

GARBAGE OR REFUSE

All rubbish, garbage or refuse shall be kept in tightly sealed, sanitary containers and kept from public view except on the day of a scheduled garbage collection. Residents should follow Strongsville City rule for garbage collection, which reads that trash should not be set out before 5:00 PM on the night before a scheduled pick-up day.

SIDEWALKS

Each homeowner is responsible for maintaining safe sidewalks along the tree lawn of their home. The Meadowood Association is responsible for maintaining safe sidewalks in front of common property.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent. The Trustees have also allowed signs recognizing the achievement of a person in the home, usually a school athlete or other student activity. Achievement recognizing signs should be removed within a reasonable period. ~~A small security company sign is permissible if posted near the perimeter of the home structure.~~ No political sign, flag or banner for any candidate, levy, or other ballot issue, may be displayed to the public view.

SOLAR PANELS

Solar panels must be approved by the Architectural Review/Control Committee before installation. Solar panels are permitted on the roofs of Meadowood homes if they are not visible from the street.

COMMERCIAL VEHICLES

For clarification purposes, any vehicle with wording or graphics which advertises a business or service is strictly prohibited from parking in a paved driveway or parking space within our development. In addition, further restrictions may apply on vehicle parking and storage. Please consult the association documents posted online referencing our Protective Covenants, Article VI, Section 8.

METAL ROOFS

Homeowners must receive written permission from the Architectural Review/Control Committee for the placement of any roofing materials that may differ from the current shingle roofing found

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. SIDEWALKS (p. 47): Flag or flagpole restriction fails to include statutory exemption for the United States flag under the Freedom to Display the American Flag Act.

Statutory / Legal Reference: 4 U.S.C. § 5 Note (Freedom to Display the American Flag Act of 2005) & Ohio Rev. Code Ch. 5312 (Ohio Planned Community Law) & Ohio Admin. Code 1301:5-6

Statutory Comparison: The federal Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note, Pub. L. 109-243) prohibits community associations from adopting or enforcing any policy that prevents a member from displaying the flag of the United States on residential property to which the member has a separate ownership interest or right to exclusive possession or use.

CURRENT WORDING IN DOCUMENT:

No political sign, flag or banner for any candidate, levy, or other ballot issue, may be displayed to the public view.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note, Pub. L. 109-243), any homeowner may respectfully display the official United States flag on residential property under their ownership or exclusive use.

ISSUE #1