

MAGNOLIA PLACE SUBDIVISION RESIDENTS ASSOCIATION, INC.

Approved May 17, 2022

INTRODUCTION:

We live in a community in which we all have a part ownership. Such ownership necessarily requires guidelines, rules and regulations, which promote safe and considerate enjoyment of our community.

The following items are subject to revision and amendment. These items contained herein supplement, but do not supersede the Deed Restrictions. Please remember that these items govern all Homeowners, Residents, Tenants, and their families and guests. The Association appreciates your voluntary adherence.

GENERAL RULES:

1. Residents and Tenants shall receive a copy of the Rules and Regulations, Deed Restrictions, and By Laws. Each Homeowner and Tenant is responsible to assure their guests comply with the Rules and Regulations.
2. Homeowner's annual dues are due the first of July each year, in the amount of \$125.00.

PETS:

1. In accordance with Deed Restriction No. 6; no animals, other than animals reasonably considered to be household pets, shall be kept upon any lot for boarding, breeding or commercial purposes. Permitted animals shall be restrained to the owner's premises unless accompanied by an owner while outdoors or on any common property.
2. Homeowners and/or Tenants are responsible for the actions of any animal(s) residing in or visiting their home.
3. Homeowners and/or Tenants are responsible for supervising their permitted animal(s) while outdoors or on any common property.
4. Owners must cleanup after their animal(s) when walking outdoors.
5. No permitted animals shall be allowed to create a nuisance or threat or danger to persons or property.

VEHICLES AND PARKING:

1. No one is permitted to park any vehicle on a lot's yard, grass, or lawn.
2. Vehicles are not permitted to be parked over county sidewalks in accordance with KRS 189.450 (5)(a)(c)
3. Vehicles belonging to Homeowners and/or Tenants should be parked in the driveway or garage. Visitors, guests, and vendors must not block or inconvenience neighbors or through-street traffic.

MODIFICATION TO HOME OR LANDSCAPE:

A. IMPROVEMENTS:

1. In accordance with Deed Restriction No. 3; no improvement, appurtenance, addition or deletion of structure of any kind, including, without limitation, shall be commenced, erected, placed or maintained upon any part of the properties, including any lot, until the plans, specifications and location of the same shall have been submitted to and approved

in writing by the Association. (Appurtenances include, but are not limited to; fences, swing sets, trampolines, basketball goals, swimming pools, etc.)

2. Approval for any improvement, appurtenance, addition or deletion of structure of any kind shall be void after six (6) months, unless renewed by an additional letter granting an extension.

B. MAILBOXES:

1. In accordance with Deed Restriction No. 16, mailboxes are the property of the homeowner and should be maintained by the homeowner. If a mailbox needs to be replaced, it can only be replaced by those approved by the HOA in accordance with Deed Restriction No. 8.

C. GARBAGE CANS:

1. In accordance with Deed Restriction No. 8, garbage cans should not be visible from the road.
2. All refuse should be placed inside receptacles to prevent transfer to other lots, such as by wind blowing refuse into other yards.

D. YARD MAINTENANCE:

1. Tree removal requires approval by the Association, in accordance with Deed Restriction No. 15.
2. Yards should never exceed 12 inches in height as per KRS 91.02 Obnoxious Growth.
3. Lot should maintain landscaping so that trees and bushes do not block sidewalks. Grass clippings should be removed from the sidewalks and street.

E. SIGNS:

1. No signs are permitted at the front entrance, except those of the Association. For Sale signs, Political signs, and Open House signs are allowed in Homeowner's and Tenant's yards
2. In accordance with Deed Restriction No. 4 no advertising signs are allowed, unless posted by a contractor performing work on a lot while the work is being completed.

F. GOLF CARTS:

1. Golf carts are not to be driven in the subdivision unless operated by an individual in possession of an operator's license in accordance with KRS 189.2869(4)(c).