



RULES AND REGULATIONS FOR ALL OWNERS, VISITORS AND RENTERS – REVISED FEBRUARY 28, 2017

GENERAL

Magnolia North condominium is privately owned – Please treat our property as you would your own. Each owner is responsible for the proper conduct of his/her family, their guests and service personnel, as well as for any damage to the property caused by these persons. It is also the owner's responsibility to insure that their rental agent and guests understand and observe all rules and regulations. Occupancy of a unit is not to exceed the number specified by law (4 persons in one bedroom, 6 persons in a two bedroom and 8 persons in a three bedroom). Interior pest control is provided on the first Tuesday & Wednesday of each month.

(C)

PORCHES & BALCONIES

No clothing, linen, towels, etc. shall be hung from balcony railings, or be draped over outside furniture. Porches & balconies shall not be used for storage areas and must be kept clean and tidy at all times. There is a limit of 12 people on the balconies.

Cigarette butts shall not be thrown from balconies or on common areas. (A)

WINDOW TREATMENTS

All window treatments visible from the exterior of the unit must include a uniform, white backing. (B)

BUILDING HALLWAYS & COMMON AREAS

Personal items, including boxes, chairs, bicycles, trash, etc., may not be stored or kept in the hallways or other common areas.

No decorative flags or banners are permitted outside the unit with the exception of the American flag. Catered events or barbecues are strictly prohibited. No tents, sports nets, baseball or golf practice are allowed in the common areas. Playing or practicing organized sports activities or any activity that could result in damage to people, cars or other property in the parking area or other common areas is prohibited. Any parties of 20 or more people using the common areas/picnic areas must have HOA management permission. No one including owners, guests of homeowners or tenants are allowed to cross the berm (they must use main, paved entranceways) to enter Magnolia North. (A)

Owners, who are delinquent in paying assessments and fees to the Association, or tenants or guest of those owners, are prohibited from using the common area of the community, including the pools. This prohibition remains in effect until the owner's account is paid up to date.

CLOTHESLINES

No clotheslines shall be located on common areas, balconies or porches, nor shall anything be hung to dry in windows, sliding glass doors, or on patio porches or balconies that may be visible from the common areas. (A)

GRILLING

No gas, charcoal grills or other cooking devices may be used in units or on balconies, porches, garages, or hallways. Grills are provided at each pool. (C)

FIREWORKS

Use of fireworks on Association property is strictly prohibited due to the fire hazard they cause. (C)

ANNOYANCES & NUISANCES

Loud and boisterous parties will not be tolerated. Televisions, stereos or musical instruments should be used with discretion so as not to disturb other residents. Due to the close proximity of units to each other, it is requested that activities such as vacuuming and washing clothes be limited to the hours between 9:00 AM and 10:00 PM. Excessive noise after the hours of 10:00 PM is a violation of the local noise ordinance. No immoral, improper, offensive or unlawful activity is permitted in the units or Association property. No activity is permitted on the premises that will affect the structural integrity of the property or adversely affect the Association's insurance coverage. (C)

PETS

Renters are not allowed to bring pets on Magnolia North Property. Only homeowners are allowed to have pets on the property.

In conformance with County leash ordinances, all pets, when in the common areas, must be on a leash or carried. **PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR PETS!** Pets are not permitted in the pool/courtyard areas. Nonconformity with the leash ordinance, or allowing the pet to become a nuisance to other residents could result in the pet being removed from the property by the County Animal Control Division or by other legal means. Feeding wild animals or water fowl, etc. in common areas is strictly prohibited. (B)

TRASH

All trash and unit debris must be placed in a secured, heavy-duty plastic bag and deposited in **DUMPSTERS** located on the property. Do not leave anything outside of dumpster. Discarded grills, furniture, appliances, screens, etc. must be disposed of at a proper dumping site. Unit owners must direct their rental agents that units are to be cleaned as soon as possible, within 48 hours of departure and trash deposited in dumpsters provided. (B)

PARKING

Vehicles should be parked only in marked designated spaces and must have parking passes. Only vehicles fitting within one parking space may be parked on the premises overnight unless authorized by the HOA. Vehicles parked in handicapped spots without proper parking passes may be towed without warning at the vehicle owner's expense. Double parking, parking on the grass, landscaping or along curbs is prohibited and may result in towing. Vehicle washing and vehicle repair/oil changing is not permitted on the premises. All vehicles must have current license plates and must be fully operational with no flat tires, etc. or will be towed without warning. (A)

TRAILERS AND OTHER RECREATIONAL VEHICLES

No trailer, camper, mobile home, motor home, Jet Ski, boat or other similar equipment shall be parked or stored on the premises, except as permitted by the Master Deed. Motorcycles are not permitted on the premises and will be towed. Unauthorized, unregistered, abandoned or inoperable vehicles are not permitted on the premises and may be towed and/or stored at owner's expense. (C)

GOLF CARTS

Driving of golf carts on Magnolia North property must be by a licensed driver; the cart must have a valid registration sticker on it and cannot be operated at night without lights. The cart must be operated in a safe and respectful manner. All carts must be parked and stored in a garage and can't be parked in a parking space for more than two hours at a time. (A)

SPEEDING

Speeding will not be tolerated. Our speed limit is 10 MPH. (B)

BUSINESS ACTIVITY

No trade or business activity may be conducted on Association property. (A)

SIGNS

No signs shall be displayed to the public on any units or on any portion of the Association property, unless prior Association approval is obtained. (C)

ALTERATIONS & ADDITIONS

No structural or exterior alteration shall be undertaken to any unit without prior written approval from the Association. Any request must be submitted in writing with adequate sketches and description of the requested change, and must comply with the Master Deed. (C)

SWIMMING POOLS

Pool rules are clearly posted in the pool areas and enforced, Pool hours are 9:00 AM – 10:00PM. The pool will be locked at 10:00 PM and will remain locked until 9:00 AM the following day. Violators will be subject to prosecution for trespassing. Pool pass wrist bands must be worn at all times while in the pool areas. Children under the age of 14 are not permitted in the pool areas unless accompanied by an adult. Glass objects are prohibited in these areas. Telephones are located in pool area for emergency use only. All residents, guest and renters are cautioned that they USE THE SWIMMING POOL, ITS EQUIPMENT AND FACILITIES AT THEIR OWN RISK. ALL POOLS WILL BE LOCKED AT 10:00 PM. (A)

PONDS

No swimming, boating, or wading shall be permitted in the retention ponds. Throwing objects into the ponds is prohibited. (A)

CHILDREN AND ADULTS

No sports activities are allowed in common areas (examples include: Football, Baseball, Golf, Frisbee, etc.). Supervision of children by a responsible adult must be exercised at all times when they are playing on the grounds or swimming in the pool. Skateboard, skates, motorized scooter or roller blade usage on Association property is prohibited due to the liability these activities pose. (A)

VIOLATIONS

The rules & regulations are intended to promote and preserve the enjoyment of the Magnolia North community. Violations of the posted rules and regulations should be reported to the Association office (The Noble Company). Violations of the above rules subject the unit housing the violator to fines as per the list of violations and fines below. Violations not listed will be handled by the Board of Directors on a case by case basis.

FINE CLASSIFICATION

A – Subject to fines up to \$25.00.

B – Subject to fines starting at \$25.00, up to \$50.00.

C – Subject to fines starting at \$50.00, up to \$500.00 and legal action as necessary per Board of Directors.

EMERGENCY TELEPHONE NUMBERS

The Noble Company (24 hours a day) 449-6625 Police, Rescue, Fire Department 911

Unit interior maintenance concerns, lockout related issues, etc. should be handled through the rental agent or owner of the unit.