

Meadowlake HOA Clubhouse Rules & Regulations

A. GENERAL RULES COVERING THE USE OF THE CLUBHOUSE:

1. Monthly assessment charges must be current prior and have no outstanding architectural violations to a resident's reservation being approved by the Clubhouse Coordinator.
2. All people attending any function being held at the clubhouse shall conduct themselves in a manner so that their actions will not be offensive to others. Shouting, use of obscene and vulgar language, and unreasonable or boisterous conduct are not permitted. The smoking of marijuana or use of any type of drugs is not permitted. **No Alcoholic Beverages Shall Be Served or Consumed by Minors** and no adult shall be charged any monetary fee as a quid pro quo to consume alcohol. Further, it is agreed to indemnify and hold harmless the Meadowlake Association and its individual Board members from any and all loss, suits, damage, costs, claims, demands, and expenses whatsoever (including attorney's fees) which the Meadowlake Association and/or its individual Members may hereafter suffer, incur, be put to or pay by reason of the consumption or availability of alcohol by or to any person at the Community Building during the date and hours of use stated above. It is also understood that no alcoholic beverages are permitted outside of the building or around the swimming pool area.
3. If the clubhouse is reserved for use by a minor, the owner/resident who made the reservation shall be present and responsible for the supervision of all those attending.
4. No Pets of any kind are permitted in the Clubhouse, Pool, or on the grounds contained therein at any time.
5. Guests Must always be accompanied by an Owner/Resident.
6. Owner/Residents shall not leave ANY personal items in the clubhouse for storage.
7. Entertainment is to be limited to the use of radios and/or stereos which shall be played at a level in order that the noise does not disturb residents living in close proximity of the Clubhouse area. Live Bands (without amps) Are Permitted Until 10 p.m. North Strabane Township Police are required to enforce the 10:00 PM noise restriction ordinance.
8. NO SMOKING, VAPING or TOBACCO permitted in the Clubhouse or Pool Area.
9. The \$150.00 security deposit & the \$60.00 Rental Fee must be received by the Clubhouse Coordinator from the unit owner, or where applicable by the non-owner occupant of a unit, within three (3) days of the scheduled booking of the Clubhouse; otherwise, automatic cancellation will occur.
10. Notice of cancellation by the resident must be given within two (2) days of the requested date, or a \$20.00 charge will be deducted from the security deposit.
11. **Large parties twenty (20) or more restricted to Clubhouse only, w/No pool privileges.** Small parties fifteen (15) or less have non-exclusive pool privileges. Party food and beverage tables are NOT PERMITTED poolside.
12. Each unit owner shall be responsible for any damage caused to the clubhouse or its contents by the said owner or any of the owner's family, tenants, or guests. The unit owner shall pay for such damages.
13. The North Strabane Township Fire Department restricts the occupancy load for the social area of the Clubhouse to fifty (50) people. If tables/chairs are set up, reduce the number of people count accordingly
14. Open Fires are Prohibited – (Fire Pits, Turkey Friers, Etc.)

B. RESERVING THE CLUBHOUSE:

1. The Clubhouse Coordinator handles all reservations, inspections, etc. for the clubhouse. Only Meadowlake residents may reserve the clubhouse.
2. The resident will be required to submit two (2) checks payable to Meadowlake Homeowner's Association in the amount of **\$60.00 (Rental)** and **\$150.00 (Security)** to be returned as stated herein: The \$60.00 check will be deposited in the Meadowlake general account immediately upon receipt. An Association check for \$150.00 security deposit will be returned after a positive inspection of the clubhouse has been completed.
 - a. If the clubhouse or the property contained therein was determined to have been damaged or not properly cleaned, as a result of the last prior use of the clubhouse by the requested resident, then the Association may determine that the amount of the security deposit be increased accordingly.
3. The Owner/Resident reserving the Clubhouse, and where applicable the owner of the unit in which the requesting resides, acknowledges that the activity conducted in the Clubhouse is for the

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residents' own purposes and benefit and is in no way to be considered or advertised as an Association sponsored activity without the express written consent of the Association. The Clubhouse is to be used only by Meadowlake Residents with non-residents attending the various functions as "guests". **The Clubhouse is not to be rented to non-resident people or groups for profit. A RESIDENT WHO RENTS THE CLUBHOUSE FOR A NON-RESIDENT'S USE WILL FORFEIT THE \$150.00 SECURITY DEPOSIT and may be subject to further assessment as determined by the Board.**

4. The security deposit will be refunded only upon the conclusion of the use of the clubhouse and the activities conducted therein, and the Association's determination that no damage of any kind or from any source whatsoever has occurred to the Clubhouse of the property located therein as a result of the use of the clubhouse. The Association shall apply the security deposit to repair any such damage or replace any such property, and refund that amount of the security deposit, if any, not required by the Association to make such necessary repairs or replacements. The Clubhouse Coordinator mails a copy of the clubhouse form to Meadowlake Accounting Services authorizing it to prepare the refund check made payable to the residents who made the reservation.
5. All residents reserving the Clubhouse shall reimburse the Association for all damage to the clubhouse or the property located therein which occurred as a result of the use of the clubhouse, if such damages exceed the security deposit required set forth herein.
6. THE RESIDENT RESERVING THE CLUBHOUSE, AND WHERE APPLICABLE, THE OWNER OF THE UNIT IN WHICH REQUESTING RESIDENT RESIDES, ARE RESPONSIBLE FOR THE FOLLOWING CLEAN-UP:
 - a. Removal of all beverages and food from the Clubhouse before locking up.
 - b. Remove all trash, garbage and other debris from the clubhouse and the grounds contained therein before locking up.
 - c. Turning out all lights in the clubhouse after securing building and making sure that all doors are locked, including the rear & side doors.
 - d. All chairs and tables must be wiped clean and returned to the storage racks.
 - e. Cleaning of the kitchen sink, refrigerator, range/oven, microwave, sink bowls, toilets, counter tops, etc.
 - f. All party decorations and accessories (tables, chairs, etc.) must be inside the clubhouse and removed after the party.
 - g. Vacuuming of the carpet - cleaning of all tile floors.
 - h. **The clubhouse must be in the same condition as prior to use.**
 - i. FAILURE TO DO ANY OF THE ABOVE MAY RESULT IN LOSS OF DEPOSIT.

IMPORTANT

C. **CLUBHOUSE & POOL APPROVED USE:**

1. Meadowlake HOA Members "Rentals": Members must be in good standing with regard to Dues being current & No outstanding Architectural Violations.
2. All Rentals must go through the HOA Approved Use such as Meeting's or Community Parties and approved by the Coordinator or President. Clubhouse Use During Pool Season is not allowed unless it has been rented by an Owner/Resident and Management Approved.
3. Rentals to Persons Outside Meadowlake is not allowed.
4. Board Approved Activities: Annual Parties, Childrens Parties, Holiday Parties, Etc.
5. Board Use, Meetings, Annual Meetings and HOA Contract Meetings.
6. Clubhouse Chairs & Tables may be used for other parties in the community if approved by the Coordinator and President.
7. Board Approved Pool Night Swims may be allowed on Friday and Saturday Nights from 9:00 to 10:00 p.m. with the Pool Lights on. Night Swims are for Residents Only, No Visitors. Parent(s) Must accompany All Children.
8. Must follow any posted Rules around the Clubhouse and Pool.
9. Pool Parties Must be Approved by the Board of Directors. **Note:** Clubhouse Rental does not guarantee Pool Use. Party Size Must be Taken into Consideration. Generally, Parties Size Above Fifteen (15) total Persons will not be allowed for Pool Use.
10. Rentals are not allowed for Commercial Use.

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D. CLUBHOUSE COORDINATOR:

1. Complete pre-inspection and post-inspection Clubhouse Checklist with Coordinator and Owner/Resident signing in applicable signature caption.
2. Attaches Checklist Form to Request Form.
3. Forwards check from residents made payable to Meadowlake Homeowners Association to accounting services: E.M. Malone, P.O. Box 520, Meadow Lands, PA 15347.
4. Upon completion of Post Inspection Form and return of Clubhouse entrance key, Coordinator records on Request Form amount of security refund to be paid after reviewing with Business Manager if any damage replacements costs are involved.
5. Forwards Request Form to E.M. Malone Accounting Services for processing and check deposits.
6. Files Request for Clubhouse Usage and Checklist in file.

Meadowlake HOA Clubhouse Street Address - 217 Coachside Drive, Washington, PA 15301

Clubhouse Phone 724-485-2313

Mailing Address – E.M. Malone Services P.O. Box 520 Meadow Lands, PA 15347; Ph. 724-225-2179

Rentals – Contact Clubhouse Coordinator, Donna Sinozich, 724-554-1066

Michael A. Sinozich, President 12/12/25