

Prepared by and return to:
Thomas R. Gurran
Law office of John K. Renke III
7637 Little Rd.
New Port Richey, FL 34654

**CERTIFICATE OF AMENDMENT TO
RULES AND REGULATIONS
MILLPOND LAKES VILLAS
CONDOMINIUM ASSOCIATION**

I HEREBY CERTIFY that the following attached restated and amended RULES AND REGULATIONS MILLPOND LAKES VILLAS CONDOMINIUM ASSOCIATION were duly adopted by a vote of the Board of Directors of Millpond Lakes Villas Condominium Association, Inc., in the manner and by the vote required, at a duly noticed meeting of said Board of Directors held on November 4, 2019. The original Declaration of Condominium for Millpond Lakes Villas, a Condominium, was recorded in the Public Records of Pasco County, Florida in O.R. Book 3444 beginning at Page 820.

IN WITNESS WHEREOF, I, Linda Lahman, have affixed my hand this 20th day of DECEMBER, 2019, at Pasco County, Florida.

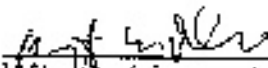


Witness (sign and print name)
JOHN K. RENKE III

Millpond Lakes Villas Condominium Association, Inc.

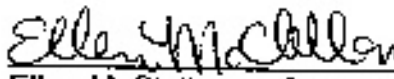
By: 

Linda Lahman as President



Witness (sign and print name)
Margaret W. Renke

ATTESTATION: I, Ellen McClellan, hereby attest that Linda Lahman, as President of Millpond Lakes Villas Condominium Association, Inc., has been duly authorized by the Association's Board of Directors to sign this Certificate of Amendment.



Ellen McClellan as Secretary of Millpond Lakes Villas Condominium Association, Inc.

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to and subscribed before me this 20th day of December, 2019 by
Linda Lahman as President of Millpond Lakes Villas Condominium Association, Inc., a

Florida not-for-profit corporation, on behalf of the corporation, Linda Lahman is personally known to me or she produced the following identification:

Florida driver's license



Margaret W. Renke
Signature and printed name of Notary Public

STATE OF FLORIDA

COUNTY OF PASCO

Sworn to and subscribed before me this 20th day of December, 2019 by Ellen McClellan as Secretary of Millpond Lakes Villas Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. Ellen McClellan is personally known to me or she produced the following identification:

Florida driver's license



Margaret W. Renke
Signature and printed name of Notary Public

RULES AND REGULATIONS MILLPOND LAKES VILLAS CONDOMINIUM ASSOC.

The Declaration of Condominium, Article 1, Section 1.2 (U) stated: "Unit" means a part of the condominium property which is subject to exclusive ownership. The unit herein is the land. The reason for the rules is to maintain the value of our homes.

These rules and regulations supersede all rules and regulations dated earlier than 11/04/19. In addition to the other obligations and responsibilities, heretofore set forth in the Declaration of Condominium and By-Laws for MILLPOND LAKES VILLAS CONDOMINIUM ASSOCIATION, INC., every unit owner shall:

1. Pay all fees and assessments, interest or fines as set forth by the Association. See ByLaws Article 7, Section 7.3.
2. Maintain the condo unit in a clean, safe and sanitary manner. Residents are required to do all necessary repairs and maintenance to their villas including but not limited to removal of mold, mildew, rust stains from walkways, driveways, edgings, and homes.
3. Not use or permit the use of the unit for any purpose other than as a single family (as defined in Section 7.2 of the Declaration).
4. Conform to and abide by the Declaration, By-Laws, and Rules and Regulations in regard to the use of the condominium unit and common elements which may be amended in writing from time to time. All tenants, guests and invitees of a member shall conform to the Declaration, Bylaws, and these Rules and Regulation (hereinafter "the governing documents"), and the Association may, in its discretion, take enforcement action against the owner, guests, and tenants in the event of a violation. Be aware that in event of a violation of the Governing Documents, a letter from the Association describing the violation will be sent to the homeowner requesting compliance with our documents. If not corrected in a timely manner or ignored, the Board of Directors may proceed with further actions which could result in referral to the Association Attorney.
5. Make no alteration, decoration, repair, replacement or change to the common elements without the Board of Directors approval.
6. Allow the Association access to each condominium unit (the land) during reasonable hours, when necessary, for the maintenance, repair, or replacement of any common elements or of any portion of a condominium unit to be maintained by the Association pursuant to the Declaration, or as necessary to prevent damage to the common elements or to a unit or units.

7. Plumbing and electrical repairs within a unit shall be paid for and be the financial obligation of the owner of the unit. The Association shall pay for and be responsible for plumbing repairs and electrical wiring within the common elements.
8. Not divide or subdivide a unit for purpose of sale or lease.
9. Be permitted to hang laundry at the rear of the unit on a removable appliance on weekdays from 10:00AM until 4:00PM. The Board of Directors must approve the appliance and its location.
10. Adhere to the following:
 - A. Not allow any rubbish, refuse, garbage, or trash to accumulate in places, other than standard receptacles, so that each unit and the common elements shall at all times remain in a clean and sanitary condition.
 - B. All garbage or trash/recyclable receptacles to remain in the garage until the evening before the scheduled pickup day. The empty receptacles must be placed back in the garage the same day of pickup.
 - C. All paint cans, with or without lids, and any hazardous materials are to be disposed of at Pasco County Recycling on Hays Rd.
 - D. Dumpsters on the north side of Whitton Way belong to Section 6 and are not to be used by Section 6a.

11. Adhere to the following:

A.

- Garages are to be used for storage of permitted motor vehicles and other applicable storage purposes only.
- Driveways shall not be used for vehicle repairs or any other storage purposes.
- Do not block or impede access to any driveway or roadway.
- Do not block access to the bulletin boards and mailboxes.
- All motor driven vehicles driven on Millpond Lakes Villas streets shall be properly licensed and driven by licensed drivers except for motorized scooters used by handicapped persons. Unlicensed vehicles or vehicles which cannot operate on their own power shall not remain on the condominium property or on common elements for more than seventy-two (72) hours. Vehicles in violation will be towed at the Owner's expense.
- Recreational or commercial vehicles, trailers, campers, boats, motorcycles, golf carts, jet skis, and trucks of any kind shall not be parked in driveways, on streets or common elements at any time without Board approval. The sole exception shall be commercial vehicles temporarily parked by trades people

serving residential needs during normal business hours. Owners of the offending vehicles or boats remaining on any common elements will be towed at the Owner's expense.

"Recreational vehicles" shall be defined as any vehicle bearing a valid recreational license plate. Vehicles with passenger license plates, but too large to fit into the resident's garage, are also defined as recreational vehicles.

- Workers, including moving companies, are permitted only to work Monday through Friday between 7:00 a.m. and 7:00 p.m. and Saturday and Sunday between 7:00 a.m. and 3:00 p.m. so neighbors are not disturbed by the noise. Emergency repairs by utility companies can be done at any time. All trucks are not to be left unattended and "idling". These vehicles must park in front of the unit owner's property.

B. PARKING

- Parking is not permitted on Millpond Lake Villa streets at any time without Board approval (so as not to impede emergency vehicle access and to maintain the flow of two-way traffic).
- Parking is allowed in the resident's garage and driveway only. No parking is allowed on the grass or on the common elements. Vehicles must be parked vertically in the driveway.
- Covered vehicles are to be stored in the resident's garage only.
- Any vehicle which is inoperable, unlicensed, wrecked, partially dismantled, or in a state of disrepair are not allowed.

12. Store all personal property in the home or on the pool deck or in the screened area on the unit. Lawn furniture and/or "lawn art" must be kept on concrete pad or patio blocks for consideration of lawn maintenance. No other items to be kept on lawn. Lawn furniture will be limited to a table, 6 chairs, and an umbrella. Storage sheds or bins are not allowed on condominium property or common elements. Any storage unit must be kept inside the home, garage, or in the screened lanai. To maintain an orderly appearance, furniture, statuary, signs, lights, plantings, and grills should be kept to a minimum. Holiday decorations, including lights and statuary, shall be installed and removed within 30 days of the holiday.

- A. Have any "lawn art" approved by the Architectural Committee after forms are submitted to them.
- B. Store any playground equipment (slides, swings, etc.) and/or basketball hoops, rims, nets, backboards, etc., in the garage when

- not in use. With the exception of barbeque grills and garden hoses, these items are not to be left out overnight.
13. Submit complaints in writing to Management Company regarding a violation of Condominium Documents and the document and section number of that violation must be cited.
 14. Not exhibit, display, inscribe, paint, or affix, in, on or upon any part of the condominium property any sign, advertisement, notice, or other lettering by any unit owner or occupant. For Sale By Owner signs may not be displayed for longer than three (3) months from date of notification to the Management Company. All signs must state "Deed Restricted". After three (3) months, a licensed realtor's sign may be displayed. Signs designating alarm systems are allowed.
 15. Prepare the condominium unit prior to the departure for an extended period of time in the following manner:
 - A. By securing all furniture, potted plants, and any other objects on the unit owner's patio, yard, courtyard, or terrace.
 - B. Give the emergency contact information to the Management Company.
 16. Not direct, supervise, or in any manner attempt to assert control over contractors of the Association, nor to send or transport any contractor of the Association on private business of the resident. The contractors of the Association are employed for the purpose of providing for the efficient operation and management of the condominium.
 17. No soliciting.
 18. Not to exceed the speed limit of 15 MPH on all condominium roadways.
 19. PETS
 - No animals (other than dogs, cats, fish, birds, or other animal determined by the board to be household pets) shall be raised, bred, or kept anywhere on the property, nor shall any animal be kept, bred, boarded, or maintained for any commercial purpose.
 - Unit owners/residents are allowed to have up to two (2) dogs or two (2) cats, or one (1) of each which are (or will be at fully matured growth) no larger than sixteen (16) inches at the withers.
 - Pets shall be kept quiet at all times. Any pets causing or creating a nuisance or disturbance, or noise shall be permanently removed from the condominium property upon 10 days written notice from the management company.
 - All pets must have a valid registration/license with Pasco county.
 - All pets must be registered with the management office within 15 days of ownership.

- At all times pets shall be kept under control on a hand-held leash and shall not be a nuisance to other residents.
 - Pets shall not be allowed to run loose in the common elements. They shall be leashed when walked to protect the landscaping and pet safety.
 - Pets shall not be tied/tethered or left unattended outside.
 - Pet owners are responsible for picking up IMMEDIATELY after their pets on Condominium property and/or common grounds.
 - Residents who have received a warning letter involving a pet and who continue to disregard the Rules and Regulations are subject to a fine and/or removal of the pet.
 - A Unit Owner is responsible for the actions of pets of anyone residing in or visiting a unit. The cost of repairing any damage caused by a pet shall be charged to the unit owner responsible.
20. Not apply any reflective window coating or other substance to the windows of the condominium unit.
21. Understand the Board of Directors has the authority, pursuant to Article XII Section 12.2 of the Bylaws of the Association, to approve or disapprove additions, alterations, and improvement made by unit owners. The written approval of the Board of Directors must be obtained as set forth in Section 12.2. As a general guideline, the following rules will apply to any Board of Directors' consideration of a request for approval by a unit owner under Section 12.2, yet the existence of rules does not relieve the unit owner from obtaining the consent of the Board of Directors regardless of the unit owner's intent to comply with these rules.

Paint homes as required by Article 12 of our Bylaws following the requirements of Rule #21. Failure to abide by this rule will result in the issuance of violation letters and ultimately referral to the Association attorney

- A. The main color of the home is identified as "Millpond Silk" and the trim is white. Any new paint must present the same appearance as this color. Sherwin Williams A-100 Exterior Acrylic Latex Satin paint and Loxon primer/sealer is to be used when repainting. An Architectural Form must be submitted prior to work being done or started.
- B. Original roof shingles are GAF brand, Sand Drift. Replacement roof must be GAF 30-year Timberline HD shingles, "driftwood" in color, and conform to the current Pasco County building codes.
- C. The rainware (gutters and downspouts) is white. Windows, doors, fixtures, and all trim must be white.
- D. The aluminum extrusions (bird cage) are white or bronze. Any extrusion covering (roof) other than screen, must present the same

- appearance as the roof, peaked or gabled, and, if not screened, is to have shingles like the house.
- E. Driveways can be stained/painted only after approval from Architectural Committee.
- F. To maintain the uniform look of the neighborhood, any refurbished driveway and/or walkway shall be either concrete or concrete pavers. For best results, pavers must be a minimum of 2 1/8" thick.
22. Not erect or install fences of any kind, (wood, metal, plastic, or living) to separate one home from another or to block any view of the lakes within the Villas area. All trees must be trimmed/cut so as not to block or hinder any resident's view of the lakes, conservation areas, etc. Shrubs, bushes, trees, and plantings shall be trimmed to maintain a neat appearance.
23. Replace grass only with Saint Augustine, Bahia, or Floritam in accordance with our governing documents.
24. Understand that the installation of retractable canvas awnings will be allowed, but each installation must be approved by the Board of Directors. The criterion is a non-fading type of canvas in a plain or striped design.
25. Understand that the installation of permanent storm shutters is allowed, but each installation must be approved by the Architectural Committee. In lieu of the approved permanent storm shutters, windows may be covered with storm protection of any type after a hurricane or tropical storm watch is issued. Any and all protection must be removed within 72 hours after the storm has passed or in case of an evacuation, 72 hours after unit owners are allowed to return. Part-time residents will instruct their caretaker to ensure the provisions of the Rules and Regulations are complied with. Any storm protection not removed after the time allowed may be removed at the direction of the Board of Directors. The unit owner will be responsible for any expenses incurred by the Board of Directors in this endeavor.
26. Not permit or suffer anything to be done or kept on the condominium unit which will obstruct or interfere with the quiet use and enjoyment of the property of other members or annoy them with unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act on or in the condominium unit or on the common elements. Shall not play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, stereo, radio, television, electronic device, or other sound amplifier system on a condominium unit in such a manner as to disturb or annoy other residents of the condominium, nor shall the aforementioned cause or permit to be caused any other unusual or disturbing noise, foul or noxious odors, or any activity which would be disturbing to other occupants of the condominium or which would interfere with the quiet use and enjoyment of their property. Noise levels not to exceed 35dBA at the property line. Shall not keep on the

condominium unit any flammable, combustible, explosive, fluid, chemical, or substance, except such as is required for normal household use, and which is stored in a proper container.

27. Not rent/lease his/her condominium unit or allow occupancy by other than the owner(s) or immediate family, during the first (1) year of ownership. All leases must be for a minimum period of one year and be approved by the Board of Directors and the owner(s) must notify the Management Company/Board of Directors of the name and address of the lessee and other information that may be requested (See Article 7.2 (C) of the November 8, 2011 amendment to the Declaration of Condominium for complete text).
28. Keep the gate on the wall on Trouble Creek Road locked at all times.
29. Remove from the grounds or roadways, all fallen fruits from the fruit trees on their property to discourage rodents. As of October 2019, no future planting of fruit trees.
30. Not install any air conditioning unit "in wall" or "in window" on the condominium unit. The existing two units will be grandfathered as of the date of this document.
31. Not hold an individual garage sale, as voted on at the annual meeting in January 2002. Community-sponsored garage sales are allowed, as are moving and estate sales.
32. No private wells are allowed on property.
33. Be aware that fishing in the lake is for residents of Millpond Lakes Condominiums and Millpond Lakes Villas Condominiums and their guests only. Anyone else is trespassing. Fishing on own property or common areas is allowed. Anywhere else is trespassing.
34. Notice that there are Association Bulletin Boards located on our common property across the street from 4433 Whitton Way and 4553 Whitton Way. These bulletin boards will be utilized to post meeting notices, association information, and other information pertinent to association members. This rule is being adopted in order to conform to the requirement of FL Statute 718.112(2)(c)1.

The use and enjoyment of any common elements and common facilities, not herein above specifically mentioned and regulated, are hereby restricted to ONLY unit owners, residents and the guests of said unit owners and residents.

The Millpond Lakes Condominium (Section 6) pool and cabana are available for use by Millpond Lakes Villas Condominium (Section 6A) homeowners, tenants, and guests. Their rules must be followed and are posted on the cabana wall.

The within provisions, rules and regulation are subject to change, modification or amendment pursuant to authority as is provided by the Governing Documents of the Association. Every unit owner in Millpond Lakes Villas will comply with all of the rules promulgated by the

Community Association, in conjunction with the use and enjoyment of the recreational and common facilities owned by the Community Association for the benefit of residential unit owners in the Millpond Estates residential community of which Millpond Lakes forms a portion thereof.