

MAGNOLIA PLACE

Property Owners' Association, Inc.

2024 Welcome Packet

Enclosed is an Association booklet containing important documents and information. Your booklet includes:

- Payment Coupons
- 2023 Annual Meeting Minutes
- 2024 Budget
- Pest Control Schedule
- Rules and Regulations
- ARB Request Form
- Maintenance Request Form
- ACH Draft Form
- Homeowner Contact Form

Caliber Portal

We encourage all owners to register for the Caliber Web Portal so your information will be readily available and any important updates or emergencies can be electronically communicated to you.

In this portal, you will be able to create an account that will give you access to:

- Pay your dues assessment online
- Access your account
- Update contact information
- View and print Association-related documents

If you are unsure if you have signed up for the web portal already, please visit www.allymgt.com and click **"My Account"**. Please reference your payment coupons for your account number.

Payment Options

Several convenient options for paying your monthly dues are offered. Please keep in mind that payments are due on the 1st and considered late on the 10th of each month. Past due balances are subject to interest, late fines starting at \$25.00 and administrative fees starting at \$30.00.

Automatic Draft – This is a free service that allows dues to be drafted directly from your bank account. If you would like to participate in the monthly draft, please complete and return the enclosed form, along with a voided check, to the Association Office. If you are currently enrolled in this service, you do not need to resend this form and will not receive payment coupons.

Payment Coupons – Please return your check or money order made payable to the Association, along with the enclosed coupons.

Paylease - Please login to your homeowner web portal to access Paylease. If you would like to pay by phone, please call (866) 729-5327.

Ally Management Information:

Main Office:
7400 North Kings Highway
Myrtle Beach, SC 29572

Phone: (843) 497-3555
Fax: (843) 497-3652

Mailing Address:
P.O. Box 7706
Myrtle Beach, SC 29572

Payment Address:
P.O. Box 2937
Myrtle Beach, SC 29578



Insurance

It is important that each owner obtain an HO6 policy to cover their contents, personal liability and improvements. In the event of a total loss, the Master Policy would cover re-building the unit, with the exception of contents and any improvements made to that unit. In the event of a leak, the Master Deed holds each owner responsible for the damage to their unit. The Master Policy only takes effect when the damage is greater than the deductible, and then each owner is responsible for paying their portion towards the deductible.

If you receive a letter from your lender asking for proof of insurance, please contact Cammie Keller of McGriff Insurance Services at (843) 448-8122 or fax your request to (888) 635-1376. For your convenience, a copy of the evidence of insurance is available through the Caliber Web Portal.

Your Ally Team:

Donny Lutz
Association Manager
(843) 282-1884
dlutz@allymgt.com

Alexandra Guertin
Administrative Coordinator
(843) 282-1885
aguertin@allymgt.com

MAGNOLIA PLACE

President's Letter

Greetings fellow Magnolia Place Owners,

As we turn the page on another year, I can't help but hear the lyrics by John Lennon, "Another year over and a new one just begun." It has been a very busy year for your HOA board. I will do my best to capture all that we have done in the last calendar year.

There has been a change in the people representing you as board members. At our September annual meeting we bid farewell to Aaron Plitt and Bill Baldree. A few months later, Ed Leightner after a great deal of thought, and consideration, stepped down from the board due to changes in life circumstances. At the writing of this letter, we have not yet assigned a replacement for Ed's seat. As soon as we do, you will be notified. You can find the slate of board members and our roles below.

This new board is what we like to call a working board. Each member has assumed leadership of a committee designed to enhance the experience of living in Magnolia Place. Barbara Yelle has volunteered to be our finance chair. She and her group are responsible for the miraculous savings in our budget for 2024 despite every increasing insurance costs. John Davis has volunteered to lead our newly formed social committee. The first order of business was to create a community Facebook page – Magnolia Place of Myrtle Beach Official Facebook Group – <https://www.facebook.com/groups/741616894186337>. Please join us there as it is the best place to keep up with your community news. John and his committee have many other social opportunities that will be rolled out in the new year. Stay tuned! Melissa Turner has volunteered to lead the newly established gardening committee. They will be beautifying our grounds in new and seasonal ways.

Another newly established way to increase community involvement and transparency is the monthly zoom meetings called Magnolia Place & U (MP&U) that will take place the last Thursday of every month in the months that the Board does not formally meet. Our first meeting will be held on Thursday, Nov. 30th at 6:30pm. We will share news and take questions. The invitation and zoom link will be sent out by Ally Management a week or so before each meeting.

Our board meetings are now available for virtual attendance for all homeowners. You are encouraged to watch your board work for you. Invitations with zoom link are sent out from Ally Management 10 days prior to each meeting.

As you are all painfully aware, we have been dealing with the financial challenge of an incredibly hard insurance market. Please remember that it is not unique to our community. All communities in the southern Atlantic region of this country are struggling with tremendously increased insurance costs. At Magnolia Place we saw an 200% increase in cost. This is unprecedented. Thus, your board members, and particularly your finance chair Barbara Yelle, have worked very hard on this year's budget to keep the dues increase to a minimum. To help spread the cost of the insurance out, the board has decided to increase the dues to be prepared to pay for the \$1 million dollar insurance cost. It is possible that we will see an additional increase when we renew our insurance in April 2024. If there is an additional increase, we will ask for another special assessment, but it will be much less than last year. The full budget sheet is available on your portal under documents. With all this increase, please keep in mind that the monthly cost of insurance for a 2 bedroom is only \$152. As a former homeowner, I can tell you that I never paid so little to insure the entire outside of my structure. We are renegotiating our trash removal contract for additional savings. We are doing away with overnight patrol for a savings of \$70,000. We will be installing video surveillance throughout the parking lots for added security. More information about this will be sent in a separate email in the first week of December.

Our community is more connected than ever before. The changes this board are making will assure a safe and beautiful community for years to come. We appreciate your continued involvement and support!

On behalf of the entire board, I wish you a happy and healthy new year. If you have any questions or concerns for the board, please reach out to me at melissa.sadin@gmail.com. All other contact information for Ally Management is listed elsewhere in this bulletin.

Best wishes,
Melissa Sadin, President Magnolia Place Board of Directors

Current Board of Directors

President: Melissa Sadin
Vice President: John Davis
Treasurer: Barbara Yelle
Secretary: Melissa Turner

2022 Audit/2023 Reserve Study

The Magnolia Place 2022 Audit and 2023 Reserve Study (and other Association related documents) may be viewed or downloaded through the Association's Homeowner Portal. Should you have any questions regarding the audit, feel free to contact Wayne Fussaro, CPA, at (843) 712-2704.

MAGNOLIA PLACE

2023 Updates and Reminders

Maintenance Staff

Our maintenance team has achieved several significant tasks to enhance the overall landscape and functionality of our property. Firstly, we successfully replaced the sod in front of Building 3, giving the area a fresh and enhanced appearance. Additionally, we took on the task of cutting out and replacing the sod at Buildings 28, 16, and 40, breathing new life into these specific areas. At Building 14, we went a step further by not only replacing the sod but also sloping the area for improved drainage.

In addition to these landscaping efforts, we've addressed the need for after-hours lighting. Photocells at Buildings 14, 6, and 40 were added to maintain effective lighting during non-daylight hours. These enhancements not only contribute to the aesthetic appeal of our property but also ensure safety and functionality, reflecting our ongoing commitment to the well-being of our community.

Please report any building, pool, or common area maintenance issue to Chris Bridges, Head of Maintenance, at (843) 467-0060 or cbridges@allymgt.com. The maintenance and patrol office is located at 4715 Wild Iris Drive in the center of the complex.

Unit Maintenance

The following are several items that should be checked and monitored on a regular basis, as they can create water leaks and cause damage as the property ages:

- **Water Heaters:** They are recommended to be drained annually. Their total lifespan is approximately ten years, and should be replaced accordingly. The maintenance staff will be completing inspections and notifying homeowners should theirs need attention.
- **Gate Valves:** These were installed with each unit's original washer and water heater, and many have become faulty or worn-out. It is recommended that they be replaced with ball valves.
- **HVAC System:** It is important to replace your HVAC filter monthly to ensure proper operation.
- **Condensation Lines:** It is recommended to clean them out once per year to help prevent future leaks.
- **Toilet Seals:** Please ensure that your toilets are correctly sealed and secured to the floor.
- **Plumbing (Toilets, Spigots, Shower Heads):** Please ensure that all fixtures that utilize water are sealed correctly.
- **Hoses:** Please ensure that any hoses are replaced with braided hoses in order to help prevent future ruptures.

Please note that it is the homeowner's responsibility to provide access to the interior of their unit for scheduled or desired maintenance.

Architectural Review Form

Any structural or exterior alteration to your unit and property must be approved by the Board of Directors in advance. This includes (but is not limited to) porch screening/enclosure, flooring changes, window or door replacement, etc. To comply, please request an application form from the Association Office or download from the Caliber Web Portal. Include any detailed drawings and all specifications of the proposed alteration to be reviewed by the Board of Directors. Please find an additional copy enclosed for your convenience.

Cable / Internet

Basic cable and internet is included in your monthly dues. Please remember that if you sell your unit, all of the equipment must stay in the unit, as the equipment is assigned to the unit rather than the homeowner.

Should you have any set-up questions or service issues, please contact the Spectrum Bulk Account Customer Service Department at (833) 697-7328.

Towing

Towing services are provided on property by Strand Towing. Should you or your guests' vehicle be towed, Strand Towing can be contacted at (843) 626-2778. Prohibited vehicles include: motorcycles (can ams and spyders), golf carts, trailers, campers, mobile homes, motor homes, jet skis, boats, recreational equipment, and trailer mounted catering equipment. Inoperable vehicles and vehicles with expired tags may also be towed from the property.

Should you have a U-Haul or trailer for move in/out or renovation purposes, please contact Ally Management at aguertin@allymgt.com or (843) 497-3555 to obtain a parking permit ahead of time.

Property Patrol / Security

Security is provided by Property Patrol from 7:00AM—11:00PM. They can be contacted at (843) 267-6726. Should there be an emergency, or should you suspect suspicious activity, please call 911.

Ally Management can also be contacted for after-hours emergencies at (843) 497-3555.

MAGNOLIA PLACE PROPERTY OWNERS' ASSOCIATION, INC.

27TH ANNUAL MEMBERS' MEETING

SATURDAY, SEPTEMBER 16, 2023

MINUTES

The 27th Annual Members' Meeting of the Magnolia Place Property Owners' Association, Inc. was called to order on Saturday, September 16, 2023 at 10:00 AM, in the Second Floor Conference Center at the offices of Ally Management, Inc. located at 7400 North Kings Highway, Myrtle Beach, South Carolina. A virtual Zoom option was available for those who were unable to attend in person.

1. Opening Comments / Formal Opening of Meeting

Mrs. Melissa Sadin opened the meeting and noted that in accordance with the By-Laws, the 27th Annual Members' Meeting was being held for the primary purpose of electing directors and addressing any other Association business properly brought before the membership. She welcomed all present, both in person and virtually.

Directors present in person were: Bill Baldree, Melissa Sadin, and Melissa Turner.

Directors absent were: Ed Leightner and Aaron Plitt.

Representing Ally Management, Inc. were: Donny Lutz (Association Manager), Cindy Bonner (President and BIC), Chris Bridges (Head of Maintenance), Carolyn Setzer (Staff Accountant), and Alexandra Guertin (Administrative Coordinator).

Also present were: Wayne Fussaro (Wayne E. Fussaro, CPAs), Kristen Saurini (McGriff Insurance Services), and Robert Warbuton (Cactus Sands Landscaping).

It was noted that Melissa Sadin would serve as Chairman of the meeting, and that Alexandra Guertin would act as Recording Secretary of the meeting.

2. Identification of Proxy Agent(s)

It was noted that Alexandra Guertin was the designated Proxy Agent and further that any owner present by proxy could have Mrs. Guertin or someone of his / her choice convey their proxy for quorum purposes.

3. Roll Call and Proxy Certification - Proof of Mailing Examination

It was announced that 8% of the membership was represented in person and 45% of the membership was represented by proxy. With a total representation of 53%, it was noted that quorum had been met. The members of the Association represented, both by person and proxy, are noted in the checklist filed with the official records of the meeting.

The Proof of Mailing of the Notice of the Annual Members' Meeting was examined and it was noted that the proof, along with a sample of the notice which had been mailed to the membership, would be filed with the official records of this meeting.

4. Approval of Minutes – 26th Annual Members’ Meeting – September 17, 2022

Mrs. Sadin noted that the minutes from the 26th Annual Members’ Meeting had been mailed to homeowners following that meeting. It was also noted that copies of the minutes had been provided for reference in the meeting information packet and were also posted on the Association’s website. Upon a motion duly made, seconded, and approved, it was:

MOVED; that the minutes from the 26th Annual Members’ Meeting held on September 17, 2022 be approved as written.

5. Insurance Review

Mr. Lutz introduced Kristen Saurini (McGriff Insurance Services). Ms. Saurini reviewed the current and anticipated future insurance status, explaining the hard insurance market. She noted specifically that average increases of 100%-150% are expected nationwide, which is a small improvement from late 2022/early 2023.

Ms. Saurini explained that upgrades and additions, as well as personal property, must be covered by an owner’s personally purchased HO6 policy. Further, she reminded the owners of the importance of carrying an HO6 policy to provide coverage for interior unit contents, betterments and improvements, loss of use/rents, liability, etc. A copy of the Association’s insurance certificate is attached as **(Exhibit “A”)**.

6. Financial Information

A. Audit Summary Presentation – for the period ending December 31, 2022

Mr. Lutz introduced Wayne Fussaro (Wayne E Fussaro, CPAs). Mr. Fussaro presented the 2022 audited financial statements. It was noted that Mr. Fussaro had been engaged by the Association to perform the annual audit of the Association’s financial records, for the period ending December 31, 2022. It was noted that the annual audit is required by the Association’s governing documents.

The audit process was reviewed, and Mr. Fussaro reported that the Association had received a clean opinion. Mr. Fussaro reviewed the balance sheet as of December 31, 2022, attached as **(Exhibit “B”)**. Mr. Fussaro next reviewed the income / expense statement for the same period, attached as **(Exhibit “C”)**, noting any substantive variances in actual expenses compared to budgeted expenses.

In concluding the audit review and discussion, it was noted that any later questions about the audit could be directed to Ally Management or the office of Wayne E. Fussaro, CPAs at (843) 712-2704.

B. Year-to-Date Financial Status – As of August 31, 2023

Mr. Lutz introduced Carolyn Setzer (Ally Management, Inc.), who reported on the current financial position of the Association as of August 31, 2023. She reviewed the operating balance sheet **(Exhibit “D”)** and noted that there was \$1,406,699 in current assets.

The operating income / expense statement **(Exhibit “E”)** was discussed next. Some of the items over and under budget for the year were noted.

Ms. Setzer next commented on the reserves balance sheet **(Exhibit “F”)**. She reported that there was \$1,743,009 in total assets as of August 31, 2023.

The reserve income statement **(Exhibit “G”)** was next reviewed. Ms. Setzer stated that the total reserve revenue as of August 31, 2023 was \$397,783.

7. Reports

A. Landscape Update

Mr. Lutz introduced Mr. Robert Warbutton (Cactus Sands Landscaping). Mr. Warbutton reported on the recently completed and upcoming landscaping projects, including:

- There have been an excessive amount of weeds during this growing season, and they are doing their best to address them as quickly as possible.
- They continue to trim the shrubs in phases, and are currently in the last phase.

B. Property and Maintenance Report

Mr. Bridges commented on the completed and upcoming property projects report, attached as (Exhibit "H").

8. Old Business

A. Reserve Study Update

It was noted that the reserve study is expected to be completed in the coming week.

B. Gardening Committee

Mrs. Sadin introduced a new Gardening Committee that will be chaired by Ms. Turner. She noted that they will be working with Mr. Bridges directly on various landscaping projects.

9. New Business

A. Deed Correction and Expanded Board Membership

Mrs. Sadin explained that the Board is in the discussion process of amending the Master Deed. The amendments include allowing for consecutive terms with limits, as well as expanding the Board of Directors to seven Directors.

B. Maintenance Forms in Portal

Mrs. Sadin noted that they are looking into better communication methods between the maintenance staff, Ally Management, the Board of Directors, and homeowners in regard to maintenance requests.

C. Agenda and Minutes in Portal

Mrs. Sadin noted that the homeowner portal is updated regularly, and is a great resource to view documents pertaining to the Association. She encouraged homeowners to contact Ally Management if they had any issues logging in.

D. Exterior Video Cameras

Mrs. Sadin noted that the use of exterior doorbell cameras has been permitted and added to the Rules and Regulations. She also noted that the new Board will be discussing other exterior video camera options.

E. Finance and Social Committees

Mrs. Sadin introduced a new Finance Committee. She noted that the Finance Committee will be chaired by a Board Member and will meet with Ms. Setzer, Staff Accountant, monthly. She also introduced a Social Media Committee, which will also be chaired by a Board Member. She noted that they will be responsible for a Board sanctioned Facebook Page.

10. Public Comment

Ms. Sadin noted that per the Public Meeting Protocol document, each homeowner may be limited to three minutes per comment. The following topics were brought up for discussion:

- Preference of not trimming the blooms off of the shrubs.
- Short-term rental units – should require a laminated copy of the Rules and Regulations to be displayed in the unit, as well as signed by all renters. There should also be a recourse for renters in violation, and homeowners should be notified and/or fined. Can we limit the rental length?
- Cleanliness of elevators.
- Possibility of group rate on window replacements and dryer vent cleaning.
- Fire extinguishers – there should be one on all building floors.
- Security – should lessen the hours during the off-season to save money.
- Insurance – will there be an increase in dues for 2024 to account for potential insurance increases?
- Rules and Regulations should prohibit the smoking of marijuana on property.
- Social media pages that are not sanctioned by the Board of Directors. Regardless, all official business will be sent to the membership by Ally Management.
- Maintenance of balconies – homeowner vs. Association responsibility.

11. Election of Directors

A. Nominations from the Floor / Appointment of Inspectors of Election

Mr. Lutz next reiterated that the primary purpose of the members' meeting was to allow the membership to elect directors and to transact any other business properly brought before the members. He noted that two (2) positions were open for election at this meeting, as the terms of Bill Baldree and Aaron Plitt will be expiring.

He thanked the current Board Members for their commitment to the Board over the last several years and thanked the slate of nominees for their interest in running for the Board of Directors.

It was noted that four (4) homeowners had responded to the request for owners to complete and return the resume form if he / she were interested in serving on the Board of Directors. Mr. Lutz then introduced the following slate of nominees:

UNIT

2-201 (4789)
35-204 (4765)
18-305 (4687)
4-103 (4781)

OWNER

John Davis
Aaron Plitt (Incumbent)
Adam Townsend
Barbara Yelle

The floor was opened for additional nominations. Upon a motion duly made, seconded, and approved, it was:

MOVED; that the floor for nominations be closed.

B. Comments from Nominees

Each nominee present was allowed the opportunity to comment on his/her willingness to serve on the Board of Directors, if elected.

C. Distribution and Collection of Ballots

Ballots were then collected from all owners who did not vote by proxy or who wished to change their proxy vote.

Two (2) inspectors were next appointed to oversee and assist in tabulating the election results.

12. Report of Voting Results

Following the tabulation of the ballots and proxies, it was announced that John Davis and Barbara Yelle had been elected to serve two (2) year term positions on the Board.

They were congratulated and it was noted that a Reorganizational Meeting of the Board would be held immediately following the Annual Members' Meeting.

13. Adjournment

There being no further Association business, Mr. Lutz thanked all present for attending and participating in the Annual Members' Meeting. Upon a motion for adjournment, seconded and approved, it was;

MOVED; that the 27th Annual Members' Meeting of Magnolia Place Property Owners' Association, Inc. be adjourned at 12:05 PM.

Meeting Commenced: 10:00 AM
Meeting Adjourned: 12:05 PM

Alexandra Guertin, Recording Secretary

Melissa Sadin, President

MAGNOLIA PLACE PROPERTY OWNERS ASSOCIATION, INC.
2024 APPROVED OPERATING BUDGET

		Dues Change		17.27%
		Budget	Budget	
ACCT.	REVENUES	2023	2024	Change
30100	Regular Dues	\$ 2,746,349	\$ 3,220,511	474162
31000	Interest Income	750	750	0
32000	Fines/Late Fees	6,000	6,000	0
32700	Pool Key Fobs	1,000	1,000	0
TOTAL INCOME		\$ 2,754,099	\$ 3,228,261	474162
EXPENSES				
Repairs & Maintenance				
41000	Personnel Contract	275,000	275,000	0
42000	Pool Supplies/Repairs	39,000	39,000	0
42800	Shared Pond Maintenance	4,080	4,440	360
43000	General Maintenance & Materials	50,000	50,000	0
43100	General Maintenance- Water Leaks	15,000	15,000	0
44300	Landscape Contract	187,000	197,000	10000
45000	Interior Pest control contract	26,017	26,017	0
45050	Pest control	7,100	7,100	0
45100	Termite Bond	28,551	30,835	2284
46000	Elevator Maintenance	42,000	44,000	2000
46600	Fire System Maintenance	1,800	1,800	0
Total Repairs & Maint.		\$ 675,548	\$ 690,192	14644
General & Administrative				
51000	Office Supplies	1,800	600	-1200
51100	Printing/Copies	10,000	5,000	-5000
51200	Postage	4,000	2,000	-2000
52000	Legal Services	4,000	2,000	-2000
52100	Audit/Tax Preparation	5,700	5,700	0
52200	Management Services	145,235	145,235	0
59800	Owner's Committee Expense	2,442	-	-2442
59850	Bad Debt Expense	3,000	-	-3000
59900	Administrative Expense	8,750	4,000	-4750
Total General & Admin.		\$ 184,927	\$ 164,535	-20392
Utilities				
60000	Electricity	51,500	51,500	0
60100	Water/Sewer	215,000	215,000	0
60300	Trash Removal	65,000	77,000	12000
60500	Cable TV/Internet	247,461	258,829	11368
60600	Phone(elevator, pool)/Fax/Long Distance	18,000	18,000	0
Total Utilities		\$ 596,961	\$ 620,329	23368
Other Expenses				
71000	Security Patrol	200,000	154,000	-46000
71100	Security Patrol Golf Cart Lease	2,026	2,026	0
72000	Taxes & Fees	1,207	1,207	0
83000	Insurance Expense	560,400	1,000,000	439600
99910	General Reserves	529,058	572,000	42942
99930	Contingency	3,972	23,972	20000
Total Other Expenses		\$ 1,296,663	\$ 1,753,205	456542
TOTAL OPERATING EXPENSES		\$ 2,754,099	\$ 3,228,261	474162

MAGNOLIA PLACE PROPERTY OWNERS ASSOCIATION, INC.

Monthly Dues:		change	2023	2024	increase
		17.27%			
408	2 Bedroom		\$ 418.09	\$ 490.27	\$ 72.18
187	1 Bedroom		\$ 296.90	\$ 348.16	\$ 51.26
13	Studio		\$ 212.09	\$ 248.70	\$ 36.62
Breakdown:					
			regular dues	insurance	2024 total dues
2 Bedroom			\$ 338.04	\$ 152.23	\$ 490.27
1 Bedroom			\$ 240.06	\$ 108.11	\$ 348.16
Studio			\$ 171.48	\$ 77.23	\$ 248.70

Magnolia Place

Beach Pest Control Schedule

Quarterly Interior Treatments:

January, April, July & October

Buildings 1-8 on the 3rd Wednesday Buildings
9-15 on the 4th Wednesday

February, May, August & November

Buildings 16-23 on the 3rd Wednesday
Buildings 24-26 & 42-45 on the 4th Wednesday

March, June, September & December

Buildings 27-34 on the 3rd Wednesday
Buildings 35-41 & 46 on the 4th Wednesday

Building Number to Street Address

1	4793	17	4695	32	4757
2	4789	18	4687	33	4753
3	4785	19	4681	34	4749
4	4781	20	4677	35	4765
5	4773	21	4673	36	4777
6	4771	22	4669	37	4683
7	4767	23	4661	38	4783
8	4761	24	4657	39	4679
9	4745	25	4647	40	4665
10	4741	26	4627	41	4655
11	4737	27	4691	42	4643
12	4733	28	4703	43	4639
13	4713	29	4717	44	4635
14	4709	30	4725	45	4631
15	4705	31	4729	46	4787
16	4701				



Rules & Regulations

Introduction

Common Area may be a new term to you as an owner, tenant, or guest at Magnolia Place. This document outlines the ways the common areas, which is literally anything on the property outside the interior walls of each unit, may be enjoyed as well as what is prohibited. Commonly referred to as "Rules & Regulations", this document is recorded along with the Master Deed and Bylaws of the community.

Preface

Magnolia Place is a premier residential community. The Board of Directors is made up of owners elected by the association members to oversee the common areas. They are also responsible for the financial well-being of the community. After input from the owners committee and the Managing Agent, the Board adopts the rules governing the common areas, amends them as needed and communicates them to the owners. With the clear understanding and full cooperation of all owners, tenants, and their guests, we can maintain a clean, secure and financially stable residential community.

General

Each owner is responsible for the proper conduct of family, guests and service personnel as well as for any damage to the property caused by these persons. It is also each owner's responsibility to ensure that his/her rental agent and guests understand and observe all rules and regulations. Occupancy of a unit is not to exceed the number specified by law.

Pest Control

Interior pest control is provided on the 3rd or 4th Wednesday of each quarter. A copy of the schedule is attached. The Master Deed requires each owner to provide a key or code to their respective unit(s) for pest control and emergency purposes.

Noise

Magnolia Place has established a nightly period between 10pm and 8am when any activities that produce loud noises must be curtailed. Televisions, music and general volume must be at a level so as not to disturb others. Activities such as vacuuming and washing clothes should be reserved for the hours between 8am to 10pm. As Magnolia Place is a residential community with shared common areas, it is not suited to parties or events. No activity is permitted on the premises that will affect the structural integrity of the property or adversely affect the Association's insurance coverage. The Security Patrol has the authority to ask you to reduce the volume of noise your activity is creating. A second visit will require a Myrtle Beach Officer and all expenses related to the officer having to visit will be charged to the unit owner.

Porches/Balconies

No clothes lines, clothing, linens, towels, decorative flags etc. shall be hung from balcony railings; nor shall they be draped over outside furniture. Porches and balconies shall not be used for storage areas and must be always kept clean and tidy. Cigarette butts, cans, or trash shall be disposed of in a proper receptacle and not thrown from balconies or left in common areas. Storage of flammable liquids is prohibited. No holiday decorations. decorative flags. etc. permitted.

These areas, although exclusively for the use of the unit occupants, are still common area. They are referred to as limited common area since they are used solely by the unit occupants but still maintained by the Association. As such the Association does have the right to govern the acceptable use of them. These areas are visible from the outside and must be kept clean and uncluttered. Grills of any type are a fire hazard and are not permitted. There are grills provided by the Association at each pool for your use.

Window Treatments

All window treatments visible from the exterior of the unit must include a uniform, white backing.

Doors

To prevent pest infestation, entry doors without a storm door or a sliding glass door without a screen door shall not remain open.

Buildings, Hallways, Stairwells, and Common Areas

Personal items, including boxes, chairs, bicycles, trash etc. may not be stored or kept in the hallways or other common areas. Catered events are strictly prohibited. No tents, sports nets, etc. are permitted common areas.

Fireworks

Use of fireworks on Association property is strictly prohibited due to the fire hazard they cause.

Pets

Only domestic animals are permitted. In conformance with County leash ordinances, all pets, when in the common areas, must be on a leash 7' or less or carried. PET OWNERS ARE RESPONSIBLE FOR IMMEDIATELY CLEANING UP AFTER THEIR PETS! Pets are not permitted within 50 feet of the pool / courtyard areas. Nonconformity with the leash ordinance or allowing the pet to become a nuisance to other residents could result in the pet being removed from the property by the County Animal Control Division or by other legal means.

Pets should not be left on balconies unattended.

FEEDING WILD ANIMALS, BIRDS, ETC. IN COMMON AREAS IS STRICTLY PROHIBITED.

Trash/Dumpster Use

All trash and unit debris must be secured in a heavy-duty plastic bag and deposited in DUMPSTERS located on the property. Discarded grills, furniture, appliances, screens, etc. must be disposed of at a proper dumping site **off premises** at owner's expense.

Parking

Vehicles should be parked only in marked designated spaces. Only vehicles fitting within one parking space may be parked on the premises. Double parking, parking on the landscaping/grass/along the curbs is not permitted. Vehicle washing is not permitted on the premises. Auto repairs and oil changing are not prohibited on the property. Towing service provided by Strand Towing (843)626-2778.

Trailers and Recreational Vehicles

Overnight trailer parking permits are available in advance by contacting the Association office Monday through Friday, 9am to 5pm.

No moped, golf cart, trailer, camper, mobile home, motor home, jet ski, boat, recreational equipment, trailer mounted catering equipment, or other similar equipment (except for Association owned maintenance equipment or maintenance equipment used on behalf of the Association) shall be parked or stored on the premises and are considered unauthorized vehicles. **Motorcycles** are not permitted to be operated, parked or stored on the premises and may be towed without further notice at owner's expense. Fines for motorcycle violations are \$100 (1st offense), to \$250 (2nd offense) to \$500 (3rd offense). Unauthorized (as previously defined), unregistered, abandoned or inoperable vehicles are not permitted on the premises and may be towed and/or stored without further notice at owner's expense. Vehicles must fit entirely within one parking space and may not obstruct the sidewalks.

Business Activity

No trade or business activity may be conducted on Association property.

Signs

No signs, including "FOR SALE", "FOR RENT", etc. shall be displayed to the public on or from any units or on any portion of the Association property.

Alterations and Additions

All structural or exterior alteration to any unit shall be undertaken ONLY with prior written approval from the Association. Any request must be submitted in writing with adequate sketches and description of the requested change and must follow the Master Deed. A type of porch enclosure, storm door and replacement exterior light has been selected and approved by the Association. Information regarding these items is available from the Association office. The installation or replacement of these items is at owner's expense and must follow approved types. No security cameras are allowed outside of your unit or on the exterior of the property. Video doorbell cameras (i.e. Ring, Nest, Arlo, Wyze, etc.) are permitted, however, may not utilize any prerecorded messages such as those activated by a motion sensor.

Swimming Pools

Pool rules are clearly posted in the pool areas and enforced. ALL OWNERS AND GUESTS ARE REQUIRED TO USE THE KEY FOB FOR ENTRY. DO NOT OPEN THE GATE FOR ANYONE WHO IS NOT IN YOUR PARTY. People found opening the gate for others will lose pool privileges for one month. Six people may be admitted per key fob. Pool hours are 900am to 900pm.

Children under the age of 14 are not permitted in the pool areas unless accompanied by an adult. Glass objects are prohibited and intoxicated behavior will not be tolerated. Proper pool attire is required. The wearing of improper attire, such as generally offensive and/or insufficient clothing is not permitted in the pool areas, courtyards or other common areas. Swim Diapers are required for infants. Phones are in pool areas for EMERGENCY USE, only. All residents, guests and renters are cautioned that they USE THE SWIMMING POOLS, EQUIPMENT AND FACILITIES AT THEIR OWN RISK.

Children

Supervision of children by a responsible adult is required when children are playing on the grounds or swimming in the pool. SKATEBOARD, SKATES, ROLLERBLADE, OR SCOOTER (MOTORIZED OR NON-MOTORIZED) usage on Association property is PROHIBITED due to the liability these activities pose. PLAYING BALL IN PARKING LOTS AND COMMON AREAS IS STRICTLY PROHIBITED.

Violations

The Rules and Regulations are intended to promote and preserve the enjoyment of the Magnolia Place community. Violations of the posted rules and regulations should be reported to the Association Office (Ally Management, Inc.) at (843)497-3555. Repeated violations of the above stated rules subject the unit housing the violator to fines starting at \$100 and increasing by \$50 per additional offense (except as otherwise noted) and/or legal action.

Flooring

Carpeting is recommended to minimize sound transmission to floors below. To reduce sound transmission between units, all floor areas except entries, kitchens and bathrooms should have carpet or other material which provides insulation against sound transmission to floors below. At minimum, rugs must cover 75% of the open floor surface.

However, owners may choose to replace carpeted floors with the following materials:

1. Laminate floor – Floating laminate floors must be of ½” nominal thickness (12mm) installed over a quality acoustical sound underlayment that has been tested to achieve a minimum of 58 IIC/62 STC rating¹ (when tested using wood joist floor-ceiling assembly). It is required that area rugs/runners be placed on floor surfaces over predominant walking areas.
2. Luxury vinyl tile (LVT) or luxury plank tile (LPT) – Vinyl tile must be a minimum of 5mm thickness or greater installed over a quality acoustical sound underlayment that has been tested to achieve a minimum of 58 IIC/62 STC¹ rating (when tested using wood joist floor-ceiling assembly). Some LVT or LPT may have an adhered backing of cork or foam and the combined tile and underlayment must also meet the above acoustical criteria. It is required that area rugs/runners be placed on floor surfaces over predominant walking areas.

No hardwood floor (engineered or solid), ceramic, stone, porcelain tile, vinyl composition tile (VCT) or sheet vinyl flooring may be nailed, glued or otherwise fastened directly to the original floor surface above the ground floor or 1st floor level.

Owners must receive written approval in advance of installation. Requests must be sent to Ally Management who will forward to the board for review. Documentation must be included by the manufacturer that their product meets or exceeds the minimum requirements set by the Board of Magnolia Place, as indicated above.

NOTE: Owners should be careful when mixing flooring and underlayment so as not to void any warranty. Please check with your retail store as some manufacturers require combined use of their approved products to avoid issues with any warrantees. In addition, owners should ensure that the total flooring thickness does not interfere with the proper closing/opening of any door in the unit.



Architectural Review Change Request Form

All additions, attachments, alterations, and repairs to your property must be approved by the Board of Directors in advance. To comply, homeowners must complete this form. **Please note that the approval process can take up to 15 days.** We encourage you to contact us with your questions and concerns. We want your improvements to go as smoothly as possible, so that you can enjoy your home and yard. **Be sure to attach all necessary documents or your request will be returned.**

Property Information

Homeowner name: _____

Address: Building# _____ Unit #: _____

Daytime Phone: _____

Email Address: _____

Dates

Request date: _____

Project start date: _____

Project completion date: _____

Reminders:

- If you anticipate changes to either the start date or completion date, please contact Ally Management to discuss an extension.
- If all improvements are not completed by the approved completion date, homeowner must contact Ally Management to discuss an extension.
- Alternations and deviations from original approved request require an amended request and Board of Directors approval in advance of implementing the changes.
- Property modifications must not affect common areas or neighbors.
- Property modifications must not cause flooding or water damage to surrounding units or common areas.
- Windows must be an exact match to existing window style.
- **New flooring must meet/exceed the Acoustical Sound Underlayment tested to achieve a minimum of 58 IIC/62 STC rating.**

Please include the following with your request:

- ☐ A detailed explanation of the proposed changes/upgrades.
- ☐ Dimensions of areas to be affected.
- ☐ An example of style or color palette.
- ☐ A detailed materials list from contractor or person doing the work.
- ☐ Vendor insurance information and/or applicable permits.

Detailed Description of work to be completed: _____

Owner Signature: _____

Please return completed form with supporting documents to the Association Office by mail/drop-off to 7400 N Kings Hwy, Myrtle Beach, SC 29572, email aguertin@allymgt.com, or fax 843-497-3652.



MAINTENANCE REQUEST FORM

All requests for repair or replacement of exterior architecture (hallway carpet, sidewalks, landscaping, stairs, exterior lights, pavement, mailboxes, etc.) or interior concerns that involve another unit (water damage, pest control, etc.) must be made by submitting this form to Ally Management. Forms can be completed electronically or in hard copy. **Please return completed form with supporting documents to the Association Office by mail/drop-off to 7400 N Kings Hwy, Myrtle Beach, SC 29572, email aguertin@allymgt.com, or fax 843-497-3652.** Please contact Ally Management with any questions (843) 497-3555.

Information of person making request

Name: _____ Request date: _____

Property Address: Building # _____ Unit # _____

Daytime Phone: _____

Email Address: _____

Location of area of concern: _____

Detailed Description of request: Attach photos when appropriate.

Signature of person making request: _____

Please return completed form with supporting documents to the Association Office by mail/drop-off to 7400 N Kings Hwy, Myrtle Beach, SC 29572, email aguertin@allymgt.com, or fax 843-497-3652.

To set up the payment of Association Dues to be drafted from your bank account, to be initiated the following month after the return of this form, please provide and return the information requested below:

AUTHORIZATION AGREEMENT FOR DIRECT DRAFTS (ACH DEBITS)

Company Name: MAGNOLIA PLACE POA, INC. Unit Number: _____

I (we) hereby authorize MAGNOLIA PLACE POA, INC., hereinafter called COMPANY, to initiate debit entries to my (our):

Select one-

☐ Checking Account

☐ Savings Account

as indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to debit the same such account. I (we) acknowledge that the originations of ACH transactions to my (our) account must comply with the provisions of U.S. law. **The draft will be initiated between the 10th and the 15th day of each month.**

Depository Name: _____ Branch: _____

City: _____ State: _____ Zip: _____

Routing Number: _____ Account Number: _____

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Name(s) _____
(Please print)

Date: _____ Signature(s): _____

Contact #: _____ E-mail Address: _____

NOTE: ALL WRITTEN DEBIT AUTHORIZATIONS MUST PROVIDE THAT THE RECEIVER MAY REVOKE THE AUTHORIZATION ONLY BY NOTIFYING THE ORIGINATOR IN THE MANNER SPECIFIED IN THE AUTHORIZATION.

PLEASE NOTE THAT THE INITIAL DRAFT OF YOUR ACCOUNT WILL BE THE AMOUNT OF THE BALANCE OF YOUR ACCOUNT. SUBSEQUENT DRAFTS WILL INCLUDE YOUR MONTHLY DUES, ANY FEES ASSOCIATED WITH ACH RETURNS, AND ANY SPECIAL ASSESSMENT THAT IS LEVIED. BY SIGNING THIS FORM YOU AGREE TO THE ABOVE TERMS UNTIL YOU NOTIFY US IN WRITING STATING OTHERWISE.

****PLEASE INCLUDE A VOIDED CHECK WITH THIS FORM. THE VOIDED CHECK IS USED FOR VERIFICATION OF ACCOUNT INFORMATION ONLY. INCOMPLETE INFORMATION, AS REQUESTED ABOVE, COULD RESULT IN A DELAY IN THE INITIATION OF YOUR DRAFT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT (843) 497-3555 or by FAX (843) 497-3652.**



Owner Registration Form

Information sheet to be filled out by all homeowners. This information will be used in case of emergency to contact the owner(s) of each unit.

Building / Unit #: _____ Date: _____

Name(s): _____

Mailing Address: _____

Phone Number(s): Home: _____
Office: _____
Cell: _____

Email Address: _____

Emergency Contact: _____
Name Relationship

Phone: _____

E-Mail: _____

Is your condo a primary residence? ☐ Yes ☐ No

Second home (not rented)? ☐ Yes ☐ No

Are you on a rental program? ☐ Yes ☐ No

If yes, which company? Name: _____

Phone: _____

Email: _____

Please provide your door code to be used for pest control access and emergencies. If you have a key, please provide a copy to Ally Management.

Door Code: _____ Key Provided to Ally Management: ☐ Yes ☐ No

Please return this form to the Association office by fax (843) 497-3652, by email to aguertin@allymgt.com, or by mail to P. O. Box 7706, Myrtle Beach, SC 29572.