

UTILITY INFORMATION

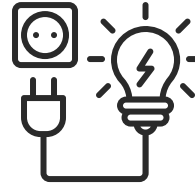


WATER

Surf City Water

(910) 328-4131

utilities@surfcitync.gov



ELECTRIC

Jones Onslow

(910) 353-1940

joemc@joemc.com



SEWER

Surf City Sewer

(910) 328-4131

utilities@surfcitync.gov



TRASH

Surf City Trash Services

(910) 328-4131

utilities@surfcitync.gov



GAS

Jones Gas & Oil co.

(910) 346-6384

Suburban Propane

1-910-799-0420



CABLE

Spectrum

Sales: 1-855-243-8892

Support: 1-855-707-7328

DirectTV

1-877-584-1858



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.

Magnolia Reserve Homeowner's Association, INC. Collection Policy

Assessment fees are to be paid on or before the first (1st) day of the month in which they are due each quarter. A thirty (30) day grace period will be allowed during which payments may be received without penalty to allow for mail delays and other circumstances which may arise. Any assessments, charges or fines are due when billed.

A late payment fee of \$20.00 (twenty dollars) will be applied to all accounts with a balance greater than zero on the 30th day of each month and for each month assessments, charges or fines are not paid in full.

If there is a circumstance preventing an owner from paying their assessment fees on time, an owner can submit an appeal in writing to CEPCO within thirty (30) days of the assessment due date. The BOD will review that appeal and address the situation and/or fines as needed within 30 days of submittal.

Accounts that remain unpaid for a period of ninety (90) days and have not been remedied through payment or the appeal process, may be referred to the Association's collection attorney. A lien may be filed on the lot at the discretion of the BOD. Attorney fees for this action are added to and become a part of the homeowner's account balance.

Accounts that remain unpaid for thirty (30) days following the filing of the lien are subject to such other collection remedies as allowed by the governing documents and the North Carolina General Statutes including foreclosure on the property and is at the discretion of the BOD. All attorney fees associated with these actions are also added to and become a part of the homeowner's account balance.

The BOD may accelerate or decelerate all provisions of this policy at any time should it suspect that the probability of collection is threatened by any delay in action or for any other reason.

MAGNOLIA RESERVE HOMEOWNERS ASSOCIATION, INC

Fine Policy

Consistent with the applicable provisions of NCGS § 47-F, the Magnolia Reserve Homeowners Association has promulgated the following fine policy to be applied to violations of the Covenants, Restrictions and Rules and Regulations.

- 1st Violation - Written Notice of Violation (warning)
- 2nd Violation - Written Notice of Violation and subject to a \$25.00 fine
- 3rd Violation - Written Notice of Violation and \$50.00 fine*
- 4th Violation - Written Notice of Violation and \$75.00 fine**
- 5th Violation - Written Notice of Violation and \$100.00 fine***
- Subsequent Violations - Written Notice of Violation and \$100.00 fine

Property owners are entitled to a hearing before an adjudicatory panel appointed by the Board of Directors before a fine is applied to the owner's account. Following the opportunity for a hearing, subsequent violations are subject to the above fine policy without further warning or hearings. Such fines are applied on a per diem basis for each observation of a violation. Architectural (ARC) violations will bypass the 1st Violation notice (warning).

- *If no fine applied for 2nd violation then the fine will be \$25.00
- **If no fine applied for 2nd violation then the fine will be \$50.00
- ***If no fine applied for 2nd violation then the fine will be \$75.00

An excerpt from NCGS § 47F (North Carolina Planned Community Act)

§ 47F-3-107.1. Procedures for fines and suspension of planned community privileges or services.

Unless a specific procedure for the imposition of fines or suspension of planned community privileges or services is provided for in the declaration, a hearing shall be held before the executive board or an adjudicatory panel appointed by the executive board to determine if any lot owner should be fined or if planned community privileges or services should be suspended pursuant to the powers granted to the association in G.S. 47F-3-102(11) and (12). Any adjudicatory panel appointed by the executive board shall be composed of members of the association who are not officers of the association or members of the executive board. The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116. If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured. The lot owner may appeal the decision of an adjudicatory panel to the full executive board by delivering written notice of appeal to the executive board within 15 days after the date of the decision. The executive board may affirm, vacate, or modify the prior decision of the adjudicatory body. (1997-456, s. 27; 1998-199, s. 1.)

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