

**Rules and Policies for the
Clearview Meadow Community Center
340 Nob Hill Road
Dover, Delaware 19901**

The Clearview Meadow Homeowners Association (hereinafter the “Association”) has established the following rules and policies to ensure the Community Center facility is available and enjoyable both to and by all of our homeowners on an equal basis. These rules and policies will be strictly enforced and any violation of them may result in a suspension of privileges. Please note that the facilities are only available for use if the homeowner’s Association account is in good standing.

Disclaimer: Homeowners and guests using the facilities do so at their own risk. The Association and its duly appointed agents and employees shall not be liable for personal injury, damage to, or loss of property arising from, the use of the facilities or from the acts, omissions, or negligence of other persons using these facilities. The Association shall be held harmless from any and all claims arising by reason of injury of death or any person caused or occasioned by use of the facilities.

Hours of Operation: Generally (but subject to change), the Community Center will be open for use during the following hours:

Sunday through Thursday:	6:00 am to 10:30 pm
Friday and Saturday:	6:00 am to midnight

All exterior doors must be kept secure (locked) during these “open” hours so that access is allowed only by use of the electronic key fob issued to each homeowner in good standing. In the interest of the personal safety of our community members and of protecting this valuable community asset, it is important NOT to prop open any exterior door or to allow anyone into the building who does not have a functional key fob. The Association may close parts of, or the entire, facility from time to time for maintenance, repairs, or for any other purpose deemed necessary.

Security System: The entire building is protected and monitored by a security system during the hours when the building is not open for use. It is very important to remember to allow time before the above stated closing hours to clean up and exit the building prior to the automatic arming of the alarm system at the closing time. The alarm system will give an audible signal (chirping of the alarm horn) for one minute before the alarm is activated.

Electronic Key Fobs: Each household (ie: each lot) will be issued **one (1)** key fob. A charge of Fifty Dollars (\$50.00) will apply for a household to obtain an extra fob and/or to replace a damaged or lost fob. Fob replacement may take up to ten (10) business days. In

the event that the Association must deactivate a fob due to a homeowner's account becoming delinquent or otherwise out of good standing, a charge of Fifty Dollars (\$50.00) to have the fob reactivated once the account is returned to good standing will be the sole responsibility of the homeowner.

Guests: Guests are allowed to use the Community Center *only* if in the presence of their sponsoring homeowner. Each household is allowed to bring a maximum of four (4) guests to use the Community Center at any one time. A guest is defined as a person who is a non-resident of the Clearview Meadow subdivision.

Age Requirements: No person under the age of sixteen (16) years old shall be permitted in the Community Center without adult supervision.

Conduct: All persons using the Community Center must conduct themselves in a courteous and respectful manner. Disorderly, verbal or physical misconduct will not be tolerated.

Audio and video devices: Portable radios, CD players, video players, etc. will be allowed in the Community Center subject to their being equipped with ear phones so that sound emanating therefrom cannot be heard by other individuals using the facility.

Pets: No pets are allowed in the Community Center or pool area with the exception of legitimate service animals which must be clearly identified (such as ID Tag, Vest or proper documentation).

Food/Drink: Food and drink are allowed in the Community Center, however, the clean-up of all food or other waste and of all spills is required of the user associated with the food or drink. Basic cleaning supplies are provided for this purpose in the kitchen area.

Alcohol Prohibition: Alcoholic beverages of any kind are *prohibited* in and around all areas of the pool, Community Center, and on or about any of the Association's property.

Attire: Appropriate attire is expected of all Community Center users at all times. No bare feet or muddy shoes are allowed and shirts must be worn at all times.

Meetings and Functions:

- a. Prior approval must be obtained from the Association for all meetings and functions.
- b. Within thirty (30) days after the first organizational meeting of a community affiliated club or group, each such club or group shall supply the Association with its statement of purpose or charter and a membership list which is to be updated annually, submit a requested meeting location and time with at least one second choice, and provide a list of officers with their phone numbers.

- c. Association business has priority over resident business. All regularly scheduled Association meetings will have priority for Community Center use. Otherwise, usage of the Community Center shall be on a first-come, first-served basis.
- d. Clubs, groups and committee memberships are for residents in good standing only. Any attendees other than residents or guest speakers must be submitted in writing to the Association for prior written approval.

Smoking: Smoking is *prohibited* in and around the Community Center as well as in and around all community common areas, including, but not limited to the pool, tot lot and gazebo.

Bicycles: Bicycles are not to be left in front of the Community Center or brought into the Community Center building. All bicycles are to be stored in the rack that will be provided on the Community Center site. Such storage shall be understood to be at the risk of the owner as the Association shall not be responsible for any loss or damage incurred.

Parking Lot: Parking lot is for Community Center use only. Overnight parking is prohibited. Violators of this rule will be towed at the vehicle owner's expense. Service work on vehicles in the parking lot is prohibited.

Rules & Regulations Enforcement and Fines: Enforcement of the Association's Rules and Regulations, to the extent permitted by law, includes the ability to impose and collect fines and other forms and methods of abating violations shall be as determined by the Association.

Contact Information: All issues regarding use and access to the Community Center should be directed to the Association via the following contact information:

Clearview Meadow Homeowners Association
c/o HPS Property Management
424 North Union Avenue
Havre de Grace, Maryland 21078
(302) 227-7878
(866) 724-5497
Admin@HPSmanagement.com