

Magnolia Place Home Owners Association

Plain Language Covenants

The following is presented for information only and should not be considered to alter, amend, or in any fashion change the content or intent of the recorded covenants. For more information, refer to your copy of the recorded covenants.

ARTICLE VI

GENERAL COVENANTS AND RESTRICTIONS

6.01 – Application

The covenants and restrictions apply to all Lots and homes within Magnolia Place Home Owner's Association.

6.02 – Restriction of Use

Lots/Homes may only be used for single-family residences. Lots/Homes will not be used as a Church, School or Kindergarten (in-house day care of 6 or less children will not be considered a violation). All county zoning restrictions will apply. In the event of a conflict between the covenants and the zoning, the more restrictive will apply.

6.03 – Resubdivision of Property

Lots may not be subdivided.

6.04 – Erosion Control

No activity, which may create erosion or siltation, may be started without prior approval of the ACC (Architectural Control Committee). This typically would mean the changing of the grade, or major plantings, on the lot in such a way as to cause a change in the drainage/run-off.

6.05 – Landscaping

No living trees may be cut down without express consent of the ACC. No construction or alteration shall take place without a landscaping plan approved by the ACC.

6.06 – Temporary Buildings

No temporary building, trailer, garage or building under construction may be used as a residence or sleeping area or living quarters.

6.07 – Signs

No signs shall be erected. The exceptions are:

- i.) Signs required by law (permits or hearings).
- ii.) One "For Sale" sign per lot.
- iii.) Job identification signs (new construction only).

6.08 – Setbacks

The ACC may establish setback requirements for the location of any new structure and include in the Design Standards.

6.09 – Fences

All fences and walls require approval from the ACC before installation/construction.

- A) No chain link fences.
- B) No fences on the street side of a lot, beyond the setback.
- C) Black or green vinyl coated chain link may be used as long as it is not visible from the street and the plan has ACC approval.
- D) *Please read the recorded covenant for further discussion about Fencing and Walls before taking any action.***

6.10 – Roads and Driveways

No road or driveway shall be constructed or altered without ACC approval.

6.11- Clotheslines, Antennae, Etc.

No clotheslines, exterior TV antenna or satellite dish or receiver or solar or other equipment of any sort shall be placed or allowed without approval of the ACC. Standard 18" Digital Satellite TV Dishes are permitted on the roof or side of the house facing the rear yard.

6.12 – Garbage Cans and Woodpiles

Any equipment, garbage cans, woodpiles and solar equipment must be screened by planting or fencing to conceal them from view by neighboring residences and the street, and then, only in the back yard. Garbage cans should be removed from the front of the house or driveway on the evening of the day they are emptied.

6.13 – Maintenance

Each owner shall keep his/her Lot & Structure in good condition and repair. This includes, but is not limited to:

- 1) Repairing, Painting or other external care of the exterior of the house.
 - a. Doors, windows, screens, shutters and decks, etc.
- 2) Seeding, edging, watering, mowing and weeding of all lawn areas.
 - a. Front and back extending to all boundaries and the curb.
- 3) Pruning and trimming of all trees, hedges and shrubbery.
- 4) Keeping islands and beds free of weeds and grass.

The Board and ACC, or their appointee, shall notify any owners deemed to be in violation. Should the owner fail to resolve the violation, the Board shall take action to resolve the violation and bill the owner for all costs related to the resolution. The Board has the right to enter upon the Lot for this purpose, or assign that right to its designate.

6.14 – Commercial and Recreational Vehicles and Trailers

No commercial vehicle (other than passenger vehicles of 9 or less passengers), house trailer, mobile home, motor home, recreational vehicle, camper, truck with camper top, boat, boat trailer, or like equipment shall be permitted on any Lot or right-of-way exceeding 48 consecutive hours.

No parking of any vehicle that is non-operative or under repair is allowed on any Lot, driveway or street for more than any 24-hour period.

No operative or inoperative vehicles, commercial, recreational or otherwise shall be permitted to park at any location on Lot other than paved portion of Lot.

Please review carefully this entire section of the recorded covenants if you own, or are planning to acquire, equipment of the type described above.

6.15 – Recreational Equipment

Recreational and playground type equipment shall be placed only in the rear of the Lot. NO ABOVE GROUND POOLS. Basketball goals of the portable type may be placed adjacent to the driveway, but may NOT be attached to the residence without prior approval from the ACC.

6.16 - Non-Discrimination

No owner or agent shall refuse to sell or negotiate because of race, color, religion, sex, age or national origin.

6.17 – Animals

No agricultural animals may be kept for commercial purposes. No animal shall be allowed to become a nuisance. No structures shall be constructed for the housing or care of animals without the approval of the ACC.

6.18 – Solid Waste

No dumping of rubbish, garbage, etc. on any Lot, common property or right-of-way in the development. No burning of rubbish, garbage or any other materials on any Lot, common property or right-of-way.

Garbage cans may be placed in view only for the purpose of providing access to those persons making the pick-up. At all other times garbage cans will be screened from view.

No lumber, metals, bulk materials or solid waste of any kind is allowed on any lot unless screened from view.

6.19 – Nuisances

No annoying or nuisance behaviors or actions shall be carried out in the development. Common sense and respect for your neighbors should be the operative control. ALL members of the household should be made aware of this covenant.

6.20 – Residence – Construction Standards

Approval of the ACC is required for any building, tool shed, greenhouse, storage facilities, etc.

No window air conditioning units.

Mailboxes must be of the uniform style as approved by the ACC.

All front yards must be sodded.

All county zoning restrictions apply.

6.21 – Seasonal/Holiday Decorations

No seasonal or holiday decorations, lighting, display or the like shall be displayed in excess of 45 days prior to such holiday or season or 30 days following such.

6.22 – Garage/Yard sales

Each owner is entitled to have up to 2 garage/yard sales in a 12 month period with no less than 7 days written notice to the board. More than 2 requires pre-approval by the board.

6.23 – Window Treatment of Residences

All window treatments shall be in conformity and harmony with quality of neighborhood, and not consist of bed linens, newspapers or other household items.

Article IX

Leasing

13.1 – Prohibition

Except as provided, leasing of lots is prohibited.