



M I D L A N D

AMENITY GUIDE

(updated 11/27/25)

Thank you for choosing to call Midland home.
We wish you many happy years in your home and your neighborhood!

Your Midland Owners Association Management Team

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The Station at Midland

The Station at Midland includes the building – comprised of the indoor Gathering Room, two bathrooms, covered outdoor seating spaces and the uncovered outdoor seating area - playground, small covered shelter and irrigated lawn. The use of all of these spaces is on a first come, first served basis unless part or all of The Station at Midland has been reserved for a private event.

Assigned keycards will unlock the doors to the Gathering Room and bathrooms beginning at 5:00 am and ending at midnight every day.

The keycard access system allows HOA management to track who is entering the locked spaces. Additionally, the building is surveilled via cameras and video recording at all times. These measures are for the safety and security of all residents of Midland and their guests, as well as to deter theft of the furnishings from the building.

IMPORTANT NOTE #1: The keycards act to buzz the holder into locked spaces. The doors only remain unlocked for 10-15 seconds so do not leave the keycard in one of these spaces and expect to be able to get back in. Residents using these locked spaces should keep their keycards with them at all times. Propping any door open for any length of time is strictly prohibited.

IMPORTANT NOTE #2: A resident of Midland must be present at all times should they have a guest using any of the amenities at Midland Station. Additionally, children under the age of 14 are not permitted in the building or bathrooms without a parent or guardian aged 18 years old or older present on the property with them.

IMPORTANT NOTE #3: The Station at Midland is a family-friendly amenity. As such, family-friendly attire, language and music are required at all times.

While The Station at Midland is open year round, the building will be cleaned every Friday from the first of April through the end of September. At that time usage of the building and weather conditions may dictate a revised schedule. This scheduled

cleaning service does not relieve users of their responsibility to clean up after themselves if they use any part of The Station at Midland. This includes but is not limited to returning rearranged tables and chairs to their original locations, wiping off tables and chairs, depositing any debris in the trash cans, closing the umbrellas in the outdoor seating area, cleaning the grills, etc.

Residents of Midland and their guests may bring food and beverages to The Station at Midland for their enjoyment.

Residents of Midland and their guests who are 21 years of age or older may bring their own alcohol to The Station for their own consumption.

The televisions at The Station at Midland may be used by residents at no charge with advanced notice to the Midland Owners Association Management Team. A technology orientation will be provided, and the requesting resident will be responsible for the television and the remote controls.

The propane grills at The Station at Midland are available for use on a first come, first served basis unless reserved for a private event. Instructions for using the grills are as follows:

1. Open the tank valve
2. Turn the red timer to the desired length of time the grill is to remain lit
3. Turn on the burner(s) – push the knob in and turn it until it clicks
4. Grill will ignite under the hose burner(s)
5. Close tank valve when grilling is complete

Please be sure to clean the grill after use.

Wireless Network at Midland Station

Midland_Station

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Reserving The Station at Midland

Residents of Midland may reserve The Station for private events, as may Estridge Homes for neighborhood sales and marketing efforts. While the policies and procedures for reserving the space will continue to be refined as the neighborhood grows and requests for reserving The Station for private events increase, the following is the current procedure.

Any resident wishing to reserve any part of The Station at Midland for a private event should contact HOA Community Links at midland@hoacommunitylinks.com with the following information:

1. Date and time being requested for the event
2. Areas of The Station to be reserved
3. All pertinent information about the event, such as purpose of the event, number of people expected to attend, name and contact information for any vendor providing: live music, catering, decorating services, etc.

If The Station areas requested are available, the fee schedule is as follows:

Gathering Room (bathrooms included)

\$100 rental fee plus \$100 cleaning fee = \$200

Station (Gathering Room, bathrooms, covered/uncovered seating areas included)

\$100 rental fee plus \$200 cleaning fee = \$300

The applicable fee is payable by check made payable to Midland Owners Association and is due 3 days prior to the reserved date. If the fee is not received by that date, the reservation will be cancelled. Checks should be delivered or mailed to:

Midland Owners Association

645 W. Carmel Drive, Suite #130

Carmel, IN 46032

All private events held The Station are required to end by 11:00 pm, with clean up ending by midnight.

The Owners Association Management Team will arrange for the Gathering Room and bathroom doors to be unlocked for the duration of a private event, locking them again at either the end of the event or at midnight as applicable.

The serving of alcohol at The Station at Midland is permitted only by a licensed catering company or licensed server with the appropriate liquor liability insurance coverage. Proof of that coverage will be required for any private event held at The Station at Midland where alcohol will be served.

Residents of Midland and their guests who are 21 years of age or older may bring their own alcohol to The Station for their own consumption.

All private events held at Midland Station are subject to all local noise and nuisance ordinances. Additionally, residents hosting private events at The Station should be courteous to their neighbors and keep noise to a reasonable volume throughout the event and especially after 10:00 pm.

Additional information and policies for the rental of The Station at Midland are found in the rental agreement provided at the time of rental inquiry. The Midland Owners Association Management Team reserves the right to add additional rules and restrictions for private events held at The Station at Midland as is deemed necessary.

Midland Pickleball Courts

The two pickleball courts and adjacent covered shelter at Midland are available for use by residents and their guests on a first come, first served basis at this time. As the neighborhood continues to grow, this is likely to change to a court reservation system. The combination for the lock on the gate is 62923.

Rules for the Midland Pickleball Courts are as follows:

1. A resident of Midland must be present at all times should they have a guest using the Midland Pickleball Courts.
2. Appropriate footwear is required for anyone on the courts – court shoes or athletic shoes only.
3. Beverages must be consumed in the shelter – no beverages on the courts, please.
4. No bicycles, scooters or other riding toys are allowed on the courts.
5. Residents are reminded to clean up after themselves after using the pickleball courts and/or shelter.

IMPORTANT NOTE: The Pickleball Courts at Midland are a family-friendly amenity. As such, family-friendly attire, language, and music are required at all times.

Please contact the Midland Owners Association Management Team should the courts or nets need maintenance.

Midland Firepit

There is a firepit located on the north side of The Pool at Midland, outside of the locked gate. The firepit area includes 8 Adirondak chairs and is to be used on a first come, first served basis. Instructions for using the firepit are as follows:

1. Turn the timer to the desired length of time the firepit is to remain lit

NOTE: It must be turned past 10 for the firepit to light.

2. The firepit will click several times and then it will light

NOTE: It is not immediate so please be patient.

The firepit will automatically shut off at the end of the time set in step 1 above.

In case of the need to shut off the firepit immediately, use the emergency shut off button that is next to the timer button.

IMPORTANT NOTE #1: Operation of the firepit by anyone younger than 18 years of age is strictly prohibited.

IMPORTANT NOTE #2: A resident of Midland must be present at all times should they have a guest using the Midland Firepit.

IMPORTANT NOTE #3: The Firepit at Midland is a family-friendly amenity. As such, family-friendly attire, language, and music are required at all times.

The Pool at Midland

The Pool at Midland includes the pool house, bathrooms, pools and splash pad within the locked gate.

The Pool at Midland is accessible by assigned keycards at the gate on the north side of the complex, nearest to the parking area. The gate on the south side of the complex will remain locked at all times until development along the new 171st Street corridor is complete. At that time there will be a path from the southern end of the neighborhood to The Pool at Midland which will also be accessible by assigned keycards.

The keycard access system allows HOA management to track who is entering the locked gate at The Pool at Midland. To protect the privacy of all Midland residents and their guests, the pool complex is not currently surveilled. This may change if there is a lack of compliance with pool rules by all residents and their guests.

IMPORTANT NOTE #1: The keycards act to buzz the holder into the locked gate. The doors only remain unlocked for 10-15 seconds so do not leave the keycard in one of these spaces and expect to be able to get back in. Residents using these locked spaces should keep their keycards with them at all times. Please be sure the gate closes fully behind you, thus ensuring the lock will activate properly. Propping the gate open for any length of time is strictly prohibited.

IMPORTANT NOTE #2: A resident of Midland who is 18 years of age or older must be present at all times should they have a guest using The Pool at Midland.

IMPORTANT NOTE #3: The Pool at Midland is a family-friendly amenity. As such, family-friendly attire and language are required at all times.

IMPORTANT NOTE #4: The consumption of alcohol at The Pool at Midland is strictly prohibited. Additionally, anyone under the influence of alcohol or drugs is strictly prohibited from swimming at The Pool at Midland.

Pool hours are 7:00 am – 9:00 pm until such time as the sun begins setting prior to 8:30 pm, at which time the pool gate will become disabled at 8:00 pm. Assigned keycards will unlock the gate during these hours. The Pool at Midland will remain open until weather conditions dictate closing for the season. At that time, the keycard reader will be deactivated, and residents will not be able to access the pool complex again until the pool opens again in Spring, most likely for Memorial Day Weekend.

C & N Pools is the pool management company. They will be on site 6 days/week to be sure the pool, pool deck, pool house and bathrooms are clean, and that the pools are chemically balanced and function properly. Any concerns about the pool should be directed to C & N Pools for their attention. Their telephone number is 317.650.3497. Of course, in case of any emergency at the pool, 911 should be contacted immediately.

C & N Pools cleaning of the pool deck does not relieve users of their responsibility to clean up after themselves. This includes but is not limited to returning rearranged tables and chairs to their original location, wiping off tables and chairs, depositing any debris in the trash cans, closing the umbrellas, cleaning the grills, etc.

IMPORTANT NOTE: The development of the southern side of Midland continues in earnest. This will cause an accumulation of dust/dirt on the pool deck, on the furniture and in the pools themselves. This is a short term challenge that continues into our 2026 swimming season, and we look forward to it being less and less an issue as time goes by. Please be assured that C & N Pools will be monitoring the chemical levels in the pools to be sure it is always safe to swim and will keep the complex as free of dust/dirt as is possible.

All posted health and safety rules must be obeyed by all residents and their guests. Those posted rules include:

1. There is no lifeguard on duty. Swimming is at the risk of the user.
2. Children under the age of 14 must be accompanied at all times by a parent or guardian 18 years of age or older.
3. Anyone who has or has had diarrhea in the past two (2) weeks shall not use The Pool at Midland.
4. Anyone who has an area of exposed subepidermal tissue, open blisters, cuts, etc. is advised not to use The Pool at Midland.
5. All persons shall take a cleansing shower before using The Pool at Midland. A bather leaving the pool or splash pad to use the toilet shall take another cleansing shower before returning to the pool or splash pad.
6. Spitting, spouting of water, blowing the nose and similar behavior in The Pool at Midland is prohibited.
7. No running or rough play is permitted in the any pool, in the splash pad, on the pool deck, on floats, on platforms, in restrooms, or anywhere on the grounds of The Pool at Midland.
8. Street clothes are not permitted in the pool or splash pad.
9. All diaper-aged children shall use plastic pants with tight fitting elastic at the legs and waist or a swim diaper.
10. It is not permitted to change diapers on the pool deck. Diapers must be changed in the bathroom.

The Pool at Midland cannot be rented or reserved for private events. All tables, chairs, umbrellas, grills and other spaces are to be used at all times on a first come, first served basis.

The Pool at Midland has a music system that provides family-friendly music on the pool deck and in the pool house. As such, portable music devices may only be used in these spaces if they are connected by headphone/ear bud so the music can only be heard by the user.

For residents wishing to ride their bikes to The Pool at Midland, bike racks are on order and will be installed as soon as they arrive. Additionally, there are marked spots for golf cart parking for residents who wish to cart over.

The gas grills at The Pool at Midland are available for use on a first come, first served basis. Instructions for using the grills are as follows:

1. Turn the red timer to the desired length of time the grill is to remain lit
2. Turn on the burner(s) – push the knob in and turn it until it clicks
3. Grill will ignite under the chose burner(s)

The grill will automatically shut off at the end of the time set in step 1 above.

Please be sure to clean the grill after use.

No glass bottles, cups, containers or serving dishes are allowed on the pool deck or in the pool house. Please use items made of shatterproof materials only.

Wireless Network at The Pool at Midland

Midland_Pool

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Midland Dog Park

The Midland Dog Park is open to all Midland residents and their dogs. Midland residents are welcome to bring guests with them provided the resident is always present with their guest. The smaller side of the enclosure is for smaller dogs, and the larger side is intended for larger dogs. Dog owners are expected to clean up after their dogs, both at the Dog Park and throughout the neighborhood. The combination for the lock on the gate is 62923. Please remember to lock the gate when leaving the area.

Midland Fishing Pond & Pier

The Midland Fishing Pond is located on the south side of 171st Street. This pond is stocked with fish and fishing is allowed from the Midland Fishing Pier. Fishing is not permitted at any other pond in Midland.

Midland Picnic Park

The Midland Picnic Park is located in the treed area near the Midland Dog Park. There are several picnic tables and grills in this area for community use. Please clean the grills and remove all trash from the area when you are done enjoying your picnic.

Midland Walking Path & Games

The Midland Walking Path is located around the pond that is located on the south side of 171st Street. Along this path you will find several pergolas with seating, a concrete chess/checkers gaming area (chess pieces/checkers not provided), a concrete ping pong table (paddles & balls provided) and two sets of concrete cornhole boards (beanbags provided). Please be sure to return the ping pong and corn hole equipment to the storage box located near these games.

Keycard Administration

Each residence in Midland is assigned two keycards that will access all locked doors and gates as described in this guide.

If an assigned keycard is lost, please notify the Midland Owners Association Management Team as quickly as possible. That keycard will be deactivated and a new one issued for a \$20 replacement fee. The replacement fee will be added to the next HOA general assessment invoice.

If you sell your home in Midland, please advise the new homeowner to contact the Midland Owners Association Management Team. We will deactivate all cards issued previously to residence and issue two new keycards to the new homeowner.