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OWNERS CERTIFICATE, DEDICATION AND RESERVATION TO MAGNOLIA MEADOWS PHASE I AND II

Protective Covenants Proposed Amendments

8. No structure of a temporary character, including but not limited to trailers~~s~~, mobile homes~~s~~, habitable motor vehicles~~s~~, basement, tents, shacks, temporary garages, barns~~s~~ or other outbuildings~~s~~, shall be used on any lot at any time as a residence, either temporarily or permanent~~ly~~. No private dwelling house erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to it being fully completed, ~~as herein required in accordance~~ Nor shall any residence when completed, be in any manner occupied until made to comply with the approved plans, applicable municipal codes, and the requirements set forth herein, and all other covenants, conditions, reservations, and restrictions herein set forth. All construction shall be completed within nine (9) months from ~~the start commencement~~ thereof; provided, ~~that~~ however, the Architectural committee herein appointed may extend such time when ~~it is of the opinion~~ conditions warrant such extension.

Notwithstanding the foregoing, one (1) permanent Accessory Dwelling Unit ("ADU") may be permitted on a Lot, subject to prior written approval by the Architectural Committee. Any approved ADU shall:

1. Be constructed as a permanent structure on a permanent foundation;
2. Fully comply with all applicable city, county, municipal, zoning, and building code requirements;
3. Be architecturally compatible with the primary residence, including exterior materials, rooflines, and overall design aesthetic as determined by the Architectural Committee;
4. Size is subject to architectural review and approval and municipal limits and requirements;
5. Not be considered a temporary structure or mobile residence;
6. Not be used or operated as a short-term rental, vacation rental, transient lodging, or similar occupancy arrangement, including but not limited to listings through platforms such as Airbnb or VRBO; and
7. Not be leased or rented independently from the primary residence for long-term rental purposes.

The ADU shall remain incidental and subordinate to the primary residence located on the Lot and may only be used in a manner consistent with these covenants and all applicable laws and regulations.

Approve Oppose

A. 9. No existing, erected house, detached structure or mobile home may be moved onto any lot from another location or otherwise. New outbuildings constructed on the premises will be allowed, provided said outbuildings shall not exceed 2,000 square feet, and no sidewalls of any such outbuildings shall exceed a height of fourteen (14) feet. Outbuildings can be of colored metal, treated wood or brick veneer approved by the Architectural Committee. The Architectural Committee must approve the placement and the construction of all outbuildings. All fencing must be wood stockade, not to exceed a height of 6 feet. Any deviation must be approved by the Architectural Committee. No portable buildings. All buildings to be built on site.

Approve Oppose

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B. 9. No existing, erected house, detached structure or mobile home may be moved onto any lot from another location or otherwise. New outbuildings constructed on the premises will be allowed, provided said outbuildings shall not exceed 2,000 square feet, and no sidewalls of any such outbuildings shall exceed a height of fourteen (14) feet. Outbuildings can be of colored metal or brick veneer approved by the Architectural Committee. The Architectural Committee must approve the placement and the construction of all outbuildings. All fencing must be wood stockade or other approved fencing, not to exceed a height of 6 feet. Any deviation must be approved by the Architectural Committee. No portable buildings. All buildings to be built on site.

Approve Oppose

C. 9. No existing, erected house, detached structure or mobile home may be moved onto any lot from another location or otherwise. New outbuildings ~~constructed on the premises~~ will be allowed, provided said outbuildings shall not exceed 2,000 square feet, and no sidewalls of any such outbuildings shall exceed a height of fourteen (14) feet. Outbuildings can be of colored metal or brick veneer approved by the Architectural Committee. The Architectural Committee must approve the placement and the construction of all outbuildings. All fencing must be wood stockade, not to exceed a height of 6 feet. Any deviation must be approved by the Architectural Committee. ~~No portable buildings. All buildings to be built on site.~~

Approve Oppose

D. 9. No existing, erected house, detached structure or mobile home may be moved onto any lot from another location or otherwise. New outbuildings constructed on the premises will be allowed, provided said outbuildings shall not exceed 2,000 square feet, and no sidewalls of any such outbuildings shall exceed a height of fourteen (14) feet. Outbuildings can be of colored metal or brick veneer approved by the Architectural Committee. The Architectural Committee must approve the placement and the construction of all outbuildings. All fencing must be wood stockade, not to exceed a height of 6 feet. No fence running parallel to a street can dead end at an outbuilding, incorporating the outbuilding into the fence. Any deviation must be approved by the Architectural Committee. No portable buildings. All buildings to be built on site.

Approve Oppose

E. 9. No existing, erected house, detached structure or mobile home may be moved onto any lot from another location or otherwise. New outbuildings constructed on the premises will be allowed, provided said outbuildings are constructed on or set on a concrete slab, shall not exceed 2,000 square feet, and no sidewalls of any such outbuildings shall exceed a height of fourteen (14) feet. Outbuildings can be of colored metal or brick veneer approved by the Architectural Committee. The Architectural Committee must approve the placement and the construction of all outbuildings. All fencing must be wood stockade, not to exceed a height of 6 feet. Any deviation must be approved by the Architectural Committee. No portable buildings. All buildings to be built on site.

Approve Oppose

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Homeowners Association Proposed Amendments

3. ANNUAL MEETING: The Association shall hold an annual meeting of all the members thereof ~~in May or June on the first day of July~~ of each year, ~~commencing with the year 2017 (phase I) 2023 (phase II)~~ at 7:00 p.m. at a location to be designated by the President of the Association. Notice of this meeting shall be mailed to each member hereof, at least fourteen (14) days prior to the date of the meeting by the Secretary of the Association.

Approve Oppose

5. PURPOSES OF ASSOCIATION: The primary purposes of this Association shall be to provide for the professional maintenance of the Magnolia Meadows Homeowners Association, to pay the monthly electric bill on the lighting for ~~the~~ brick entrances, repair of PVC fence which runs along ~~Sara Road 164th / Washington Street, flag poles at front entrance,~~ shrubs and trees at ~~the~~ front entrances, ~~the care and upkeep of the front lawn and retention pond,~~ plus any expenses for irrigation of the above, the maintenance when neglected of any lot owner within the boundaries of the Magnolia Meadows Homeowners Association and the enforcement of these Covenants. The Association may hire a management company to manage the Association and carry out the purposes of the Association.

Approve Oppose

Print Name: _____

Sign Name: _____

Home Street Address: _____