

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. You are encouraged to review the formal document available at City Hall.

City of Meadowlakes
177 Broadmoor, Suite A
Meadowlakes, TX 78654
Phone: (830) 693-6840
Fax: (830) 693-0776

Hours: 9:00 am - 12:00 pm and 1:00 - 3:00 p.m. / Monday through Friday

- 1) - Speed limit is 25 MPH except in areas marked "SLOW" where it is 20 MPH.
 - Unlicensed/powered vehicles are prohibited on streets except for golf carts and 2 wheel scooters with max speed capability of 16 MPH or less. Scooters limited to daylight use only.
 - Golf carts operations allowed only when licensed driver is onboard vehicle, and limited to daylight operations unless equipped with operable front beam and taillights.

- 2) **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 5 aggregate in number over 3 months of age, with no more than 3 being dogs.

- 3) **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.

- 4) **PARKING OF VEHICLES:**
 - Resident's vehicles must be parked in a garage or on driveway when at residence.
 - Street parking is only allowed for guest's vehicles on the day of an event scheduled at host's residence.
 - Guest parking on street after 10 PM and before 7 AM is prohibited (Includes guest's RV and boats).
 - Trailer parking on street is limited to daylight hours (7 AM to 30 min 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 3 days within any seven-day period, unless stored in an enclosed garage.

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- Trailers used to provide Meadowlakes services are exempt from the 3-day restriction as long as all time spent in Meadowlakes are in direct and required support to provide service.
 - Parking vehicles on unimproved lots is prohibited at all times.
 - Vehicles must park with right wheels next to curb only, and park so as not to impede flow of traffic.
- 5) **Commercial trucks** are prohibited in Meadowlakes except for that time required to provide deliveries or services. Street parking to provide such service is further limited to daylight hours (7 AM to 7 PM).
- 6) Smoking is prohibited in public facilities.
- 7) Residents are required to maintain residences and property in neat and orderly condition.
- Light blocking metal foil window treatment (temporary or permanent) is prohibited.
 - Trash and debris deposition or accumulation is prohibited.
 - Trash receptacles/containers must be maintained out of sight from the street(s) except during the time window for curbside pickup (noon prior 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 10 days.
 - Depositing or allowing the deposition of leaves 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 curbside for solid waste pickup in a timely manner.
 - Junk, inoperative vehicles, vehicle parts, equipment, equipment parts are not allowed on premises unless stored in enclosed garage.
- 8) 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 is prohibited.
- 9) Making of unreasonably load 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.
- 10) 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.
- 11) Temporary residences, or occupying residences not approved for occupancy by Building Committee are prohibited.
- 12) Burning or burying of trash or materials is prohibited.
- 13) Outdoor fires are prohibited unless performed in a device designed to contain the fire such as a chiminea or grill.
- 14) Discharge of firearms, guns (including BB, Pellet, 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.

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- 15) Discharge of fireworks or use of explosives is prohibited.
- 16) **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 house garage or estate sales." Exceptions to this include the Country Club operations and the offices located outside the entry gate on Meadowlakes Drive.
- 17) All construction contractors must be registered with Texas Residential Construction Commission. Plumbing, electrical or HVAC mechanical work shall only be performed by or supervised by state licensed contractors.
- 18) Construction signs are only allowed at new construction sites. Signs at remodeling sites are prohibited.
- 19) 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.
- 20) Loitering or consumption of alcohol is prohibited at construction sites
- 21) 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).
- 22) **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, playscapes and trampolines. 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.
- 23) All dwellings shall provide and maintain an enclosed garage.
- 24) 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.
- 25) 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.
- 26) Outbuildings, sheds, or otherwise freestanding structures are prohibited in Meadowlakes.
- 27) 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.
- 28) Residence shall be 75% rock or brick. Chimneys shall be rock or brick.
- 29) Vehicle operator visibility impairment at street corners and driveways due to shrubbery, fence or wall is prohibited.
- 30) 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.
- 31) Drilling of water well or acquiring water or sewer services from other than Meadowlakes PWD is prohibited.
- 32) Erosion control (sod, seeding, ground cover or stone) measures are required to be in place within 60 days of occupying a new residence.

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- 33)** External RF antenna size, height and location are regulated by ordinance. Commercial RF services are prohibited.
- 34)** Certificate of Occupancy is required prior to moving any furnishing into or occupying a residence either temporarily or permanent.
- 35)** 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.
- 36)** 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.
- 37)** All areas of the City are zoned with requirements and restrictions defined by ordinance.
- 38)** POA restricts the use of City Parks to Meadowlakes Residents and guests of Meadowlakes Residents only. Please observe POA posted park hours.