



June 19, 2025

COMMUNITY RULE CLARIFICATION NOTICE:

All owners are hereby notified all personal items, of any nature, must be stored within the confines of the owner's unit and not on any of the association's common elements. This includes all common areas including under the stairs leading to the second floor.

Limited common area are the stairs leading to second floor units, and open balconies and patios. Enclosed lanais are regarded as owner controlled. As such, no personal items may be stored on the stairs or on the landings of the stairs. Exceptions include storage of a bicycle, patio chairs and decorative plants. Such things as coolers, boxes, hoses, furniture, etc. are not permitted. Open balconies and patios are allowed patio furniture only. No storage of items which can be viewed by other residents are permissible.

Proper maintenance of lanais is required and is the responsibility of the unit owner. This includes replacement of broken glass and painting of the lanai exterior. First floor unit owners may plant vegetation in an area no more than 24 inches from the lanai and plants may not exceed 24 inches in height. First floor unit owners may also possess a grill which is to be placed next to the lanai when not in use. In the event of a possible hurricane, those owners are encouraged to move small grills onto the lanai to prevent them from becoming wind driven debris which could damage other property. Garden hoses are permissible but at the owner's risk. The hose must be maintained close to the outside faucet and not interfere with foot traffic nor the landscaping crew.

This rule clarification is consistent with the Magnolia Valley Declaration to which all owners must abide.

Magnolia Valley Board of Directors