Magnolia Trace HOA Rules for Residents

Rules & Regulations

1. Speed Limit: 10 MPH throughout the property. Please watch for children.

2. Property Access: has one entrance/exit only. Unauthorized access should be reported to 911.

3. Quiet Hours: 10:00 PM – 8:00 AM. Small gatherings are permitted if they do not disturb others.

4. Noise Rules:
- **No music, TVs, or other noise that can disturb neighbors.**
- **Test: If it can be heard outside your unit or in a neighbor's unit, it's too loud.**
- **Car sound systems: Volume and bass must only be heard inside your vehicle. If anyone can hear it outside, it's too loud.**
- **Make sure your guests follow these rules too.**

5. Children: Children under 15 must be supervised at all times while outdoors.

6. Parties/Gatherings: Use of common areas for gatherings requires Board approval.

7. Parking Rules:
- **All spaces are numbered, including guest parking (first come, first served).**
- **Parking in another resident's space will result in towing at the vehicle owner's expense.**
- **Vehicles must park in paved, designated areas only.**

8. Prohibited Parking:
- **No boats, trailers, RVs, or non-operable vehicles in parking spaces.**
- **Flat tires or expired registration vehicles will be flagged for towing.**
- **Unauthorized vehicles parked longer than 24 hours will be towed.**

9. Vehicle Repairs & Washing:
- **Only minor repairs allowed (contact Property Manager).**
- **No hose vehicle washing; hoses must be stored properly.**

10. Patios & Storage:
- **Only plants, grills, and simple patio furniture allowed.**
- **Grills must be used at least 25 feet from buildings and never on porches.**
- **No trash may be stored outside units.**

11. Landscaping: No alterations without prior approval. Lawns are not storage areas. Items left out can be removed and disposed.

12. Pets:
- **All dogs must be leashed and supervised at all times.**
- **Owners must clean up immediately.**
- **No tethering, roaming, or unattended pets outside.**
- **Pets are not permitted to be left on patios to be fed or use the restroom.**
- **Violations may result in Animal Control involvement.**

13. Window Treatments: Only blinds, shades, or curtains allowed.

14. Signs: No rental or sale signs in common areas; window placement only.

15. Satellite Dishes: Allowed on balconies (not on the roofs). Renters must obtain written Board approval.

16. Trash Disposal:
- **Trash must be placed inside dumpsters only.**
- **Boxes must be broken down.**
- **Do not leave trash on patios or grounds.**

17. Pools, trampolines and firepits/burn barrels are NOT Allowed at any time.

Thank you for helping keep Magnolia Court a safe, clean, and pleasant community.

Sincerely,
Holtzman Real Estate Services
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