

# MAGNOLIA PLANTATION PROPERTY OWNERS ASSOCIATION

## RULES AND REGULATIONS

November 2025

The following policies for Magnolia Plantation have been enacted by the Board of Directors under the authority of the Magnolia Plantation Master Covenants and Bylaws. These policies have been established to help maintain the safety, security, aesthetic beauty and property values for Magnolia Plantation as a whole. The registered owners of each property are responsible for ensuring that members of their families, tenants, visitors, and all contractors abide by these rules and regulations. Violations of these policies will result in fines for homeowners as described herein.

### **Security**

*Access* – Upon purchasing or renting a home residents are 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 Control* – In order to maintain entry security for the community, upon closing or renting residences, 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 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 authorized 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 Thanksgiving, Christmas or New Year's Day.

### **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 Association Manager. "Overnight" is defined as the hours between 10:00pm and 6:00am. 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 requested the next business day. Extended on-street parking must be approved by the Association Manager, 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. After 24 hours a \$100 fine will be assessed to the property owner, and each subsequent 24 hour period will be assessed \$100 each. If the violation is not rectified within 72 hours, the Board has 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. Motorboat engines cannot be run inside the POA.

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/dumpsters 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 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 overflow parking spaces have been established:

- 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

These spaces are available on a first-come basis. Any conflicts must be addressed to the Association Manager.

### **Sporting and Playground Equipment**

Basketball hoops and other sporting equipment (such as but not limited to soccer goals, cones, volleyball nets, climbing gear, etc.) 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**

Residents and visitors are expected to obey all traffic signs and speed limits 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**

Homeowners 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. This requirement includes tree branches that overhand roads being limited to a minimum height of 14 feet. For the purposes of yard maintenance, this street Right-of-Way does not extend over Green Belt Areas.

*Green Belt Areas* – These areas, generally within the road right-of-way, are large grassy/landscaped areas maintained by the 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 permitted from common areas, and is limited to residents and their guests (the resident must be present with the guest). Catch and release is highly recommended due to the possibility of chemical intrusion into the food chain.

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

Each Magnolia Plantation development was built with a specific design esthetic. Any maintenance, new construction, remodeling, landscaping, or other modifications must be consistent with the esthetic of the area, and in accordance with Architectural Review Committee Guidelines. Failure to obtain approval before the commencement of work may result in a fine of \$250 and/or legal action to correct the deviation from guidelines. All construction (new or remodeling) must be completed within seven (7) months of starting.

*Color/Appearance* – 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 fencing, docks, seawalls, pools, patios, driveways and the removal of trees. Developments within Magnolia Plantation are subject to the following:

1. *Mediterranean Village* – All homes within must be maintained in a manner cohesive to the overall look and appearance of the development.

- a. Roof tile color is limited to Terra Cotta.
- b. Shutters must be Hunter Green (Benjamin Moore 2041-10) or color-match equivalent.

2. *Magnolia Village Phase II, IIIA/B* – White picket fences are required to be maintained on each home consistent with the overall development.

*Landscaping* – Major landscaping projects that alter the appearance of the property must also be submitted to the Association Manager for approval by the Architectural Review Committee prior to the commencement of any work.

*Fences* – All fences must be approved by the ARC. Materials are limited to wood, wrought iron, and PVC. Chain link fences are prohibited. Fence height must not exceed six feet. The type, color and design of fencing must be appropriate for the specific development. Fences must be located rearward of the front face of the home. Fences are not permitted in front yards. Any fence located along a lake must be set back a minimum of 20 feet from the high water line, and is restricted to wrought iron.

*Mailboxes* – All mailboxes must be maintained, in type and color(s), consistent with the specific development.

*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.

*Lot Extensions* – Lot extensions sold as Residential Accessory Use Areas (RAUA) on the former fairway Holes 1,2,3,5 and 8 (per the Association's Expansion Agreement with Randy Wise Homes) are subject to all usage restrictions and maintenance requirements as defined in the Master Covenants and these Rules and Regulations.

### **Hurricane Shutters/Boarding**

Shutters, plywood barriers and other hurricane protection equipment should be erected within a reasonable time of the threat within appropriate safety limits, and must be removed within ten days at the end of the threat.

### **Trash Receptacles**

Trash receptacles and recycle containers should be placed street side no earlier than 24 hours prior to pick up, and are to be returned to their storage area no later than 24 hours following pick up. Trash receptacles are to be stored in garages, or stored in such a way as to not be readily visible from the street in front of the home.

### **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. Except for golf carts, all motorized or battery-powered vehicles are prohibited on any parts of the former fairways. Maintenance of motor vehicles should be performed in garages.

## **Assessments**

*General* – the 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).

*Special Assessments* – In accordance with the Covenants the Board of Directors can call for a special assessment when deemed absolutely necessary. These special assessments are due and payable within fifteen (15) days of notice by the Board.

*Overdue Accounts* – Late fees will be assessed in accordance with the Covenants. The Board of Directors may also place a lien on the delinquent property.

## **Garage Sales. Yard Sales. Estate Sales**

Sale of personal items to the public in a garage or yard sale format is not permitted since there is no public access. Use of Facebook marketplace and Craigslist or similar services is permitted. All estate sales must be coordinated with the Property Manager and are subject to all procedures and restriction set forth by the same.

## **Yard Signs**

"For Sale" signs are permitted in front of homes, but are not permitted on common areas or at either neighborhood entrance. Temporary school-related yard signs are permitted. Political signs are not permitted.

## **Enforcement of Covenants and Rules**

The Board of Directors will appoint and maintain an Appeals Committee of at least three (3) members of the Association. The members of this committee must not include Board members or employees, or relatives of Board members or employees. The enforcement policy is as follows:

1) When the Association Manager receives facts concerning one or more violations of governing documents or rules a notice letter will be mailed to the alleged violator. The notice letter will include a statement of the provisions of the governing documents or rules that have allegedly been violated. The owner will have 14 days from the date of the notice letter to correct the violation. Failure to correct the violation within 14 days will constitute a second violation, and will be subject to a fine. A repeat violation of the same rule within the 14 day period, even if previously corrected, will be considered a continuation of the original violation. Separate fines will be levied for separate violations.

2) On a monthly basis the Board of Directors will hold a vote to affirm the imposition of any fines, subject to the Appeals Committee approving said fine(s). After the vote the Association Manager will notify the alleged violator of the infraction for which a fine has been levied, the proposed amount of same and give no less than 14 days' notice of a hearing at

which the alleged violator may be heard in opposition to the imposition of the fine in front of the Appeals Committee. The notice must include a statement of the provisions of the governing documents or rules that have allegedly been violated and a statement of the Association's reason for levying the fine.

3) The Appeals Committee will convene the hearing at the time and date set out in the notice to the alleged violator (regardless of whether a hearing was requested and regardless of whether the alleged violator attends). A representative of the Board should attend to present the facts of the violation and the justification for the levy of the fine. The alleged violator must be given a reasonable amount of time to present his or her opposition to the imposition of the fine.

4) If a majority of the members of the Appeals Committee agrees with the fine it will be imposed. The committee has no discretion to reduce or increase the proposed fine; it may only approve or disapprove. The Appeals Committee will notify the Board and Association Manager in writing of its decision. The Association Manager will then notify the alleged violator of the committee's decision. Fines levied must be paid within 5 days of notice. Accumulated fines of or in excess of \$1000 are subject to a lien against the delinquent property.

*Fine Schedule:*

*1<sup>st</sup> Violation – Notice Letter*

*2<sup>nd</sup> and Subsequent Violations - \$100 fine*

In exceptional circumstances the Board of Directors may also seek compliance through the court via lawsuits and/or injunctions.