

# MAGNOLIA RESERVES HOMEOWNERS ACCOCIATION, INC

## RULES, REGULATIONS and RESTRICTIONS

### *OWNERS, TENANTS, OCCUPANTS, GUESTS SHALL BE SUBJECT TO THESE RULES*

1. No buildings, fences or exterior change, alteration or addition can be made until it is approved by the Architectural Control Committee.
2. All light bulbs or other lights installed in any fixture located on the exterior of any building shall be white or non-frost light bulbs.
3. No lot shall be used for any purpose except for residential purposes. No short-term rentals less than 6 months, including those through VRBO and AirBnB are not permitted.
4. No noxious or offensive activity shall be carried on upon any lot. Nothing shall be done on any lot that is an annoyance or nuisance to the neighborhood
5. All houses and lots must be kept from developing any unclean, unsightly, or unkempt conditions. All damaged blinds must be replaced immediately.
6. All lots must maintain grass, weeds, shrubs, unsightly growths, or dead trees. All drainage ditches shall be properly maintained.
7. No temporary structures such as tent, shack, barn, trailer, garage shall be used on any lot without approval.
8. No boat, motorboat, camper, or trailer shall be kept or stored on any lot without written approval. No inoperable vehicle or vehicle without current registration and insurance will be permitted on any lot.
9. Maximum of two dogs or cats per home. Animals are not allowed to run free and must always be properly leashed. Certain breeds such as American Pit Bull Terriers, American Staffordshire Terrier, American Bully, and Staffordshire Bull Terriers are not permitted to be kept on any lot.
10. No exterior antennas or satellites are permitted on any lot other than a satellite dish and must remain behind the house.
11. NO "FOR RENT" signs or any other signs shall be permitted on any lot.  
One "FOR SALE" sign may be placed on the individual property that is for sale.
12. Trash cans are only permitted to be visible from the streets on the evening before garbage pick-up day and on garbage pick-up day. Trash cans must be screened with approved fencing.