to shrubbery, fence or wall is prohibited.

- 8) Business Operations:** Meadowlakes is a residential community and no business or commercial operation that invites the general public may be permitted within the city limits. This includes "open houses, garage sales or estate sales." Exceptions to this include the Country Club operations and the offices located outside the entry gate on Meadowlakes Drive.
- 9) General Provisions:**
- Smoking is prohibited in public facilities.
  - Light blocking metal foil window treatment (temporary or permanent) is prohibited.
  - Storage (including storage tanks on parked vehicles) of commercial quantities of toxic or hazardous materials is prohibited. Service vehicles are exempt but only during the period of time to provide a related service). Spilling or dumping of toxic/hazardous material is prohibited.
  - Making of unreasonably loud noises is prohibited. Excessive noise produced by; honking of horns, engine/exhaust noise, loud music, loudspeaker, gongs, bells, mechanical devices, or similar noise sources is prohibited.
  - RV generator operation is prohibited.
  - Door to door commercial soliciting is prohibited, except for Meadowlakes school age residents soliciting for not-for-profit youth and school activities. Soliciting by guests is prohibited.
  - Burning or burying of trash or materials is prohibited.
  - Outdoor fires are prohibited unless performed in a device designed to contain the fire such as a chiminea or grill.
  - Discharge of firearms, guns (including BB, Pellet, and Paint Ball) or bow and arrow are prohibited. Unlawful use of any device designed to inflict serious bodily harm is likewise prohibited, except as required for self-defense, or protection of others.
  - Discharge of fireworks or use of explosives is prohibited.
  - External RF antenna size, height and location are regulated by ordinance. Commercial RF services are prohibited.
  - All areas of the City are zoned with requirements and restrictions defined by ordinance.
  - Outbuildings, sheds, or otherwise freestanding structures are prohibited in Meadowlakes.
  - Maximum storage quantities of propane, butane, gasoline, or kerosene are regulated: Propane or butane is limited to 30 pounds; gasoline or kerosene is limited to 6 gallons. Underground storage tanks or connection to outside energy storage tanks are prohibited except for hardship uses approved by Building Committee permit.
  - Occupants of residence limited to: One person living alone; two or more persons related by marriage or kinship; or no more than four persons who are not related by marriage or kinship.
  - Prohibited Signs – Only non-commercial signs of the following nature are allowed: a) signs expressing a point of view, 2) political signs, 3) community service, 4) religious season observance, or 5) holiday observance. Allowed time period for display is regulated per ordinance. For Sale, For Rent, For Lease, Open House, or Estate Sale signs are not allowed. Number and size of signs are regulated per ordinance.
  - Required Signs – A city assigned street address sign is required at all residences, and shall be readable from the street. A construction site sign is required at new construction sites.
- 10) Building/Construction:**
- Temporary residences, or occupying residences not approved for occupancy by Building Committee are prohibited.
  - All construction contractors must be licensed. Plumbing, electrical or HVAC mechanical work shall only be performed by or supervised by state licensed contractors.
  - Construction signs are only allowed at new construction sites.
  - Signs at remodeling sites are prohibited.
  - All building materials must be stored on lot under construction only. Storage of building materials prohibited except on lots which have a valid building permit active.
  - Loitering or consumption of alcohol is prohibited at constructions sites.
  - A Building Committee permit is required prior to construction, reconstruction, enlargement, conversion, or alteration of a dwelling. Building permit is also required prior to addition of fences, decks, porches, pools, spas, hot tubs, arbors, or RCPs (residential children's playsets).
  - Playhouses and tree houses of any type, enclosed or open, are not permitted in Meadowlakes. Residential children's play-sets can be an allowed structure as long as they are in compliance with specific standards and restrictions. This restricted class of structure includes freestanding swing sets, slides, and playscapes. Larger play-sets may require a permit, unless grandfathered prior to November 2004. Prior to purchasing or installing ANY residential play set in Meadowlakes, it is recommended that a copy of the ordinance be reviewed and any required permit be obtained.
  - Shrubbery, hedges, fences, walls, or decks are not allowed any closer to the street than what is allowed for the main residence. An exception is allowed for screening of utility outcropping.
  - Fences, walls and hedges are limited to 6 feet in height in all locations, except within 25 feet of the golf course property where the height limitation is 4 feet.
  - Residence shall be 75% rock or brick. Chimneys shall be rock or brick.
  - Drilling of water well or acquiring water or sewer services from other than Meadowlakes PWD is prohibited.
  - Erosion control (sod, seeding, ground cover or stone) measures are required to be in place within 60 days of occupying a new residence.
  - Certificate of Occupancy is required prior to moving any furnishing into or occupying a residence either temporarily or permanent.



**2019-2020 PROPERTY OWNERS ASSOCIATION BOARD**  
**POA Dues: \$350.00 per year**

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