

MEADOW OAKS
RULES & REGULATIONS
FOR
RECREATIONAL FACILITIES

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" will be permitted to have access to, or use of, the facilities. A member in good standing refers to a resident who is up-to-date on all monies owed to the Association and has no unresolved violations of any Association rules. 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 refers to out-of-town people staying in your home, local people visiting in the daytime, children, grandchildren, or anyone other than the legal property owner.) Please limit the number of guests to the number of people you could comfortably provide overnight lodging in your home. A general guideline would be no more than six (6) people.

Residents shall report improper or unauthorized use of Recreational Facilities to a MOMA Board Member. When using any of the Recreational Facilities, residents assume full responsibility, including financial responsibility, for their actions, as well as the actions of any family member or guest. Additionally, all areas must be left as clean as they were found.

1. HOURS OF OPERATION

The Meadow Oaks Recreational Facilities are available for use and enjoyment daily from 6:00 a.m. to 11:00 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 from 9:00 p.m. to 8:00 a.m. Thank you for your cooperation.

2. AGE RESTRICTIONS FOR ALL MEADOW OAKS FACILITIES

Children under the age of 18 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 Clubhouse.

Please use your key fob to enter the Recreation Facilities. When entering or exiting, you must make sure the door/gate is closed and 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 for 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 (30) 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 and will 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 service animals, 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. This includes 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, ALCOHOL, OR OTHER 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 music to listen to, please use 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 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.

Resident 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 and that 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: Golf course patrons have 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 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:

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, which will 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 period ends.

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 minimum of fourteen (14) days notice to the person to be fined or suspended in order to provide them with 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 pool, tennis court, and pickleball courts are not included in Clubhouse rental.

The small rooms may be rented 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 pay a \$500.00 refundable clean-up/damage deposit and shall pay \$200.00 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. The pool, tennis court, and pickleball courts are not included in Clubhouse rental.
5. Rental Cost: A rental fee of \$200.00 is to be paid which includes the main Clubhouse room, the kitchen and rest rooms. An additional \$25 per room will be required if any other rooms will be used.
6. Rental Deposit: In addition to the rental fee, a \$500.00 deposit is required. The deposit or a portion thereof will be returned once it is determined that the Clubhouse is in the same condition after the event as it was prior to its use (cleaned and undamaged). 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.
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. The use of alcohol by anyone under the legal age of 21 is not permitted.
10. Attendees may not exceed 115 persons by order of the Fire Marshall.
11. Smoking is not permitted within the Clubhouse building. Smoking is only allowed on the front or back porches. Please dispose of any smoking materials in the containers provided.
12. All tables and chairs must be returned to their original location at the conclusion of the event.
13. Under no circumstances is any Clubhouse 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 is responsible for the removal of all garbage and trash immediately after the event. Garbage cans are available at the Clubhouse.
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. Use of the pool, tennis courts and pickle ball courts is not included with Clubhouse rental.
17. Service animals 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 – MAY, 2026

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. After the homeowner reads the regulations pertaining to the security key fob, they will then be assigned a key fob. The homeowner will sign the application to indicate receipt of the key fob and acknowledgment of the regulations pertaining to the key fob(s). The person issuing the key fob will witness the resident's signature, enter the appropriate key fob number(s) on the application, and give the resident a copy of the regulations.

REGULATIONS

1. A maximum of two (2) key fobs will be issued to each household where the resident is in good standing with MOMA. Only one resident needs to sign for the fob(s).
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 Clubhouse before buying property.
5. In the event a resident sells his/her residence in Meadow Oaks, the resident must return their key fob(s). Do not give to new owners as the resident on file is responsible.
6. A developer/builder owner of one or more lots, will be entitled to only one key fob. They will be expected to abide by all Meadow Oaks Rules and Regulations.
7. For the safety and protection of all, anyone may be challenged to show their key fob if using any of the facilities.