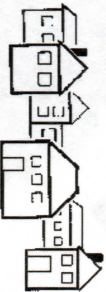


DEED RESTRICTIONS ARE GOOD FOR THE COMMUNITY

Have you wondered why you have a Marion Oaks Civic Association (MOCA)? You may not realize it but your association may be the only organization that is dedicated to protect the value of your homes and the quality of life in your neighborhoods. MOCA has many functions but one of its most important is to enforce deed restrictions. Deed restrictions have been an integral part of Marion Oaks since its development in the 1970's. These restrictions provide the basis for maintaining Marion Oaks as a harmonious residential community.



What could happen if we don't enforce the deed restrictions?

Some negative consequences would be:

- *Homes that are not maintained or have garbage in their yards for extended periods of time and are an eyesore to residents
- *Motor homes or trailers that are left parked for years and are unsightly to residential aesthetics
- *Commercial use of property that is zoned for residential use only and causes unwanted visitors and traffic flow
- *Homes where livestock or poultry are being raised and pose a possible community health risk
- *Fencing, additions and carports that make homes look strange or out of place

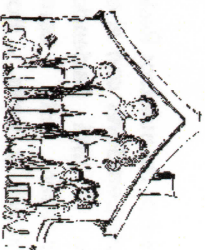
When deed restrictions are left without being enforced it leads to a decline in the aesthetic appeal and property values in Marion Oaks (according to some studies up to a 40% decline)

What is the Deed Restriction Committee?

This committee is comprised of Marion Oaks residents who volunteer their time and energy to validate and enforce deed restriction codes, look for violations and orient homeowners in order to make the appropriate corrections. The committee reports its findings to the Board of Directors of the Civic association on a regular basis. Some of the principal violations that are investigated and reported include:

- * fences
- * sheds
- * additions and/or renovations
- * changes or colors of structures
- * wells
- * carports
- * building permit applications
- * pole supported structures

Many of our residents have been conscientious and cooperative in our efforts to maintain an attractive and beautiful community. For this we – and all Marion Oaks residents – are grateful.



If you need further information or orientation regarding deed restrictions please stop by our office at the Marion Oaks Community Center or call (352) 347-7297 (Office hours: Mon./Wed. 9am-12pm; Fri. 10am-1pm). Deed Restriction booklets are available at the Deed Restriction office for a donation of \$3.00 each.

Thank you for your cooperation!



The Marion Oaks Civic Association meets monthly,

every second Tuesday at 7pm in the



Marion Oaks Community Center auditorium.

Un mensaje importante de la Asociación Cívica de Marion Oaks



Lo que todo
residente
debe saber