

The Magnolias of Ocala

Rules and Regulations

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Authority to Set Rules

The Magnolias of Ocala Homeowners Association, Inc. Rules and Regulations are established by the Board of Directors (the "Board") of The Magnolias of Ocala Homeowners Association, Inc. (the "HOA") under the authority described in the Association Governing Documents.

Access within The Magnolias of Ocala

- Access to any of the neighborhoods within The Magnolias is restricted to owners, residents, and guests of the individual neighborhoods and any such construction or service personnel authorized to enter by those above.
- Access is restricted by each neighborhood's front gate, clicker, and PIN code system.
- For vendors and service personnel, use the directory identifier number to call your phone. Identify the person then press 9 on your phone keypad to open the gate. This helps keep our neighborhood safe.
- Every Owner is entitled to one gate code.
- Gate remotes will be sold at the Management office.
- The gate code is not to be posted anywhere, under any circumstances.

Animals and Pets

- Dogs, cats and house birds, fish, and other common domesticated pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- Pets shall be on a leash or restrained at all times when outside Owner's Lot.
- Pet owners must clear and remove any fecal deposits made by their pets.
- No permitted pet shall be allowed to make noise in a manner or of such volume as to annoy or disturb other Owners.
- Any odors associated with said pet shall not be allowed to be discernible outside the residence.
- Property owners shall report complaints about animal control to the Marion County Department of Animal Services.

Assessments and Collections Policy

Assessment fees are charged to each Owner in monthly installments. Assessment payments are due on the 1st of each month. The monthly payment should be made payable to The Magnolias of Ocala Homeowners Association, Inc.

- If payment is not received within ten (10) days of the due date, a "Late Notice" shall be issued by the Association's management company and sent to the Owner, and a late fee shall be assessed by the Association in the amount of \$25.
- If payment is not made within thirty (30) days of the due date, an "Intent to Lien Notice" shall be prepared and mailed by the Association's management company in accordance with Florida Statutes and interest charges shall be charged at the highest rate allowable by law, presently an annual rate of 18%, on the sum that is delinquent from the date of delinquency until paid.
- If the outstanding balance related to the delinquent assessment is not paid within forty (45) days of the "Intent to Lien Notice," the Association's management company shall cause a Lien to be filed and recorded on the Property (per requirements of the Florida Statutes).

- If the outstanding balance has not been paid within ninety (90) days of the due date of the assessment, the Board will review the account to determine if an Attorney should initiate a foreclosure action.

Pursuant to Florida law, the delinquent homeowner is ultimately responsible for the payment of the charges, costs, and attorney's fees related to the collection of delinquent assessments. To the extent possible, management and the Association's attorney will endeavor to collect these fees and costs from the homeowner as permitted by law.

The above collection policy and timeframes are intended to be a guideline, and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in collecting amounts due.

Business Activity

- Each Residential Unit shall be used for single-family residence only, and no other purpose whatsoever, i.e. (Airbnb, Hostel, or other rentals)
- No business, commercial enterprise, or business activity shall be carried on or conducted on or from any home or Lot.
- An owner may maintain a home business office within a Home for such Owner’s personal use.
- No such home business may increase traffic within The Magnolias of Ocala whether as a result of the regular delivery of goods and services, or the presence of business invitees, customers, and clients shall not be permitted to meet with Owners in Homes.
- All employees of such home business must be full-time occupants of the Home.
- No Garage Sales are permitted, except as authorized by the Association.

Construction Hours

Construction activities are permitted during the following hours:

Monday-Friday	7:00 AM-5:00 PM
Saturday	9:00 AM-1:00 PM
Sunday	No Construction Allowed

Exterior

In order to maintain the standards of the Magnolias of Ocala, the properties and improvements thereon shall be kept in a good, safe, clean, neat and attractive condition and all improvements shall be maintained in a finished, painted and attractive condition including but not limited to the fixtures in the Dwelling or Home, the Lot in which the Dwelling or Home is located and the lawn and landscaping on that Lot.

- No alteration or modification of the exterior or structural components of any Residential Unit, of the landscaping or lawn irrigation (sprinkler) system on any Lot, nor any exterior painting of doors, driveways, or exterior areas of any Dwelling, Home or Lot, nor the installation, alteration or painting of any fence or wall, may occur or be made without the specific advance written approval of the ARB (Architectural Review Board)
- The Owner shall prevent any accumulation of trash and/or rubbish on Lot.

- The Association shall have the right to enter any portion thereof, including Lots, to assure compliance with, or enforce the Declaration, and for purposes of correcting, repairing, cleaning, clearing, mowing, or otherwise maintaining Property or in the event of an emergency. Except during an emergency, an entry shall only be during reasonable hours and after the Owner has failed to respond to ten (10) days' notice from the Association. The Owner shall be responsible for the cost of all work performed.
- Any other recreational equipment shall be kept within the residence except when in use.
- A single basketball pole and hoop may be erected adjacent to the driveway serving the residence. Basketball pole must not be fixed to Home nor be placed in the road. Must arrange a basketball pole in a manner where the driveway is the court and is not in the street.
- All exterior lighting on any Lot or Residence must be designed and erected to avoid annoyance to any other Owner, and to avoid unreasonable illumination of any other portion of the Property except the Lot upon which the lighting is erected. (The ARB shall have sole authority to determine whether exterior lighting constitutes an annoyance or unreasonably illuminates other portions of the Property.)

Flags, Signs, Trim, and Seasonal Decorations

- No outside decorations and ornaments, whether affixed to the residence or placed elsewhere on the Lot, are prohibited, unless approved by the ARB.
- Seasonal decorations from two weeks before the holiday to which the decorations are related until one week after the said holiday
- No single flagpole may extend higher than the roof of the residence or as otherwise permitted by Florida Law.
- No Owner or tenant of an Owner shall install shutters, awnings, or other decorative exterior trim, without the prior written consent of the ARB.
- Small exterior decorations such as address plates and nameplates require no approval.
- Campaign or political signs are permitted so long as the same do not exceed 18 inches by 30 inches.
- No home site may display; however, more than one sign for any individual political candidate and campaign or political signs may not be shown more than three weeks before the election to which the signs are related and must be removed within one week after the said election.
- No commercial sign or other sign shall be erected or maintained on any Lot or Residence within public view except as may be required by legal proceedings.
- Commercial real estate signs of a size, shape, color, and format may have to be approved by the ARB. To assure uniformity of appearance throughout Magnolias of Ocala.

Lawns, Yards, Garden, Plants & Irrigation

- Inground irrigation systems shall service all lawn areas and maintained in a working condition.
- The ARB must approve all irrigation well systems.
- Each Owner shall be responsible for maintaining all grass or landscaped areas lying between the Owner's Lot and the pavement of any adjacent road right-of-way.
- Each Owner shall maintain all shrubbery, sod, trees, and other landscaping installed on their Lot in accordance with plans approved by the ARB in a neat, clean, orderly, and healthy condition, as approved by the ARB.

- All Lawns shall be regularly mowed and will be appropriately watered, fertilized, and treated for grass destroying pests, including insects, fungus, weeds, and disease in a manner designed to ensure healthy growth, color, and appearance.
- Grass shall be maintained neatly and appropriately, including edging of all street curbs, beds, and borders as needed. Chemical edging shall not be permitted.
- The cultivation and maintenance of poisonous and illegal plants are prohibited.
- All shrubbery shall be regularly trimmed, fertilized, watered, and treated for pests as needed to assure the health and attractive condition of the shrubbery.
- All non-lawn areas shall be kept free from excessive weeds or unsightly undergrowth or brush.
- Due to water quality, irrigation systems may cause staining on Residences, other structures, or paved areas. It is each Owner's responsibility to treat and remove any such staining.
- Lawns shall be kept cut and edged next to all concrete or asphalt surfaces and will be regularly mowed and maintained.
- All non-lawn areas shall be kept free from excessive weeds or unsightly undergrowth or brush.
- Weeding shall be done as needed to maintain the proper appearance of planting beds.
- Weeds growing in joints in curbs, driveways, and expansions joints shall be removed as needed.
- No living tree shall be cut down, destroyed or removed from the Property without the prior approval of the ARB.

Vehicles, Parking, Boats, and Garages

Prohibited Vehicles

- No commercial vehicle, limousines, boat, trailer including, but not limited to, board trailers, house trailers, and trailers or every other type, kind or description, or camper, may be kept within The Magnolias of Ocala except in the garage of a home.
- No commercial vehicles or containers of any kind (including but not limited to commercial trucks, vans, pick-up trucks, or any vehicle retrofitted with commercial bins and/or racks, roof top carriers, flashing strobe lights or lettering, trailers, drop storage containers, construction debris containers and dumpsters) and no recreational vehicles of any kind (including but not limited to RVs, campers, trailers and boats) may be parked overnight in the Community without the prior consent of the Association.
- An Occupant may be allowed to park an RV/motor home in that Occupant's driveway for a period not exceeding twenty-four (24) hours to be outfitted before departure on a trip or upon returning from a trip by first obtaining a written permit from the Association.
- Commercial vehicles shall not be deemed to include law enforcement vehicles or SUVs or clean "non-working" vehicles such as pick-up trucks, vans, or cars if the Owner uses them daily for regular personal transportation. (which does not have a rating more than 1 ton)
- No vehicle shall be used as a domicile or residence either temporarily or permanently.
- No vehicle shall be parked outside of a Residence overnight without the prior written consent of the Association if commercial lettering or signs are painted to or affixed to the vehicle, or if the vehicle is a truck, recreational vehicle, camper, trailer, boat or other than a private passenger vehicle as specified above

- No boats, recreational vehicles, campers, trailers, or all-terrain vehicles may be parked outside the residence at any time except for temporary parking while providing services to the Residence or the Property.
- No unregistered motor vehicles, no motor vehicles with an expired registration, and no abandoned motor vehicles (whether or not currently registered) are permitted at any time in the Community.
- No unregistered vehicle, motor bike, recreational vehicle, ATV, etc., allowed in common Areas or Roadways.
- Operator of Golf Carts must have a valid state drivers license.

Street Parking

- No *overnight parking* between 10:00 PM-5:00 AM is permitted in the street or on the grass.
- Owners' automobiles shall be parked in the garage or driveway and shall not block the sidewalk.
- Temporary parking while providing services to the Residence or the Property shall be permitted.
- Parking is not permitted on the sidewalk, in the street, grassed areas or common areas, including vacant lots or homes.

Repairs and Maintenance of Vehicles

- No vehicle which cannot operate on its own power shall remain on any lot for more than twenty-four (24) hours, except in the garage of a home. No repair or maintenance except emergency repair of vehicles shall be within The Magnolias of Ocala, except in the garage of a home.
- No Vehicles shall be stored on blocks.
- No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

Towing

- The Association shall have the authority, but not the obligation, to have any vehicle that violates these rules removed from the roads of the Association or common area.
- If a vehicle is parked in prohibited parking areas, it will be subjected to being towed. Any costs associated with towing the vehicle shall be the sole responsibility of the vehicle owner.

Procedures for Membership Rules Violations

- In the event of a violation of the Associations' Governing Documents, the Association shall provide a courtesy notice ("Friendly Reminder") providing (30) days to bring the property into compliance or provide an acceptable action plan to the Association to resolve the Violation.
- In the event that the property does not come into compliance within the time period specified in the Friendly Reminder, the Association shall issue a second notice ("Second Notice") providing thirty (30) days to bring the property into compliance.
- In the event that the property does not come into compliance within the time period stated in the second Notice, the Association shall issue a final notice ("Final Notice") providing fourteen (14) days to bring the property into compliance before the matter is assigned to the Associations' legal counsel for further action.

Each Notice shall Contain:

- A description of the violation (s)
- The curative act or actions that must be performed to cure the violation(s).

Quiet Hours

During quiet hours any noise, including music that can be heard outside of a residence between the following hours, is declared to be a public nuisance. This is a city ordinance and is enforceable by calling the police (352-369-7000).

Quiet Hours are as follows:

Monday-Saturday	9:00 PM-7:00 AM
Sunday	All Day

Rental Procedures/ Leases

- All leases must be a minimum of six (6) months.
- All owners leasing their units are required to provide the Management Company a copy of the lease within five (5) days of unit occupancy.
- A copy of a lease renewal or extension must also be submitted to the Management Company within five (5) days of the renewal or extension.
- Fines may be imposed for failing to comply with the Declaration, including the leasing restrictions. Such penalties may not exceed \$100 per day.
- Each lease shall contain the following provision:
The lessee hereunder acknowledges that this lease is subject to The Magnolias Master Declaration of Covenants and Restrictions; Articles of Incorporation and By-Laws of The Magnolias of Ocala Homeowners' Association, Inc., and Rules and Regulations provided thereunder; that lessee has read the same, agrees to be bound thereby, and that failure to comply with same may result in certain remedies being applicable to lessee, including without limitation termination of this lease without further notice, and personal liability of lessee and lessor for damages, including reasonable attorneys' fees.

Trash and Garbage

- No garbage cans shall be permitted to remain in view of the street property except on scheduled trash pick-up days.
- Trash, recycling cans, bottled gas tanks, water softeners, and tanks for irrigation wells shall not be visible from the street and must be kept in the garage, the back yard, or behind approved fence or shrubs.
- All yard waste should be stored out of sight in the rear of the yard except on scheduled yard waste pick up days.
- Dirt, trash, plant, and tree cuttings and debris resulting from all operations shall be removed, and all areas left in a clean condition before the end of the day.

Windows and Window Air-Conditioning Units

- No reflective foil or other material, or tinted glass shall be permitted on any windows except for tinted glass approved by the ARB.
- No air conditioning units may be mounted through windows or walls unless the location, method of installation, and appearance has been approved in writing by the ARB.
- All garage windows shall maintain appropriate window coverings (i.e., blinds).