



ASSOCIATION RULES AND REGULATIONS

CLUBHOUSE

As a community with commonly-owned property, The Meadows is responsible for maintaining a clean, safe, and equitable environment so far as its common areas are concerned. To that end, the HOA enforces certain rules and regulations concerning its onsite CLUBHOUSE, which apply to the fair and responsible use of the facility and its amenities.

The following rules and regulations apply to all residents of The Meadows while using the clubhouse, including the scheduling thereof, and are strenuously enforced.

RESERVATIONS

- I. The clubhouse may be reserved in its entirety for a period of three hours by registering online or in person (at Axiom's Trejo St. Office in Rexburg) and paying a non-refundable fee of \$30. Reservations may also be made for the theatre room in the clubhouse for a period of three hours and a non-refundable fee of \$10, with all other general guidelines for reserving the clubhouse being the same (i.e. frequency, advance notice, etc.).
- II. To ensure fairness to all residents of The Meadows who are in good standing with the HOA and, therefore, have an interest in using the clubhouse at their leisure, a reservation is required for any patron hosting a large group (15 or more people) at the clubhouse or hosting any gathering that promotes exclusivity and alienation based on the planned nature of the use (regardless of the number of people), including but not limited to birthday parties; holiday celebrations; breakfasts, luncheons, or dinners celebrating personal events or achievements (i.e. baby blessings, baptisms, graduations, promotions, etc.); and business-related sales or promotional events that feature products, goods, services, or commercial advertising of any kind.
- III. Persons found using the clubhouse for any of the uses listed above without a reservation will have the \$30 non-refundable reservation fee charged to the owner's account, plus a \$10 research fee for determining their identity and verifying the nature of the use (i.e. uses that require a paid reservation).
- IV. As a courtesy and to help other patrons know that the clubhouse or theatre is reserved, the managing agent, upon confirming a reservation, will prepare a PDF notice indicating the party's name and the date and time of the reservation, which will be emailed to the reserving party. It will then be the reserving party's responsibility to print and post the notice on the front door of the clubhouse—or the theatre door in the case of theatre reservations—and the back door if so desired in either case to add assurance of privacy during use) up to but not more than 24 hours in

advance of their reservation, unless there is another reservation (or multiple) in the 24-hour period leading up to their reservation, in which case, that party must wait until the other party(ies)'s reservation or use is finished before posting their own party's notice. As always, the clubhouse calendar online will show all reservations, and residents are encouraged to check said calendar before going to the clubhouse, even for casual use.

- V. Reservations may only be made by residents of The Meadows for their own personal use. Patrons may invite guests into the clubhouse (not to exceed the maximum occupancy set by the Fire Marshal) but must be present during the reserved time. Under no circumstances shall the patron allow a guest to have exclusive access to the clubhouse—whether for a reservation or casual use—meaning a patron may not allow a guest to host a gathering at the clubhouse without that key holding patron being present. Anyone found violating this rule will have their keycard deactivated indefinitely.

GENERAL CONDUCT

- I. Patrons of the clubhouse are expected to behave responsibly and to treat the facility and its amenities with the utmost care. This includes guests who are invited into the clubhouse, whose behavior and conduct while on The Meadows privately owned common property (which includes the clubhouse) the patron is responsible for.
- II. Anyone found violating the rules of conduct as stated herein, on The Meadows HOA official website, or posted in the clubhouse, will have their keycard deactivated indefinitely.

PASSED by The Meadows HOA Board of Directors on this 3rd day of March 2013.

Talsan Schulzke, President

ATTESTED to by The Meadows HOA managing agent.

Jacob Blaylock, Axiom Properties