

## **Magic Landings Association, Inc.**

120 Magic Landings Blvd ~ Kissimmee, FL 34744

Email: [magichoa@gmail.com](mailto:magichoa@gmail.com) Website: [www.magiclandingshoa.info](http://www.magiclandingshoa.info)

### Rules & Regulations

Welcome to the community of Magic Landings. The Homeowners Association wants everyone to enjoy residing here as well as enjoy their vacations at Magic Landings.

These Rules and Regulations are enacted by the Board of Directors of Magic Landings Association, Inc. as supplements to the Declaration of Covenants, Conditions and Restrictions.

#### Entrance to the Community

The community of Magic Landings is restricted to residents and their guests. The entrance gates to Magic Landings are open daily from 7 a.m. to 7 p.m. Every resident should have a gate card for community access outside of these hours. Vacation guests will be provided a gate access code for the community assigned to their management company that is not to be shared with anyone. There is absolutely no tail gating into the community allowed as damage caused to the front entrance gates will be reviewed by security camera footage and repairs will be the responsibility of the individual who caused the damage. If this is a tenant or guest and they do not pay for the damage, this will be ultimately billed to the property owner. Entering the community through the exit gate is strictly prohibited. Guests and delivery persons must scroll down the list on the telephone entry unit to find the resident and dial them from the gate to gain community access. Press 9 to remotely open the gate from your telephone. Do not open the gates for anyone you do not know.

#### Safety & Security

Magic Landings is a family oriented residential and vacation community and we have a designated "quiet time" between 10pm & 7am weekdays and 12 midnight to 7am on weekends. Please respect this request and your neighbors. Noise from talking and music around your pool and elsewhere carries a long way in the mild Florida climate.

We encourage all owners and guests to immediately report any suspicious behavior or thefts to the sheriff at 407-348-2222 (non-emergency). If there is an immediate emergency, dial 911.

#### Behavior

Excessive noise and loud music, anti-social behavior, including the use of foul language in public areas and at raised levels which is offensive to fellow homeowners, residents and guests, discrimination of any type, drunkenness or any action which upsets the peace and tranquility should be reported to Osceola Sheriff Dept. Residents are asked to phone the sheriff on 407-348-2222 or 911.

Abusive or threatening behavior toward any Homeowners Association members, owners or guests, and may result in prosecution and eviction from the community.

There is a Community Watch program in place with the Sheriff's Department and the officer assigned to our community is Deputy Diaz. His email is [ndia3@osceola.org](mailto:ndia3@osceola.org).

## Landscaping

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Lawns must be mowed, edged and trimmed no less than **once per week** during the growing season (March – October). Lawns (including from the road to the sidewalk) must be mowed, edged and trimmed as needed to keep a neat appearance during the dormant months, normally **every other week** (November – February). Driveways and walkways must be kept weed-free. Lawns must be properly fertilized and weeds controlled or weed-free.

Plants and Shrubs must be kept neatly trimmed and in a healthy condition. Dead or declining plant material must be removed. All planting beds must be kept free of weeds. If plants are removed at the front and not replaced the area must be replaced with grass. Any trees or bushes that grow over the public sidewalk must be cut by the property owner without exception for safety reasons.

Hurricane Shutters may be installed seven (7) days prior to the expected arrival of any “Named Storm”. They must be removed within fifteen (15) days after the storm has safely passed from the Central Florida area.

Basketball Nets – are only permitted in an upright position on the driveway or at the side of the driveway. They are not permitted in the street or curbside. They cannot be left on the ground. If they are not in use then they should be dismantled and stored out of sight. They cannot be stored on the side of the house. When a named storm is threatening Central Florida then they can be put on the ground for up to 3 days after the storm has left the area.

Window Coverings: No unauthorized window coverings are to be displayed in public view in any window. Authorized coverings include curtains, draperies and horizontal or vertical blinds.

Exterior Holiday Lights and Yard Balloons: exterior holiday lights and yard blow up type balloons/decorations can be placed on your property. For December holidays all decorations must be removed by January 31<sup>st</sup>, Halloween and Thanksgiving decorations must be removed within 7 days after the holiday.

Boats and Jet Skis: Jet ski’s can only be stored your garage. There is no storage of boats on Magic Landings.

Storage of items such as (but not limited to) BBQ Grill, Golf Carts, ATV are to be out of sight in the garage and is prohibited on driveways, path, yard or side of the house.

### **ARB Approval is required for:**

Exterior Painting: All exterior paint colors must receive approval from the ARB prior to starting the project. Failure to receive necessary approval may result in the owner having to repaint their home a different color. If repainting the same colors, approval is still needed from the ARB. Owners shall attach samples of the colors to the application for review by the ARB. The ARB Application form can be found on the community website: [www.magiclandingshoa.info](http://www.magiclandingshoa.info).

Properties are required to be painted every 10 years (or sooner if deemed necessary by the Board of Directors) by property owners.

Driveway and Sidewalk Painting is not an approved within Magic Landings.

Swimming Pools: In Ground Pools are the only types of pools that are approved for installation in the Association. **No Above Ground Pools are permitted**. All swimming pools must be enclosed inside a screened patio or within a fence. Pools must be properly maintained and cleaned regularly. If a pool is to be placed out of service, it must have a properly designed pool cover installed.

Fences: The ARB form must be submitted with a copy of the planned placement of the fence. Fences are not allowed across the back of the property that are on the pond. County permits are required. Fences are to be maintained and cleaned as required.

**Changes to exterior of homes** such as new windows, adding stonework, major landscape work, including additional trees require ARB approval.

## Vehicles

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Parking Restrictions: No vehicle shall be parked in any manner as to block the sidewalks and restrict pedestrian traffic. This is unlawful. No vehicle shall park on any section of the Lot except the driveway or the garage. Please park your vehicles in the driveway, garage or in the street in front of your home only. A vehicle may be parked sideways at the bottom of the driveway providing it is not blocking the sidewalk. Parking on any grass area is strictly prohibited, including front curb area. One (1) overflow vehicle ONLY may be parked in the street in front of your home **with an HOA issued parking permit**, otherwise is subject to towing. Additional vehicles or vehicles parked in a manner as to block the sidewalks, restricting pedestrian traffic, will be subject to towing at the owner's expense. Boats, trailers, commercial vehicles, moving trucks, oversize vehicles, RV's and campers are not permitted to park on anywhere within Magic Landings. Overnight camping is not permitted anywhere in the community and RV's, under no circumstances, may be used for overnight sleeping arrangements.

\*\*Note: The County can fine you \$50.00 for blocking the sidewalk.

Commercial Vehicles: Commercial vehicles are not permitted to be parked overnight in public view; they should be parked in the garage. Commercial vehicles include any vehicle displaying business signs or advertisements.

Vehicles are not permitted to obstruct the U. S. Postal mail boxes at any time. The community's speed limit must be adhered to.

No vehicle maintenance is allowed to be done anywhere within our community. This includes driveways & curbside. Inoperable vehicles parked on the street or any other unauthorized area will be towed at the owner's expense.

Offending vehicles will be towed at the owner's expense if these community vehicle requirements are not followed.

Towing company with authorized entry & towing services in Magic Landings is : New Generation Towing ~ Kissimmee, FL 34744 ~ 321-442-3772. Towing is in effect from 10pm weekdays and midnight on weekends to 7am.

Any remotely controlled flying device, including drones are prohibited from the community at all times.

## Animals and Pets

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No reptiles, animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any Lot or Property, with the exception of dogs, cats, or other usual and common household pets.

Pets shall be **kept on a leash at all times when outside** and not enclosed within a fenced-in area. No pets shall be kept leashed to a cable, chain or leash in any area that is in public view as a means of securing their pet if their owner is not present outside.

Pet owners are required by law to pick up excrement from their dog. There are bag dispensers in community for resident's use. Any resident found not picking up after their dog will be subject to a fine.

## Debris/Rubbish/Recycling

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Per County Ordinance, garbage containers, yard debris and recycling carts to be picked up **shall not be placed curbside earlier than 5:00 pm** the night before the scheduled collection pickup. All containers must be removed from curbside by the end of the pickup day. Osceola County / Waste Management offer the provide the following services: Magic Landings collections days ~

MONDAY: Recycle ONLY pick-up in Green / Yellow Waste Management provided container.

WEDNESDAY: Yard waste ONLY. (tree branches/bush limbs must be tied together)

FRIDAY: Garbage collection ONLY.

All garbage or rubbish containers, yard debris containers and recycling totes are required to have lids. No garbage or garbage bags are allowed to be placed on the ground or piled on top of the lids of containers. This will prohibit animals from tearing into and scattering the garbage.

All garbage or rubbish containers, yard debris containers and recycling totes shall be stored in the garage or at the side or rear of the property, not in front of the garage.

## Soliciting

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Magic Landings has a NO SOLICITING policy and this is strictly enforced. Any vendor found to be placing flyers or papers will be ejected from the community and may be prosecuted for trespassing.

## Long Term Residents and Vacation Rentals

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Property owners and/or management companies are responsible for providing tenants a copy of the relevant documents. Long term residents and vacation rentals are required to adhere to the rules and regulations, covenants and by laws of the community and subject to fines or face eviction for non-compliance.

## Contacts

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Magic Landings Homeowners Association is dedicated to making our community pleasant, safe and secure. The Board of Directors of Magic Landings Homeowners Association can be contacted at [magichoa@gmail.com](mailto:magichoa@gmail.com) and the Manager at [cam.magichoa@gmail.com](mailto:cam.magichoa@gmail.com).

Thank you,

Board of Directors  
Magic Landings Association, Inc.