

Portico

Homeowner's Association Information

As of June 1, 2025

Dues & Amenities

- Annual HOA Dues: \$1,350, which include:
 1. Landscape maintenance of individual's property, along with general maintenance of all common areas (includes pine straw install twice/year, weekly lawn service during growing season and every other week in offseason)
 2. Maintenance of street signs, walkways, walking trail, and detention areas.
 3. Insurance for General Liability, HOA Board Liability, Signage, and Fencing along the back of property separating Portico from adjoining property.
 4. Two cameras and yearly service that provide 24/7 surveillance while taking pictures of vehicles and tags entering and leaving the neighborhood.

Rules and Regulations

The following Rules and Regulations are adopted by Portico Owners' Association:

1. Owners to abide by No Parking rules on streets set forth by the City of Starkville. Signs will be erected throughout Portico. Anyone not in compliance is subject to being towed at Owners expense and/or a fine. This includes no overnight/long-term parking by house occupants. Also, parking on the front/side/or back lawn is prohibited. There is ample parking for occupants either on the parking pad in the back or the driveway.
2. Pets must be controlled on a leash at all times while outdoors of any property, except when in Owner's fenced area. Owner is responsible for the removal and proper disposal of pet waste. If Owner is found in violation of said rule this will result in \$25.00 fine for the first offense, \$50.00 for the second offense, \$100.00 for the third offense, and \$500.00 for the fourth offense and any offense thereafter.
3. All fencing installed by Developer (along the back property line separating Portico property from other adjoining property), is property of the Association and maintained by Association. Fencing shall not be altered in any way. If Owner wishes to install additional fencing, it must be approved by the HOA Board.

4. The Owner/occupants shall not restrict access to rear yard from landscape maintenance crew.
5. No scooters, bicycles, baby carriages, garbage cans, ice chest, tools, supplies, or other similar articles shall be stored in front or side of dwelling in view from street. Owners are solely responsible for securing these types of articles out of sight and the Association expressly disclaim any liability for lost or damaged property. Any such articles will require immediate removal by the owner upon notification by the Association. If removal is not completed by Owner within three (3) calendar days, the Association shall have the right to remove and dispose of the item at Owners expense.
6. All trash and litter must be placed in private waste receptacles (no garbage bags on the street). Any form of garbage/waste container is not to be in view from street, except on designated pick-up day(s) set by the City of Starkville. Any container left out is subject to be removed and discarded by Association representative at their discretion.
7. No owner, occupant, or visitor shall make or permit any disturbing noises at any time, nor permit any such disturbances at any time that will interfere with the rights, comforts, or convenience, of other Owners, occupants, or visitors. If Owner is found in violation of said rule this will result in \$250.00 fine for the first offense, \$500.00 for the second offense and any offense thereafter.
8. No private party or gathering of any type to take place between the hours of 10:00 PM-8:00 AM that could potentially disturb other Owners. If Owner is found in violation of said rule evidenced by a police report, private photos or video shall result in \$250.00 assessment against the Owner. A second offense within one year of any first offense shall result in an assessment of \$500.00. Any additional offense shall result in \$1,000 assessment. Criminal charges for disturbing the peace or civil suit may also be instituted. The Association has the option to pursue either and/or all remedies. In event litigation is required, the Owner shall be responsible for the costs and fees, including attorneys' fees, incurred by the Association.
9. No antenna of any type shall be installed in the front of dwelling. Any antenna or satellite receiving dish erected in front of home is subject to removal by Association representative without notice. If an antenna or dish is installed, it shall be installed on the back of the house. Association will not be held responsible for any fees or interruption in service as a result of removal.
10. No camper or motor home shall be stored on the property.
11. Boats, trailers, and ATVs shall be enclosed behind fence and gate so that it cannot be seen from the street.
12. No dwelling shall have more than 1 swing, 2 chairs, and 1 table allowed on front porch. Items must be kept in good condition. Any allowable furniture/accessory that is deemed in disrepair will require immediate removal by the owner upon notification by the Association. If removal is not completed by Owner within seven (7) calendar days, the Association shall have the right to remove and dispose of the item at Owners expense.

13. Failure of Association to enforce anything contained in these Rules and Regulations shall not be deemed to be a waiver of its right to enforce the same at any other time. Any violation of any of the rules and regulations contained herein are subject to assessments and fines as deemed appropriate by the Association and/or its agents or representatives.
14. Any plans for shingle color change, outside house paint color change, fencing, landscape, etc. must be approved by the Portico ARB before changes/construction can begin.

Presented by:

Portico HOA Board of Directors

