

# MAGNOLIA BAY CONDOMINIUM ASSOCIATION

## Rules & Regulations (Revised February 2022)

Residents and Homeowners of MAGNOLIA BAY CONDOMINIUMS take great pride in our property and neighborhood.

1. No noisy, obnoxious and/or offensive activities that disturb neighbors.
2. Damage to property or equipment responsibility of home owner.
3. No Hibachis, BBQ grills, portable, tabletop, electric grills, or other similar apparatus are to be stored or used on balcony. These items are to be USED and COOLED, to touch, 10 feet from the garage door on the driveway or 10 feet from downstairs back patio. These items must be stored in garage or back patio every evening.
4. Water hoses must be stored inside garage.
5. Potted plants are permitted ONLY in patios or balconies.
6. Two (2) pets per unit with a total 50 lbs. combined breed weight for both pets (as published by the AKC breed weight.)
  - Unacceptable breeds are: American Pitbull Terrier, American Staffordshire Terrier, Mastiff, Presa Canario, Pitbull, Staffordshire Bull Terrier, Rottweiler or any cross breeds thereof.
  - All cats and dogs must be registered with Magnolia Bay Condominium Association.
  - Owners MUST pick up all droppings deposited by their pet.
7. Hurricane panels must put up 72 hours before and removed 72 hours after hurricane. Hurricane panels must be stored inside the garage or storage shed attached to the home.  
\*\*\*All furniture and removable items must be removed from the patio and porch prior to hurricane.
8. Cloth, clothing, bedding, rugs or mops shall not be hung, dried or stored on patios.
9. Please do not block sidewalks, driveways and front doors.
10. Bicycles, scooters and any other mobile device must be stored in garage.
11. Garbage must be wrapped, tied in plastic bags and put IN dumpster.  
DO NOT LEAVE GARBAGE ON GRASS OR ON CONCRETE. BREAK UP BOXES.
  - Bulk items in the dumpster area ONLY on TUESDAY evenings, for pick up on Wednesday morning.
  - Bulk items shall not block dumpster or recycling bins.
  - Garbage pickup is: Monday, Wednesday and Friday. Recycling is: Monday.
12. No signs are allowed (except security company signs)
13. After midnight (12:00am), cars MUST display the (proper matching unit number) guest pass on the rearview mirror or authorized parking permit decal (including DRIVEWAYS). Vehicles must have current registration. If not, vehicle is subject to booting, towing or fining.

\*\*\*DO NOT park in grassy areas, fire lanes, dumpster areas or block driveways and sidewalks. Violators will be booted and/or fines without warning at all times.

14. Vehicles must be in good operating condition.
15. No maintenance or repair shall be done to any vehicle on property.
16. Board approval is required for residency for people who are visiting for 30+ days. Magnolia Bay Condominium Association requires each resident, 18 years and older to pass a background check and have a credit score of 650 or higher.
17. Garage doors must remain closed when not in use.
18. Tailgating is not permitted on property. Violators will be subjected to fines.
19. Littering is prohibited. This includes cigarette butts, meat bones and food containers.
20. Pool rules: Please follow rules and regulations which are posted above water fountain in pool area.
21. Satellite dishes must be approved by the Management company and Board prior to any installation.
22. Installation of new accordion shutters and patio enclosures must be White only.
23. No fireworks are permitted in the community.
24. No commercial vehicles are allowed
25. No unit owner shall make or permit to be made any alteration, addition or modification to their unit without prior written approval of the Association. No unit owner shall cause any improvements or changes to be made to the exterior of the unit, or patio
26. Seasonal decor (ex. Christmas lights, inflatables must be removed within 7 days after the holiday passes)
27. Inflatable structures, mechanical rides and similar recreational structures or equipment are not permitted (ie, bounce houses, waterslides, golf carts, etc.).

All violations reports are anonymous. Please contact CMC Management, Magnolia Bay Property Manager at: 561-641-1016.

**I understand violation of rules and regulations are subjected to fines, booting, towing and or removal of items from property.**

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Signature

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Address

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Date