



**Southernness Maintenance Corporation  
d/b/a Legacy at Odessa National  
Clubhouse Rules  
Administrative Resolution #2017-12**

Origination Date: December 04, 2017

As Amended: March 21, 2024

WHEREAS, the Southernness Maintenance Corporation, through its Board of Directors, is empowered by Article III, Section 1, of the Bylaws governing the Association, to manage the business and affairs of the property; and

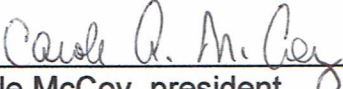
WHEREAS, Article VI, Section 1 states that the Board of Directors shall have the power to (b) exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these bylaws, the Certificate of Incorporation or the Maintenance Declaration and

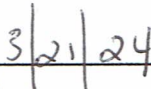
WHEREAS, the Board of Directors has adopted and expects to continue to adopt or amend rules and regulations to the provisions of its legal documents.


NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors has adopted the following resolution regarding use of the clubhouse:

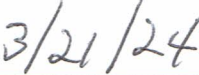
1. The clubhouse is open daily from 5 am to 12 midnight for the exclusive use of Residents and their guests. All guests must be accompanied by a Resident in order to use the facilities.
2. Entrance to the clubhouse is by fob only. Each property owner is entitled to two (2) fobs. Additional fobs may be purchased from the Board of Directors for \$15.00 apiece. *Proof of residency is required.* Initial replacement of lost fob will cost \$25.00 each. Subsequent replacement cost will be based on number of times lost.
3. The Clubhouse Committee maintains a calendar of functions/events. A monthly schedule will be posted on the official bulletin board located near the main entrance. All meetings/events must be scheduled through the Clubhouse Committee.
4. Events in the clubhouse must be for the entire community. Private parties are not allowed. Any event (other than specific meetings) must be announced to the entire community.

5. Any group scheduling an event is responsible for leaving the clubhouse clean and in its original condition.
6. Smoking is not permitted in the clubhouse or surrounding areas.
7. Loud music, noise or offensive actions which inhibit the enjoyment of the premises by others, or which endanger the safety of anyone on the premises will not be tolerated at any time.
8. Shoes and suitable attire shall be required inside the clubhouse and Exercise Room. Wet swimsuits are not permitted inside the main clubhouse or Exercise Room.
9. Lockers are for daily use only. Locks may NOT be left on overnight.
10. Pets other than trained service animals are not permitted in the clubhouse.
11. Rules/Guidelines governing the use of the kitchen, exercise room, pool and pool area are to be observed and adhered to. Copies of these guidelines are posted in the aforementioned areas.
12. Residents having their clubhouse access privileges revoked or suspended for violation of the clubhouse policy or any other Board of Director's policy will be required to pay a re-instatement fee.
13. Outside vendors need liability insurance per Resolution 2017-14.
14. The Multi-Purpose Room is designed to hold meetings, view media, and conduct community business. These uses take priority over any other usage requests and the room may not be scheduled for other types of events/games.

  
\_\_\_\_\_  
Carole McCoy, president

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
David Crane, secretary

  
\_\_\_\_\_  
Date