~ NEW RESIDENT ~

WELCOME TO MAGNOLIA GARDENS!

Welcome to our neighborhood community! We are happy you have chosen Magnolia Gardens for your new home. If you have any questions that were not answered by your realtor or the seller, please don't hesitate to contact me, Kim Bevins, of the Welcome Committee, or any board member.

We have a Facebook page for our neighborhood; it is administered by a few residents of Magnolia Gardens. It's a great way to communicate, share pictures and stay in touch. Search for Magnolia Gardens at Battle Creek to join!

Magnolia Gardens has a website**, https://www.magnoliagardensbattlecreek.com** that provides additional information, covenants and bylaws, minutes of the board meetings, financial reports, a neighborhood directory, etc. Please note the website may require a passcode be entered before certain information can be accessed. The passcode is **4202**. General questions and requests should be submitted to Collins and Associates. Their contact information can be found on the Magnolia Gardens website, by clicking on the 'Contact Us' tab.

Collins & Associates will assign you two personal gate codes for the gate entry keypad; one is a 24-hour code, and one is a vendor code which is only valid from 7 a.m. to 7 p.m. Your household information will be registered into the gate entry privacy system with the phone number you provide to Schmikia at Collins and Associates. Her email is: **sgomez@collins-associates.net**

Guests who have not been provided a code, can scroll through the residents listing on the entrance gate keypad. When your name appears on the screen and they push the button, it will call your phone. When talking to them, press **9** on your phone keypad to remotely open the gate for your guests.

We also have entrance gate remotes to use in your cars. If the previous owners did not leave the remotes, you may purchase them through Collins & Associates for $50 per remote.

There is a pedestrian gate located on each side of the main entrance / exit; the code is **531**. To ensure our neighborhood privacy, please do not provide information on the pedestrian gate code to non-residents.

Trash day is normally on Thursday. Containers may be placed curbside at 5:00 p.m. the day before pickup. Changes to the pickup schedule due to holidays or weather are posted on the City of Broken Arrow website, www.brokenarrowok.gov. Your trash cart and recycle cart are to be stored in your garage **or** they can be placed outside **completely** out of sight of the street, golf course or out of view of neighbors in any direction on the interior of the neighborhood including the walking path, pond and stream area.

Again, welcome to Magnolia Gardens at Battle Creek! Please let me know if there is anything I can do to help make your transition easier. We hope you enjoy our lovely and friendly community!

Best wishes,

Kim Bevins (Welcome Committee)
Cell: 214-608-7711 or Email: kitchenkimberley@verizon.net

Magnolia Gardens at Battle Creek

Dear Homeowner:

The Magnolia Gardens Homeowners Association Board would like to welcome you to the neighborhood!

The HOA property manager is Schmikia Gomez at Collins & Associates. Please complete this form and submit it to the Collins & Associates office using the contact options below. Collins & Associates uses our email addresses to communicate with all residents regarding issues relative to Magnolia Gardens at Battle Creek. This information is for Collins & Associates as well as your board members only and is not given to anyone without your permission.

Also, please be aware that per the restrictive covenants for Magnolia Gardens Homeowners Association (MGHOA), any exterior renovations or remodeling must first be approved by the Architectural Review Committee (ARC). A copy of the Covenants will be emailed or mailed to you upon request.

Your Name:_____
Cell Phone:_____
Home/Work Phone:_____
Email:_____

Spouse Name:_____
Cell Phone:_____
Home/Work Phone:_____
Email Address:_____

Do you wish to also include your phone number and/or email on our neighborhood directory located on our private website? Please circle one: YES or NO

We appreciate your cooperation in getting this information back to us by mail, fax or email at your earliest convenience.

Collins & Associates contact information:
Email: **help@collins-associates.net** **or** sgomez@collins-associates.net
Phone: 918-524-3833
Fax: 918-524-3933
Address: Collins & Associates, Inc., 5630 S Memorial Drive, Tulsa, OK 74145

We are excited to welcome you to the community!

Magnolia Gardens Homeowners Association, Inc.

Magnolia Gardens at Battle Creek
Significant Restrictive Covenants

If you do not have a printed copy of the entire Covenants, you may request a complete printed copy from Collins & Associates. Digital copies of the full set of Covenants and the Reader's Digest Version are available on our neighborhood website: https://www.magnoliagardensbattlecreek.com.

Once on the neighborhood website, click on the Covenants & Bylaws thumbnail. Then click on the Reader's Digest Version thumbnail to open the abbreviated document.

The following list provides a highlight of the most frequently addressed Covenants (and respective section number) for Magnolia Gardens at Battle Creek.

1. Satellite dishes are to be 24" or smaller and not in view from the street. (4.5)
2. You cannot store or accumulate on your lot any lumber, metals, refuse or trash unless it's related to a building improvement that has been approved by the ARC. (4.9)
3. Garage sales are only allowed on the third Saturday in May, which is the neighborhood sale. (4.12)
4. All pets must be on a leash when outside of your fenced yard. You cannot let your pets run loose. (4.7)
5. No outside clothes lines. (4.16)
6. Fences on interior lots must be the maximum 4' wrought iron, black in color. (4.17)
7. Golf course lot fences must be 4' green coated chain link with wood post and double rails. (4.17)
8. No commercial activity (business) run out of your home. Operating a Daycare is the most common violation. (4.21)
9. Solar panels must be approved by the Architectural Review Committee. (4.24)
10. Building Material Requirements (6.3)
11. No outdoor storage of an inoperable vehicle on any lot or common area. (6.8)
12. Motor homes, boats, trailers must be kept within the garage. (6.8)
13. Residents, visitors or guests with motor homes can request a 3-day permit from the HOA Board in advance of parking it in the neighborhood. (6.9)
14. Each lot shall be completely sodded except for landscaped and paved areas. (6.9 2004)
15. Annual dues for 2025 are $1,064. The Board can increase dues up to 10% each year without a neighborhood vote. The Homeowners Association may put a lien on properties that are delinquent (10.8), may foreclose or may bring an action at law.
16. No fishing, wading, or swimming in any of the water features. (11.1) The Board has expanded this to include climbing on the rocks and throwing rocks into the ponds.
17. Signs are prohibited, except signs advertising the sale or rental of a property and may only be placed in the property owner's lot. Signs are not permitted on common grounds such as at the front entrance. (6.5, 6.5A)
18. Ball Flight license. (6.10) Please see the full version of covenants on the website.
19. Domestic Animals - No more than 2 domesticated pets per household. (4.7)
20. Due to the dangers of aggressive geese, please **do not** feed the geese. It is not good to feed any wildlife as they become dependent and will not forage naturally. (4.12)

Magnolia Gardens at Battle Creek
Architectural Review Committee (ARC)

In addition to our Board of Directors, we have an **Architectural Review Committee (ARC)** comprised of three residents of Magnolia Gardens. Our Covenants **require prior approval** from the ARC before changing anything about the way your property looks on the outside (7.1) including but not limited to:

1. Constructing any type of **permanent** outdoor recreational improvement. (Note: swing sets, trampolines and children's playhouses are **not** permitted.) (4.1)

2. Constructing any addition to the exterior of your home, such as a patio, patio cover, pergola, fireplace, outdoor kitchen, etc.

3. Installation of a fence or screen on your property. (6.1)

4. Installation of a basketball goal. (4.25)

5. Changing the exterior paint color of your house.

6. Changing any exterior element, such as windows, garage doors, shingles, etc.

7. Changing any permanent landscaping.

For a complete list of requirements and to print the request from, please go to the Magnolia Gardens HOA website:

https://www.magnoliagardensbattlecreek.com

Click on 'Property Modification Request' and print the form for submission to Collins & Associates. Schmikia Gomez will coordinate requests with the ARC.

Important: To avoid fines, you must submit the request form and receive approval for the project prior to beginning any work. The ARC has up to (30) days to review your request for alteration and/or modification to your property.