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THE MEADOWS at RIVER BEND Bullet Points of Covenants and Restrictions

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1. All LOTS to be maintained not to distract from the cleanliness of the subdivision. Failure to mow LAWNS and maintain flowerbeds at reasonable intervals considered an annoyance. All drainage channels shall be the property owner's responsibility.
 2. OVERNIGHT Parking and "on street parking" is prohibited. No auto...truck, boat shall ever be temporarily or permanently located forward of the front building line. Parking on the garage driveway is advised. Furthermore, it is a violation to store boat, camper, hitch in driveway.
 3. No modular, PREFABRICATED building shall ever be erected either temporarily or permanently. This restriction does not prohibit the placing of factory storage building not to exceed 10 x10 or 7' in height on any lot.
 4. No FENCE, walls of any kind shall be built in front of building line. No tree house, platform, shall be visible from neighboring property. SIGNS and billboards are prohibited, except a sign advertising the rental or sale of property, not to exceed 8 square feet.
 5. No BUSINESS, church, trade shall be carried upon any residential lot. The boarding of dogs, cats, birds etc. on a commercial basis is not permitted. No noxious or offensive activity, i.e. barking of dogs, shall be carried on, considered an annoyance to the neighborhood.
 6. Each homeowner is advised to have DECIDUOUS TREE (tree shedding its leaves annually) placed in the front yard, such as Chinese Pistache, Oklahoma Redbud, or Cleveland Select (a better variety of Bradford Pear), since the Bradford has been declared a nuisance by the city.
 7. All composition ROOFS must be constructed with roof pitch greater than 6/12 pitch, using no less than Grade A 240# laminated, class A fire resistant, wind resistant shingles. The color of the shingles should be the manufacturer Weathered Wood or more current updates.
 8. HOMEOWNERS DUES are due and payable annually and any increase shall never exceed 10% of the preceding year's dues. Unpaid dues shall become a lien upon the real estate and the Association may file evidence of record and foreclose such lien as allowed by law.
 9. Residents are also encouraged to call Action Center 297-2535 since the City supports the neighborhood Covenants, which are considered an addition to the City Zoning Restrictions.
 10. **NOTE:** Each homeowner should have a copy of the Bullets, a condensed version of our Restrictions. The full By-Laws and Owner's Certificate of Restrictions can be found at our site - TheMeadowsOKC.org or CONTACT – Themeadowshoakc@gmail.com.