
Magnolia Valley Newsletter

May 1999

This will be the last newsletter until the Fall. We would like to say goodbye to our part-time residents and hope they enjoy their Summer in the northern regions. Have a safe Summer and we will see you when you return in the Fall.

Dear Residents,

WE NEED YOU!

The Magnolia Valley Civic Assoc. Board is composed of dedicated volunteers who work for the betterment of the Community. We try to enforce the Deed Restrictions, that is WHY you bought in the Valley, as it is a Deed Restricted Community. Help us, by being an active, paid up member, respecting the Deed Restrictions. These restrictions limit three (3) household pets such as dogs and cats and are required to be confined to the owner's property. Stray cats are a problem which many have complained about, but which neither MVCA nor the County can readily control. Help us and yourself. - *Don't feed the strays!* Be a good neighbor and help us with this situation.

We would like to remind residents that parking on streets and sidewalks overnight is a violation of the COUNTY'S

restrictions and is monitored periodically by the Sheriff's Department. Violators can be subject to a \$50.00 fine.

The complexion of the Valley is rapidly changing. Due to illness and death, we have lost many of our dear Senior residents and younger residents are moving in. We *Welcome* you with open arms and encourage you to become active and participate in the workings of the Association. It would be an interesting experience to learn what your board does. Consider taking an active part for one term.

Thank you for your cooperation and indulgence. Have a safe Summer.

Fondly,

Harriet C. Bregman, Pres.

MANNERS

Children and adults should treat each other with respect. If you need to play in the street, you also need to move out of the way for traffic. It has been observed that some of 'children' respond with extremely bad language when asked to stop or move. Adults also need to be polite when doing the asking, don't shout or scream at them. Everyone should be treated with politeness and consideration. A little respect goes a long way.

Spring time in the Park was a great success. A big thank you should go to Mel & Dot Price and their committee for making this an enjoyable occasion. Mel also has announced the President's Ball will be held on Friday, December 3, 1999 at Seven Springs. Mark your calendar now.

Congratulations are due to our President Harriet Bregman who has been appointed to Pasco County's Millenium Committee by Commissioner Steve Simon. Each county Commissioner could appoint a member to this committee. She will serve on the Planning and Executive committee.

Way to go Harriet, for this honor.

Spring clean up time, fire danger is in the high category, so this will be a good time to clean up dried brush and clippings around your home. Overhanging trees need to be cleared of dead branches. A general clean up of everything will make our neighborhood look a lot better. The orange bags of the Suncoast News should be cleared from the curbing before they fall into the drains and prevent the water from draining properly. Spruce up your neighborhood.

The following is provided as a ready reference of certain principal restrictions on file at the county which apply to all properties in the Magnolia Valley sub-division.

DEED RESTRICTIONS

PROPERTY USAGE

- ◆ All lots are restricted for residential use by one single family house. Business operations are not permitted.
- ◆ Noxious or offensive activities which become an annoyance or nuisance to the neighborhood are prohibited.
- ◆ Trailers, tents, garages or other outbuildings may not be used for residential purposes

PARKING:

- ◆ Commercial vehicles are required to be garaged at night.
- ◆ Non-commercial vehicles must be parked in garages, carports or on paved driveways.
- ◆ Overnight parking on streets or right of ways is prohibited.

EASEMENTS & CLEARANCES:

- ◆ Swimming pools including walkways must maintain a 7 1/2 feet clearance from property line.
- ◆ Easement require that front and rear 6 feet of all lots be clear of buildings, shrubbery and fences to allow access by utility companies.
- ◆ Fences and hedges are limited to 4 foot heights.
- ◆ Trees shall not overhang neighbor's property.

VISUAL RESTRICTIONS:

- ◆ Septic tanks, well drilling and exposed tanks are prohibited. Clothes lines must be confined to rear yards.
- ◆ Trash may be kept at rear or in an enclosure but only placed at curb on day of collection.
- ◆ Lawns must be kept in a sightly condition and are limited to grass.
- ◆ Gravel yards are prohibited.
- ◆ Advertising signs are not allowed.

PETS

- ◆ Household pets such as cats and dogs are limited to a total of 3 per household and are required to be confined to the owner's property.

COUNTY ORDINANCES

BOATS:

- ◆ Boats may not be stored in front of homes. Side and rear yard storage is permitted provided the normal easement clearance between boat and property line is maintained. For corner property, storage in side yard facing street is not allowed.

TRAILERS & RECREATIONAL VEHICLES:

- ◆ Same regulation apply as those for boats. Parking regulations exempt utility trailers provided they are unloaded or covered. Enforcement is normally deferred for 48 hours in the case of RVs to allowed for servicing and loading or unloading.

OVERGROWN LAWNS:

- ◆ New regulations has reduced permissible height to 12' and compliance time to 7 days. Complaints may be filed by any adjoining neighbor or neighborhood association.

BUSINESS OPERATION - TRAILERS:

- ◆ If not completely unloaded, trailers are considered to be engaged in business operation.

AUTOMOTIVE VEHICLES:

- ◆ Outside storage of an inoperable vehicle is a code violation.
- ◆ Unlicensed vehicles may not be stored outside on blocks.
- ◆ Only minor repairs to vehicles may be performed outside of garage.

MISCELLANEOUS:

No lot or yard area may be used as storage or collection of junk automobiles, appliances, tires, discarded items, litter or any public nuisance item which may be a hazard to public health and safety.

GABAGE SALES:

- ◆ Only 1 sale per year is allowed with a maximum of 2 days duration.

NOTE:

- ◆ Repeat of the same violation by the same party at the same location may require appearance before the violation board without the benefit of the usual notice and grace period.