

**POLICIES of the MAGNOLIA PLANTATION HOMEOWNERS ASSOCIATION**  
*Supplement to the Restrictive Covenants*

March 2010

The following policies for the Magnolia Plantation Community have been enacted by the Magnolia Board of Directors under the authority of Article VII, Section 1 of the Magnolia Plantation Master Covenants and Article V of the Bylaws describing the duties of the Board, as amended. These policies have been established to help maintain the safety, security, aesthetic beauty and property values for Magnolia Plantation as a whole. Violations of these policies will result in fines for homeowners in accordance with the fine schedule at the end of this document.

**Security**

*Access* – Upon purchasing or renting a home in Magnolia Plantation residents are asked to submit the names of all adults living at the residence to the association management office. Telephone contact information is also needed in case of an emergency. To ensure smooth entry procedures names of recurring contractors/visitors may also be provided to the association manager for submission to gate security personnel.

*Entry Remotes* – In order to maintain entry security for the community, upon closing or renting residences in Magnolia Plantation one remote per household vehicle may be purchased. Requests for additional remotes must be made in writing to the association manager and include appropriate justification for such purchases. Special circumstances may be subject to Magnolia Board approval. Remotes for visitors may be issued on a temporary basis with a written request and require a deposit of \$35.00. If remotes are not returned by the approved date, they will be disabled and the deposit will be forfeited.

*Contractors* – Residents may clear a contractor to enter the community for approved construction, landscaping or other improvements during the hours of 7:00am to 6:00pm Monday through Saturday. No construction work may be performed on Sundays or federal holidays.

**Parking**

Parking of vehicles in Magnolia Plantation is generally restricted to garages and driveways of residences, with exceptions as noted below. Overnight on-street parking is not permitted as a rule; however a temporary permit can be requested from the Magnolia Plantation Property Manager if necessary. Visitor parking spaces are available at the front and back gates and should be used if practical before requesting an overnight parking permit. If unforeseen overnight on-street parking is unavoidable during non-work hours, a note must be placed on the vehicle dashboard with a contact phone number and a permit must be requested the next business day. Extended on-street parking must be approved by the Association Board of Directors, and will only be approved in exceptional circumstances.

Parking permits (when required) must be visible in the windshield. Violators will be contacted and given 24 hours to remove the vehicle. Fines for policy violations will be issued to homeowners based on the fine schedule below. If the violation is not rectified within 72 hours, the Board of Directors does have the legal right to have the vehicle towed at the owner expense.

Items such as boats, recreation vehicles, and trailers that do not fit into garages may only be parked in driveways during cleaning, loading or unloading before and after use for periods not to exceed 48 hours. Such 48-hour parking periods may not exceed once per seven day period.

Contractors and service providers should park in the client's driveway. If driveway parking is not possible, only short term on-street parking is permitted. For overnight or extended parking of

construction equipment on streets, written notification must be provided to the Association Manager and is subject to Board review. Requests for overnight or extended parking of construction vehicles or placement of oversized trash containers on association common property must be submitted to Association Manager for approval and possible board action. Homeowners are responsible for the repair of any landscaping/sod damage caused by contractors to Magnolia Plantation common areas.

Due to space restrictions in Mediterranean Village, extra attention must be paid to parking practices. Cars parked in driveways must not interfere with access to other driveways in close proximity. Due to the space constraints, several guest parking spaces have been identified:

- 3 spaces in front of Lot 1 (Mallorca Cove)
- 3-4 spaces in front of Lot 11 (Corsica Cove)
- 5 spaces at the end of Sicily Cove

Guests may park in these spaces up to three nights without a permit (or a resident to accommodate a guest). Stays of greater than three nights require a permit from the Association Manager. Moving from one parking spot to another does not 'restart the clock'. In order to maintain adequate spaces for visitors and guests, requests for parking residents' vehicles in the guest parking area (other than to accommodate a guest) are discouraged. However, requests will be considered for any situation, with the goal of accommodating residents and guests to the greatest extent possible. Situations that are reasonably beyond the residents' control will be looked on most favorably. The Board of Directors reserves the right to deny requests that are perceived to abuse the intent of the guest parking area.

### **Sporting and Playground Equipment**

Basketball hoops and other sporting equipment are not permitted to be placed in community roadways. Sporting and playground equipment on homeowner properties must also be used in such a way as not to interfere with the tranquility of neighboring homes.

### **Traffic Control**

Magnolia Plantation residents and visitors are expected to obey all traffic signs in the community, including posted traffic flow patterns around community traffic circles. Failure to comply with posted signs may be reported to the Okaloosa County Sheriff's Office, and special enforcement efforts by that department may be scheduled in various community areas. Although Magnolia Plantation is a private community, the local authorities can and will issue legally binding citations within our boundaries.

### **Yard Maintenance and Common Areas**

Home owners are required to maintain their property and landscaping in good order. Failure to maintain properties in good order may result in the Association contracting for such services and billing the cost to the homeowner.

*Street Right-of-Way* – This area is generally 20-25 feet either side of the centerline of most streets throughout Magnolia Plantation. It is the adjoining Homeowner's responsibility to properly maintain their yard that is within this right-of-way.

*Green Belt Areas* – These areas, generally within the road right-of-way, are large grassy/landscaped areas maintained by the Magnolia Plantation Property Owners Association for the residents of Magnolia Plantation. Residents are asked to help preserve these areas for the enjoyment of the entire community.

*Pets* – Pets must be confined (e.g. by a fence or leash) whenever the owner is not present, and must be leashed when not on the owner's property. Pets are not permitted to soil private property. Pet droppings must be immediately removed by pet owners.

*Lakes* – Lakes within Magnolia Plantation are part of the community drainage system. Fishing is not permitted from common areas, and is only permitted from private property with the approval of the homeowner.

### **Construction, Remodeling, and Landscaping**

*Color/Appearance Changes* – Change of external colors or structural appearance require application to the Association Manager for approval by the Architectural Review Committee before work starts. This includes docks, seawalls, pools, patios, driveways and the removal of trees.

*Landscaping* – Major landscaping which alters the appearance of the property must also be submitted to the Association Manager for approval by the Architectural Review Committee.

*Additions/Modification* – Requests for additions/modifications to homes must be submitted to the Association Manager for approval by the Architectural Review Committee before work starts. Garage apartments may not be constructed.

*Work Completion* – All construction (new or remodeling) must be completed within seven (7) months of starting.

### **Hurricane Shutters/Boarding**

Shutters, plywood barriers and other hurricane protection equipment should be erected within a reasonable time of a threat from a weather event, and must be removed within ten days of the end of the threat. The intent of this policy to encourage installation of hurricane protection when severe weather threatens the area, but not allow hurricane protection equipment to remain in place for extended periods.

### **Trash Receptacles**

Trash receptacles and recycle containers should be placed street side no earlier than the end of the workday prior to the morning pickup, and are to be returned to their storage area no later than the end of the workday following pickup. Trash receptacles are to be stored in garages, or stored in such a way as to not be readily visible from neighboring homes.

### **Unlicensed Motorized Vehicles and Vehicle Maintenance**

Although Magnolia Plantation roads are the private property of the Association, the policy is to follow the same vehicle licensing requirements as public roads. Golf carts may be operated in Magnolia Plantation under the supervision and legal responsibility of an adult Magnolia Plantation resident. Bicycles and battery-powered vehicles being operated on community roads are also required to follow all applicable traffic laws.

*Vehicle Repair/Maintenance* - Motor vehicles being repaired may only be maintained in garages.

### **Assessments**

*General* – the Magnolia Plantation Board of Directors establishes the annual assessment each year at the owner's annual meeting. This assessment is due and payable on

the 1<sup>st</sup> of each quarter (January, April, July and October). Nonpayment of assessments will result in a lien on the delinquent property.

*Special Assessments*– The Board of Directors can call for a special assessment when deemed absolutely necessary. These special assessments are due and payable within thirty (30) days of notice by the Board. Nonpayment of a special assessment will result in a lien on the delinquent property.

*Late Fees* – Nonpayment of late fees will result in a lien on the delinquent property.

### **Garage/Yard Sales**

Sale of personal items to the public in a garage or yard sale format is not permitted since there is no public access.

### **Contact Information/Phone Numbers**

*Association Management* - Edna Keefe, Association Manager – (850) 678-3363  
*Magnolia Plantation Security Office and Guard House* – (850) 897-7139

### **Schedule of Fines**

#### *Parking Fines:*

- 1<sup>st</sup> Violation - \$25 fine*
- 2<sup>nd</sup> Violation - \$50 fine*
- 3<sup>rd</sup> Violation - \$100 fine*

#### *Non-parking Related Fines:*

- 1<sup>st</sup> Violation – Notice letter*
- 2<sup>nd</sup> Violation - \$25 fine*
- 3<sup>rd</sup> Violation - \$50 fine*