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Bullet Point Items of Covenants and Restrictions

- Overnight parking and “on-street” parking is specifically prohibited. No automobile, truck, trailer, camper, recreational vehicle, boat, tent or temporary structure of any nature whatsoever shall ever be temporarily or permanently located or otherwise maintained forward of the front building setback limit line on each lot. However it is not the intention to exclude the temporary parking of passenger automobiles on any portion of the garage driveway that is located in the front of such front building limit or setback line on each building site.
- All lots should be kept and maintained in such a manner as to not distract from the cleanliness and orderliness of the subdivision. Failure to mow lawns and maintain flowerbeds at reasonable intervals shall be considered as an annoyance of the neighborhood.
- No fence, walls or structures of any kind shall be built, placed or maintained in the front building line or on any lot or building site. Portable basketball goals shall be stored on the side of the residence when not in use.
- At all times, each homeowner is required to have a tree placed somewhere in their front yard. In the event the tree dies before the one-year warranty expires, you should contact your builder for replacement. If the tree dies after the warranty period, it is the homeowner’s responsibility to purchase another tree for their front yard.
 - A resolution was adopted in 2011 to clarify the type of tree which must be planted in each homeowner’s front yard. The Owners’ Certificate of Restriction, declare that the “tree of the same type and size” is any deciduous tree, including but not limited to, trees such as the Chinese Pistache, Cleveland Select, which is a better variety of the pear tree, Oklahoma Redbud, Bradford Pear, or other deciduous tree, of at least a minimum of 15 gallons in size.
- Signs or billboards are expressly prohibited, except a sign or billboard advertising the rental or sale of such property. Such sign shall not exceed eight (8) square feet.
- No tree houses, platform in trees, plan towers or other similar structures or equipment, shall be visible from the neighboring property.
- No business, church, trade or activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No modular, prefabricated, factory-built or mobile home shall ever be constructed, erected or placed on any lot or building site within said subdivision. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. This restriction does not prohibit the placing of a prefab or factory built storage shed or one of comparable quality not to exceed 10’ X 10’ or 7’ in height on any lot.
- The keeping of fowl, rabbits, and livestock of any character on any lot is prohibited. The keeping, boarding or breeding of dogs, cats, birds or other pets on a commercial basis shall not be permitted within this subdivision.
- Homeowner’s dues are due and payable annually. Any increase in homeowner’s dues shall never exceed ten percent of the preceding year’s dues. Unpaid Association dues shall become a lien upon the real estate and premises affected and the Association may file evidence thereof of record and foreclose such lien as allowed by law for the foreclosure of liens generally.
- **NOTE:** Each homeowner should have received a copy of the By-Laws & Owner’s Certificate of Restrictions at the closing on their home. If you have not received these documents, a copy is located on the HOA website or you may call or email the HOA and request a copy.