

RESOLUTION

AMENDING THE MYRTLE TRACE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS FOR USE OF CLUBHOUSE, LAST AMENDED IN APRIL OF 2015, BY CONVERTING SUCH RULES INTO A POLICY CONCERNING THE USE OF ALL ASSOCIATION RECREATIONAL FACILITIES AND ADDING A NEW SECTION ESTABLISHING RULES COVERING PARTICIPATION IN ASSOCIATION FUNCTIONS.

SECTION I. FACILITIES USE POLICY

1. Myrtle Trace facilities including (but not limited to) the clubhouse, swimming pool, and the bocce court, horseshoe pit and basketball area (hereinafter referred to as recreation facilities) are provided for the use of Myrtle Trace residents.
2. The Activities Committee has priority over the use of the clubhouse and swimming pool for functions that benefit the community as a whole. The Activities Committee is the only entity that can reserve the swimming pool for its exclusive use.
3. All newly planned activities utilizing the clubhouse on a continuing basis must be approved by the Board of Directors following a recommendation by the Activities Committee. Newly approved ongoing activities involving the use of the clubhouse, swimming pool or recreational facilities will be communicated to the Calendar Person for inclusion in the monthly calendar and News & Views.
4. Use of the clubhouse and other facilities is restricted. Informational meetings for Myrtle Trace residents will be permitted providing the purpose of the meeting is not the sale of a service or a product. The selling of a product or service by a homeowner, resident, renter, relative, houseguest, friend, or outside vendor is strictly prohibited, unless it is an activities event that has prior Board approval. Organizations not under the direct sponsorship of the Myrtle Trace Activities Committee may not use the clubhouse or other facilities for their meetings even if some residents belong to that outside organization.
5. Residents may use folding tables, folding chairs, and wheelchairs, which are located in the clubhouse storeroom. Residents borrowing these items must sign them out on the sheet located in the storeroom.
6. Use of outdoor recreation facilities for private functions must be Board approved.
7. Barbecuing in common areas must be Board approved due to safety issues.
8. **No dogs, cats, domesticated animals or pets, other than registered service dogs and guide dogs for the blind, may be brought into the clubhouse or swimming pool area at any time.** When pets are in the recreation area, the owner is required to clean-up after their pet.
9. The system of speakers and microphones that amplify sound and improve tonal quality within the clubhouse was designed and installed by professional sound technicians who took into consideration the specific acoustic requirements of the room. No additions or modifications to the system so installed shall be made without the Board's approval rendered following careful consideration of a written request which clearly indicates the perceived shortcomings of the system, the modifications recommended in resolution of such failure and the estimated cost thereof. Should recommended modifications be approved, such will be accomplished only by a professional sound technician of the Board's choosing.

10. The clubhouse may be used for private social functions sponsored by a resident. This would include birthday parties, anniversaries, showers, etc. provided a majority of the attendees are a combination of family members and Myrtle Trace residents.

11. A resident wishing to use the clubhouse for a private function must use the procedure described below:

- a. Contact the Calendar Person at the earliest possible date, which needs to be before the 15th of the preceding month (whenever possible). This allows for inclusion in the Calendar and the News & Views.
- b. If the date is available, the reservation will be confirmed.
- c. If the date is not available, the resident may select another date or get in touch with the Contact Person for the conflicting activity. The requesting resident should inform the Calendar Person of the results of the request.
- d. Regularly scheduled activities are expected to relinquish the clubhouse once each Calendar quarter, if needed.
- e. In the event of an impasse the matter shall be referred to the Board for resolution.

A signed contract plus a \$100.00 returnable deposit payable to the MTHOA must be given to the Calendar Person prior to the function. The deposit will be returned as soon as it can be determined that the users have complied with the clean-up guidelines. A non-returnable fee of \$50 is required to defray costs incurred by facility use. The non-refundable fee is not applied to memorial services for Myrtle Trace residents.

SECTION II: FUNCTION PARTICIPATION

1. Events activities and functions of the Myrtle Trace Homeowners Association and its committee are planned by and for the enjoyment of Myrtle Trace residents.
2. Myrtle Trace residents and homeowners have priority for attendance at all events or activities sponsored by the Board of Directors or any of its Committees. Where a single resident or homeowner is domiciled alone in a Myrtle Trace home, such resident or homeowner may bring one nonresident guest to the event or activity with priority equivalent to that of joint homeowners sharing domicile in such a home. If space permits, other guests of residents may RSVP to such events during the five (5) days prior to the RSVP deadline. Such guests, when accompanied by the sponsoring resident will be welcomed to the event or activity for which an RSVP has been submitted.

SECTION III: EFFECTIVE DATE

The provisions of this Resolution shall become effective immediately upon their enactment.

RESOLUTION ADOPTED by the Board of Directors of the Myrtle Trace Homeowners Association, Inc., in Council assembled, this 19th day of August 2015.

Policy amended on November 20, 2024.