

ABBREVIATED

Magnolia Square Rules and Regulations, Feb 15, 2017

(See Full Document posted at clubhouse or online at Mag.Sq. website.)

I. General.

1. DO NOT DISTURB OTHERS OR PROPERTY. Owner's responsibility to regulate.
2. MINIMIZE SOUND FROM UNIT. QUIET HOURS 11pm to 7am
3. Restrictions to flowerpots, hanging baskets. See Full Rules
4. Building walls must be kept free of vines and plant materials.
5. Satellite Unit. SEE OFFICE for rules and approval.
6. UPGRADING requires Board approval, a licensed contractor and a permit.
7. No storage or clutter in or on walkways, stairwells or any common areas.

Dumping of Bulk items is Prohibited. See full rules for direction.

8. Windows/doors replacement (SEE OFFICE) require Board approval, a permit, and a licensed contractor.
9. Patios, construction or modification, requires Board approval
10. Planting, trimming, or removal of trees prohibited. Submit work order.
11. Flower beds and borders are an Association responsibility. See Full Rules for specifications on maintaining a garden. Limitation on pots.
12. Nothing may be attached to the exterior walls of the buildings.
13. All interior window treatment must be of materials intended for window treatments.
14. Liquid or gel mattresses are prohibited.
15. Signs, advertisements, posters and similar notices may not be exhibited. One American flag ok.
16. Sidewalks, entrances, passages, stairwells, corridors and lobbies must not be obstructed.
17. BBQs are permitted. See full Rules for restrictions.
18. The owner is responsible to take measures to prevent mold. See full Rules.
19. The owner is responsible to prevent water damage. See full Rules.

II. Recreation Facilities.

1. Anyone using the recreation complex under the age of 16 **must** be accompanied by a parent or guardian.
2. The pool is open from 8:00 a.m. to dusk. The complex is closed from 11pm to 8am. No glass, no radios.
3. Proper equipment (e.g., paddles, cues balls) must be used in the games room
4. The tennis court may not be used for any purpose other than the playing of tennis.
5. The recreation complex is a NO SMOKING area.
6. Cannot remove furniture from the Recreation Facilities. Weapons Prohibited.

III. Pets.

1. Restrictions to keeping a pet. See full Rules. Must have a pet agreement. Must be leashed. Must be curbed.

IV. Parking and Related Matters.

1. Current resident must use assigned parking space. See Rules regarding more than one car. Do not use another owner's numbered parking space without advising Association and written permission from owner.
2. Cars may not be backed in
3. Cars must be registered with current tag. Must leave key at office for any car left on property.
4. No repair or maintenance of vehicle on property. See Rules for list of prohibited vehicles.
5. **All unauthorized vehicles are subject to be removed at the owner's or operator's expense.**

V. Sale or Lease of a Unit:

1. All Condominium sales must be approved by the Board of Directors. Leasing restrictions. See full Rules.
3. In no event may a unit be rented or leased for less than two months.

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1. The Association must be supplied with a key to each unit

VIII. Miscellaneous.

1. **If a unit is unoccupied, the outside water source must be turned off, and no objects may be left outside. See Rules for time frames.**
2. **PLUMBING. If you have a blockage call Association first. Nothing but toilet paper in the toilet.**