

# MEADOW OAKS

## RULES & REGULATIONS

### FOR

## RECREATIONAL FACILITIES

(REVISED INCORPORATING ALL CHANGES THROUGH OCT 20, 2022)

The Meadow Oaks Clubhouse and Recreational Complex represents an investment for the benefit of the present and future residents of the Meadow Oaks Community. The use of this facility is a privilege and cannot be abused or neglected. Only “MEMBERS IN GOOD STANDING” (meaning up to date on all monies owed to the association and no unresolved violations of association rules) will be permitted to have access to, or use of, the facilities. The purpose of the Meadow Oaks Resident Recreation Complex is to provide a safe and enjoyable facility for the exclusive use of the Residents of Meadow Oaks and their guests. “GUESTS” refer to out-of-town people staying in your home, local people visiting you in the daytime, children, grandchildren, or anyone other than the legal property owner. Please limit the number of “guests” you bring to the recreational facilities to the number of people to whom you could comfortably provide overnight lodging in your home. A general guideline would be no more than six people.

Any resident shall report improper or unauthorized use of our recreational facilities to a MOMA Board Member. When using any of the Recreational Facilities outlined hereafter, a resident must understand that he or she bears the responsibility, including financial responsibility, for his or her actions, as well as the actions of any family member or “guest”. All areas must be left as clean as they were found.

#### 1. **HOURS OF OPERATION**

The Meadow Oaks recreational facilities are available for your use and enjoyment daily from 6:00 a.m. to 11 p.m. **Any unauthorized use outside of the prescribed hours will be considered trespassing and violators may be prosecuted.** Residents near the recreation facilities deserve a reasonable noise level 6:00 a.m. – 9a.m., and after 9:00 p.m. Thank you for your consideration.

## **2. AGE RESTRICTIONS FOR ALL MEADOW OAKS FACILITIES**

Children under 18 years of must be accompanied by an adult guest, guardian, or resident of Meadow Oaks. There must be one adult guest, guardian, or resident of Meadow Oaks for every three (3) persons under 18 years of age.

## **3. SECURITY AND SAFETY**

For the safety of all our residents and guests, security issues should be reported immediately to a MOMA board member and 911 called as necessary. If you see something, please report it. Note that security cameras are strategically placed around the recreational facilities and clubhouses.

Please use your key fob to enter the recreation facilities. When entering or exiting you must keep the door/gate locked behind you. This is so unauthorized users cannot gain access to any of the facilities.

The resident who signed for the key fob is solely responsible for the cost of repair or replacement of any damage caused by persons using their key fob, regardless of whether the key fob was used with or without their permission. Depending on the severity of the damage or rule violation, the MOMA Board of Directors may deactivate the fob, and suspend all facility privileges for a period of thirty days to permanently.

Anyone shoving, pushing, knocking down, or in any way attacking another resident verbally or physically will be permanently banned from the entire clubhouse and recreational property, have their key fob(s) deactivated.

Roller Blading, Skate Boarding, or any like paraphernalia will not be permitted in any of the recreational facility areas. Please be respectful in common areas to give older residents with possible mobility issues the right of way.

No pets or animals except for guide dogs are allowed within the recreational facilities.

MOMA welcomes any suggestions for changes you may have for the clubhouse or recreational property, but no person can undertake any of these changes without permission from the MOMA Board of Directors. These include any structural or aesthetic change.

## **4. THE POOL AREA**

The pool is to be used only during the prescribed hours of use and is limited to the pool load capacity of 46 people by County Ordinance.

When going to and from the pool area, please wear a cover-up or shirt and footwear. Remember to shower before entering the pool. Children in diapers must use commercial swim diapers so that there is no leakage. Street clothing is not acceptable for use in the pool. Nude swimming is forbidden and a violation of the law (violators will be prosecuted).

Please keep the restrooms clean.

So that swimmers may still enjoy the pool on a busy day, no floating devices except for noodles, and safety devices for children and handicapped persons are to be used.

**NO SMOKING, GLASS CONTAINERS, FOOD, OR BEVERAGES** are allowed inside the pool fence, except for water in a non-breakable container.

**For safety there is to be no diving, running, jumping, ball-playing (except for scheduled water volleyball) or general horseplay around the pool area.**

Since everyone has a different taste in music, if you bring your own to listen to, please do so with head phones or ear buds.

Lounges and chairs **MAY NOT** be reserved except when the occupant is in the pool area.

Only pool committee and cleaning/repair personnel are permitted in the pool mechanical area. Residents are not permitted to regulate the thermostat, pumps, etc. Please call a MOMA board member immediately if you note any issues with the pool.

#### 5. **TENNIS/PICKLEBALL/BASKETBALL COURTS**

Tennis shoes (sneakers) are the only acceptable footwear on the courts.

#### 6. **THE CLUBHOUSE**

Activities conducted at the clubhouse shall be limited to social, recreational, community, and related functions for the benefit of **Meadow Oaks** residents and their "guests."

Activities should be placed on the Clubhouse Calendar in advance so that areas are not double booked.

Fire regulations limit the clubhouse to a maximum capacity of 115 persons.

The kitchen facilities may be used for food preparation by Meadow Oaks residents only (caterers must bring in food already prepared). Be sure to clean and leave the kitchen as you found it.

Persons in wet bathing suits are not permitted inside the clubhouse.

The sound system is always on. If you need help adjusting the sound, contact a MOMA board member.

Meetings will be allowed specifically for the Meadow Oaks Master Association, together with all its assigned committees, all Meadow Oaks individual Homeowners Associations, and any other group or organization which is considered beneficial and/or involved with the Meadow Oaks community in a joint venture/interest. Any meeting that does not meet these criteria must be cleared through the MOMA Board of Directors.

Residents using the clubhouse must make sure that all outside doors remain closed while heat or air conditioning is being used, except for normal ingress and egress. That resident must also be sure that all doors are locked, all appliances and lights are off.

NO SMOKING IS ALLOWED WITHIN THE CONFINES OF THE CLUBHOUSE. SMOKING RECEPTACLES ARE PROVIDED IN THE FRONT AND BACK PORCH AREAS FOR INDIVIDUALS DESIRING TO SMOKE.

TO RENT THE CLUBHOUSE – see Number 9 below.

#### **7. THE CLUBHOUSE PARKING LOT**

Overnight parking must be approved by a MOMA Director. Once approval has been obtained, you must display a sign in the vehicle window that lists (1) the responsible resident's name, address, phone number, and (2) the name of the MOMA director who gave the approval. The Master Association accepts no responsibility or liability for vehicles parked overnight with or without approval of a director. Vehicles that are not approved will be towed at the owner's expense.

**NOTE:** The Golf course has the right to use the larger parking area as an overflow parking area, however, we do not have a reciprocal agreement regarding their parking lot.

#### **8. PENALTIES FOR NON-COMPLIANCE**

In accordance with Section 720.305(2) of the Florida Statute 720, the following penalties may be imposed on residents, guests, and invitees of residents for failure to comply with these Rules and Regulations:

- A. Suspend the rights of a resident or resident's guests, or invitees, or all, to use of the Common Areas, Clubhouse, and Recreational Facilities for a prescribed period not to exceed one (1) year. Require deactivation of the facility key fob(s) for the term of the suspension. The resident will have to reapply to be reinstated after suspension periods ends.

- B. Levy of a fine, not to exceed \$200.00 per violation against any resident, guest, or invitee. The fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing.

9. **RENTAL OF CLUBHOUSE FACILITIES**

Use of the clubhouse will be limited to functions expressly for the benefit of residents and their guests and hosted only by residents of Meadow Oaks.

Requests for private use rentals must be made to the acting volunteer rental manager. Required application forms are available from the acting volunteer rental manager. Such applications must be submitted before any consideration is given. The acting rental manager will respond within one week after receipt of application. Rentals will only be considered for members in good standing. All functions must be conducted inside the clubhouse or under the covered porch. No function will be permitted which excludes other residents from the unrented rooms.

The small rooms may be reserved for smaller groups, if not in conflict with a prior scheduled event. Such use will be limited to a maximum of sixteen (16) persons.

The person originating the request will be held responsible for cleanup at the close of the function.

Any resident of Meadow Oaks who reserved the use of the main hall shall deposit \$500.00 refundable clean-up/damage deposit and shall pay \$150.00 usage fee when rental approval is given for use of the Main Hall. An additional \$25.00 fee per room will be required if any other rooms will be used.

When family and friends gather because of the death of a Meadow Oaks resident, rental fees may be waived.

**RULES, REGULATIONS, LIMITATIONS, & RESTRICTIONS**  
**FOR USE OF THE MEADOW OAKS CLUBHOUSE FACILITIES**  
**UNDER RENTAL REQUEST AGREEMENT**

1. No commercial activities of any type will be permitted.
2. No profit-making activities, religious services, or gambling will be allowed.
3. Areas of usage will be limited to those areas requested and approved only.
4. Authorization for clubhouse usage includes the use of the rest room facilities.
5. Rental Cost: The main clubhouse room, to include the kitchen and rest rooms, is \$150.00. An additional \$25.00 per room will be required if any other rooms will be used.
6. Rental Deposit: In addition to the rental cost, a \$500.00 deposit is required. The deposit or a portion of the deposit will be returned to the Meadow Oaks resident if the clubhouse is in the same condition after the event as it was prior to its use (cleaned and undamaged).
7. All Meadow Oaks residents have access to the areas not approved for usage, at any time, including those hours during the approved function.
8. Activities prohibited by any Federal, State, County, or Local laws and/or regulations are strictly prohibited. Be aware that the clubhouse facility is under video surveillance 24/7.
9. No sale of alcoholic beverages will be allowed. No use of alcohol by anyone under the legal age is permitted.
10. Attendees may not exceed 115 persons by order of the Fire Marshall.
11. No smoking is permitted within the clubhouse building. Smoking is only allowed on the front or back porches. Cigarette butts must be put in proper containers.
12. All tables and chairs must be returned to their original location at the conclusion of the event.

13. Under no circumstances is any club house property to be removed from the building. This will be treated as a theft, reported to the police, and violators prosecuted.
14. When kitchen usage is approved, ovens may be used only for the warming of foods. Counters may be used for food preparation. Sink may be used for the washing of dishes and utensils. Use of the refrigerator/freezer is permitted. The Meadow Oaks resident(applicant) will be required to provide all pots, pans, dishes, utensils, trash bags, cleaning supplies, necessary for the occasion. All tables and chairs used are to be wiped down and cleaned after use. The Meadow Oaks resident applicant is responsible for the removal of all garbage and trash immediately after the event. Garbage cans are available at the clubhouse. The clubhouse must be left in the same condition as it was prior to your usage to have any portion of the \$500.00 deposit returned.
15. No children under the age of 18 will be allowed in the clubhouse without the Resident applicant, Parent, Grandparent, or Legal Guardian being present to supervise them.
16. No wet bathing suits are allowed in the clubhouse.
17. Assistant Guide Dogs (ex: Seeing Eye Dogs) are the only animals allowed in the clubhouse.
18. No pushing, shoving, fighting, or any physical altercation of any type will be tolerated. Violators will be removed and prosecuted, and the event will be ended immediately.
19. Vehicles are to be parked in an orderly manner in the prescribed parking areas. Do not park on the grass. The roadway leading to the clubhouse is not to be obstructed.
20. Decorating the clubhouse for your event is permitted, but do not use scotch tape, pins, or tacks to affix any decorations to the painted walls or woodwork. Do not remove any seasonal or permanent clubhouse decorations from their location without putting them back as they were.
21. Private use of the clubhouse is limited to functions expressly for the benefit of the Meadow Oaks Resident applicant and their guests. Functions requested, but not specifically being hosted by the Meadow Oaks resident will not be approved.

22. **Liability:** The Resident applicant granted usage rights will have total financial responsibility for any damage what-so-ever, to the building, furnishings, appliances, sound system, carpeting, artwork, plants, restrooms, etc. caused by any member of their party (member, guest, or hired worker).
23. Penalties, fines, and permanent usage suspension may be imposed on the Resident applicant for failure to comply with all current rules and regulations for the property.

**MEADOW OAKS MASTER ASSOCIATION BOARD – December 2024**



## **MEADOW OAKS MASTER ASSOCIATION**

### **REGULATIONS FOR SECURITY KEY FOBs TO CLUBHOUSE & RECREATION FACILITIES**

The Meadow Oaks Master Association (MOMA) wants to take every precaution to be sure that only authorized people use our facilities. The homeowner will read the regulations pertaining to the security key fob; will be assigned a key fob; will sign the application to indicate receipt of the key fob, and acknowledgment of the regulations pertaining to the key fob. The person issuing the key fob will witness the resident signature with his or her signature, enter the appropriate key fob number on the application and give the resident a copy of the regulations.

### **REGULATIONS**

1. Each household in Meadowoaks will have the choice of either 2 key fobs or 2 mobile credentials or a combination of a Fob and Mobile free of charge.
2. Please report lost, misplaced, or stolen key fobs to MOMA immediately. The fob will be deactivated and a new fob issued for a \$25.00 replacement cost.
3. The resident may loan their key fob to family members or guests who are at least eighteen (18) years of age. The resident is responsible for the actions of their guests.
4. Builders/realtors are to call a MOMA representative if their client wants a tour of the club house before buying property.
5. A developer/builder owner of one or more lots, will be entitled to one key fob only. They will be expected to abide by all Meadow Oaks rules and regulations.
6. For the safety and protection of all, anyone may be challenged to show their key fob if using any of the facilities.

**December 2024**