

❖ Deed Restriction News ❖

A Warm Welcome From The Deed Restriction Committee

The Deed Restriction Committee would like to welcome everyone who has purchased property in Magnolia Valley this year. As new property owners, you should come to the association meetings held on the 2nd Tuesday of each month and receive a new member packet, which fully explains your membership and deed restrictions. If this information has not been reviewed and fully read, it would be to everyone's advantage to do so. Deed restrictions are regarded as a very important part of residing in a desirable community and seeing a gain in your investment.

Your **New** Deed Restriction Committee is a proactive committee that is actively looking for violations and not waiting for a complaint from you. The reason we are here is simply to increase property values so those with mortgages will be able to pull out more equity in their home and those with out a mortgage will receive a larger capital gain from there investment when it is sold, and in doing so provide a more attractive community for **all** to enjoy.

Each violation takes time to resolve. You may feel that we are not taking action, however I can assure you that we are in contact with the violators, landlords, and the county officers all the time.



Yes, We are looking for violations

Who Do I Call to Report A Violation?

You may call in a complaint to Gary Binford at 727-848-6107. We need the following information from you when you call..

- Your name**
- Your street address**
- Your phone number**
- The street address of the violation**
- The type of violation.**



Your name will be held in strict confidence. We need it in order to follow up with you if we have any questions and to let you know the progress of the problem.

Parking on The Street

We continually receive phone calls about cars parked on the street. We have said it before but it obviously bears repeating. No parking on the street is a county ordinance. If you observe this violation, you need to call the Sheriff at 844-7711.

Category	Carried Over	New	Resolved	Current
Advertising signs	0	1	1	0
Boats / Trailers / R/V's	0	5	4	1
Clothes lines / trash cans	0	4	4	0
Commercial vehicles	0	6	5	1
Lawn maintenance	0	0	0	0
Miscellaneous	0	0	0	0
Pets	0	0	0	0
Property usage	0	0	0	0
Unlicensed vehicles	0	6	4	2
Storage	0	4	0	4
Total violations	0	25	18	7

DEED RESTRICTIONS Magnolia Valley Subdivision

The following is a condensed summary of the Magnolia Valley Restrictions and Reservations incorporated in the State of Florida, County of Pasco and is intended only as a covenant ready reference. Actual deed restrictions should be consulted for full details. These Restrictions are legally binding upon both owner and occupant by any property owner in Magnolia Valley Subdivision.

1. All Lots are restricted for residential use only.
2. All lots are restricted for single family use only.
3. All construction must be completed within six (6) months from its start.
4. Business are prohibited from operating from the home.
5. No tanks of any type shall be exposed above ground.
6. Septic tanks are prohibited.
7. Shallow wells are prohibited.
8. Trash cans must be at the rear of the residential building or in an enclosure.
9. Trash of such size as to prohibit its being placed in a garbage can may be placed in front of the residence the day of collection only.
10. Clotheslines must be on the rear portion of the property and within the setback lines.
11. Advertising signs of any description are prohibited.
12. No Animals, livestock or poultry shall be raised, bred, or kept on any lot.
13. No more then three (3) dogs, cats, or similar household pet, or combination not to exceed three (3) in the aggregate.
14. Pets shall be confined to their owners' premises and contained by leash or fence.
15. No fences or hedges shall be erected, grown or maintained to a height exceeding four (4) feet.
16. No tree shall be planted so that it will overhang any other person's property at maturity.
17. No building of any type whatsoever including fences or shrubbery shall be accomplished on the front or rear six (6) feet of any lot.
18. Lawns must be kept in a sightly condition.
19. No trailers, tents, garages or any other out building shall be used as a residence, temporarily or permanently.
20. No noxious or offensive trade or activity which may be or become an annoyance or nuisance to the neighborhood.
21. No overnight parking on the streets or right of ways.
22. All automotive equipment shall be parked in garages or on paved driveways.
23. Commercial vehicle parking in an R4 zoning district is prohibited including pickup and vans with equipment on the outside of the vehicle and box trucks, step vans, and truck tractors and any vehicle in excess of 6,000 pounds or a width of no more then 80 inches.

Blight...

1. any insect, disease, etc. that destroys plants
2. anything that destroys, frustrates, etc. — **vt** 1. to wither
2. to destroy.

The question is, Does the valley suffer from blight? We believe parts of it do and if it is not stopped now it will infest the entire neighborhood. Just look around, Don't you see it? A home with gutters that sag, never weeded, trees not trimmed, lawns used as a parking lot, stacks of wood, toys, trash, limbs rotting away, trash along the side. Do you live next to one?

Lets take back our community! In the next three years lets clean up and maintain our community.