

The Magnolias of Ocala Homeowner's Association

Amendments to the Covenants & Restrictions

Meeting 1-10-2012

Attendees:

Declarant/Director _____ Jef Fabian
Board President _____ Yvonne Gordon
Board Secretary/Treasurer _____ Dee Clements

A. Clarification of Approved Builders

1. Builder must be licensed in Florida, Management Company should check with Marion County regarding license, complaints, etc.
2. Management will secure a copy of insurance and keep on file.
3. Management will require a resume of prior work with references and verify three.
4. Management will require three trade references [subcontractor or suppliers] and confirm references.

B. Initial Building Requirements

1. Plans should conform or exceed that of individual subdivision criteria.
2. Two complete building plans must be submitted to ARB [one to be kept on file by Management, the other stamped approved or based on contingency of what needs to be corrected].
3. Two site plans with all improvements [driveway, sidewalks, pools, etc.]
4. Two landscape plans
5. Complete list of exterior materials with colors including the trim:

Exterior Paint

No paint may be used on the exterior of any Residence in a color other than the color of exterior paint used in the original construction of the Residence, without the prior written consent of the ARB. Bold colors, primary colors, and pastels of red, blue or green are prohibited. This means that colors should generally stay within the earth tone color family (i.e. black, brown, tan, beige and gray). The use of white is also permitted.

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C. Magnolia Grove Covenants and Restrictions are likened to Magnolia Manor

1. Required architectural features as those in Magnolia Manor Section 8.6 with amendments:
 - a. Stone or stucco siding
 - b. Plumbing vents or mechanical features may not be on the front of house roof; if on the side of roofs, should be colored to match roof
2. Setbacks in Grove are 12' each side, 30' off front, 25 ' off rear
3. Lawns must be St. Augustine grass, Centipede, or Zoysia grasses within ground automated irrigation.
4. **2,400** square foot minimum of living space for each residence.

D. Fence

1. Manor, Park, Villas East and Grove **allow** a 6' (six foot) PVC white or beige perimeter fence; also accepted will be stucco textured and painted to match home or wrought iron.
2. Ridge, Pointe, Forest also **allow** a 6' (six foot) PVC white or beige perimeter fence; also accepted will be stucco textured and painted to match home or wrought iron. Wood fencing is accepted but must be wood 'built in place' [no stapled boards] as long as it is stockade type, finished side out -with frame work on interior side, and it must be painted / stained and sealed. Those with wood fences must maintain the fence with paint, stain, or sealant for aesthetic appearance. **Color must be pre-approved by the ARB.**
3. No fence of any type is allowed in the front yard.
4. Electronic perimeter device for dog fences are for back yard use only.
5. Placement of fence must conform to city codes. Fencing should be on property line 1" set inside. Should connection to neighboring fence be desired, must have written permission from said neighbor with the ARB form submission for approval.

E. Mailboxes

1. **Every mail box needs to be uniform and to have a place for everyone to obtain them; the boxes may be purchased from the Management Company and may only display the house number.**

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F. Garbage Containers

1. All garbage and trash shall be in an approved container or in a sealed bag. Trash and recycling cans shall not be kept on the driveway and must be kept in the garage, the back yard or behind the Air Conditioning units with approved fence or shrubs (standard white lattice fencing) but must not be visible from the street. All yard waste should be stored out of sight in the rear of the yard. Burning of trash or yard waste is not permitted.

G. Garage Sales

1. Sales are allowed on the first Saturday of each month - only. Contact the Management Company by telephone to have your gate opened for the hours of sale [6 AM through 1 PM] one week prior to sale.

H. Animals

1. Section 8.8 of the Master Covenants states that no animals shall be kept in front yard. Pets shall be kept outside in rear fenced area only.
2. If leashed animal excretes solid waste on improved lot, owner must remove it.

I. Covenants and Restrictions

1. Covenants for the Manor are the same as the **Grove**.

J. Restrictions on Walls, Fences or Hedges.

For Magnolia Grove, Park and Villas East

1. No wall, fence or hedge shall be erected, placed, altered, maintained, or permitted to remain on any Lot unless and until the height, and location thereof have been approved by the ARB in accordance with Article 7 and Section 8.1 hereof. No wall or fence may be painted or altered in appearance from the appearance approved by the ARB without subsequent ARB approval. No chain link, barbed wire, hog wire, chicken wire, or similar fencing shall be permitted. No Fence or hedge shall be allowed to exceed the height of six(6') on any Lot, with the exception of hedges immediately adjacent to the Residence, and all hedges must be neatly trimmed. Exterior wall height must be no less than 10' and height must be included in the ARB submission plans.