

# MEADOWLAKE FARMS HOMEOWNERS ASSOCIATION CLUBHOUSE INFORMATION AND RULES

## ***DEFINITION***

**Event** - An activity or function that is sponsored by a member of the Association. The sponsor (**homeowner/member of the HOA**) of the event or activity is required to attend. The member is responsible for the conduct of all family members and guests attending the event or activity.

## ***CLUBHOUSE & SWIMMING POOL***

The Meadowlake Farms Clubhouse and Swimming Pool is located at 10800 South Silo Ridge Road.

The clubhouse, swimming pool and pond are for the exclusive use of the Meadowlake Farms Homeowners Association members (owners). Any owner, in accordance with the By-Laws, may delegate his or her right of enjoyment of the common areas to the members of his or her family, guests, his or her tenants, or contract purchasers who reside on such owner's lot. **Only association members in good standing (those who have paid their HOA dues) may have use of the clubhouse or pool.**

Guests using the clubhouse, pool or pond area must be accompanied at all times by a member (homeowner) of the Association. Be respectful of those homeowners who live near the clubhouse. Be aware of the noise level of your event especially any outside activity.

***HOMEOWNERS ARE AT ALL TIMES RESPONSIBLE FOR THE ACTIONS OF THEIR CHILDREN & GUESTS USING THESE FACILITIES.***

## ***CLUBHOUSE***

The Meadowlake Farms Clubhouse is 2,200 square feet and contains a large entry hall; a 28' x 32' Grand Room; a Welcome Center; a handicap restroom; and a kitchen containing stove, microwave, dishwasher and refrigerator. There is a large storage room to store tables & chairs and a utility closet with a laundry sink & cleaning supplies located in the restroom.

The rear of the clubhouse has a covered patio area facing the pool and two handicap restrooms with showers that is accessible from the pool area.

Members may reserve the clubhouse for social activities of their own private use. Members may not use the clubhouse for activities of a commercial nature, activities for profit or activities designed to emphasize skills or subjects suitable for business - this includes product sales or demonstrations. Sleepovers or lock-ins are also prohibited. Throwing of rice, birdseed, flower petals, paper or any such items is forbidden so as to ensure the safety and cleanliness of the use of the walkways and grounds surrounding the clubhouse.

**The sponsoring member must be in attendance and is responsible for the clubhouse and the conduct of their guests.** The clubhouse is a smoke-free facility. An appropriate trash container is outside the front door for your guests to dispose of their debris in a safe and careful manner and especially not in any of the landscaped areas.

In the event of bad weather, such as ice & snow, the Clubhouse Committee has the right to cancel reservations for the safety of the guests.

**RULES & GUIDELINES ARE SUBJECT TO CHANGE**

# MEADOWLAKE FARMS HOMEOWNERS ASSOCIATION

## ***CLUBHOUSE RESERVATIONS***

Members may reserve the clubhouse in advance on a first-come, first-served basis by any one or more members and their family members upon availability however, no more than **one hundred (100)** people shall occupy the facility at any one time. The rental for the clubhouse use shall be \$50.00 per use and shall be paid to the authorized representative of the association before the member obtains keys to the Clubhouse. **Each homeowner or member shall be entitled to two (2) free daily rentals per calendar year, which free rentals cannot be transferred or assigned to any other homeowner or member. Only association members in good standing (those who have paid their HOA dues) may have use of the clubhouse or pool.** The renting association member will need to pay a **\$100.00** cleaning deposit when the key is picked up. Keys will only be given to the association member using the clubhouse and not to any third party. The cleaning deposit will be returned if the clubhouse and grounds are properly cleaned. It is the member's responsibility to clean up after their event before leaving, as another homeowner may be having an event immediately following them.

During the peak holiday season (end of November through December), the clubhouse reservations will be divided into two time periods: 9:00 am to 3:00 pm and 4:00 pm -10:00 pm. Members cannot reserve the whole day during this busy holiday month, in order to allow more people to have use of the clubhouse. The clubhouse will need to be completely cleaned and vacated by the morning reservation member by 4:00 pm so the next member can come in to set up for their event. Likewise, the evening reservation member needs to thoroughly clean the clubhouse after their event so that it will be ready for the next morning event.

**The renting association member must be present at all times during their event. If an association member chooses to break this rule by not being present and/or giving the clubhouse key to a non-homeowner, that association member will have clubhouse privileges suspended and the deposit will be forfeited to the association.**

The clubhouse may be reserved as many times per year as the member desires with the following provisions:

- A member may reserve the clubhouse once per month as far in advance as is convenient.
- If the same member wants additional reservations during the same month, the second reservation can be made no more than seven (7) days in advance. This provision is intended to provide all members an equal opportunity to reserve and use the clubhouse.

Functions will last no later than 10:00 PM Sunday through Thursday and no later than 11:00 PM Friday & Saturday and no later than 9:00 PM at the pool. **Loud music is not allowed outside the clubhouse or pool area.**

Appropriate conduct of all family and guests attending the function will be the responsibility of the member. Any music or entertainment must not be disruptive to other residents.

**Underage alcohol consumption is illegal and is strictly prohibited at the clubhouse.**

Members reserving the clubhouse will be responsible for cleaning and securing the property, setting the alarm system and returning the keys to the Clubhouse Committee. The member will be held financially liable for repairs or replacement for any damage to the clubhouse or furnishings. Failure to pay an assessment for damages or cleanup will cause the member to automatically lose their right to use the clubhouse or pool.

**Members may reserve the clubhouse and have use of the pool, but the pool must remain open to the residents.**

Details for use of the clubhouse (alarm codes, thermostat settings, etc.) will be provided when the key is picked up. For information or to reserve the clubhouse, please call the **Meadowlake Clubhouse at (405) 692-5544** or email **meadowlakefarmsHOA@gmail.com**

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