

Board approved and adopted 10/10/23

19. DRIVEWAYS: Driveway changes are permitted but require review and approval by the Architectural on each side with the following approved materials: Concrete that matches the existing driveway, pavers in a color that matches the driveway, or pavers that complement the dwelling color. Driveways may be painted an Architectural Committee approved solid color from the garage door opening to the edge of the sidewalk. Homeowners are responsible for keeping their driveways clean and free of debris, dirt, mildew, mold, stains, weeds, or grass.

21. EXTERIOR PAINT COLORS: Exterior painting requires review and approval by the Architectural Committee prior to painting. The homeowner must submit an Architectural Review/Request Application and include paint color swatches. The application must state which color is to be used for the dwelling body, trim, gutters, soffit, garage door and exterior doors. Brick and stone must remain their natural colors and cannot be painted. If the dwelling is painted without color review and written approval by the Architectural Committee, it will be subject to repainting if the chosen colors are not approved. Colors must be harmonious with the Community standard. Bright pastels and psychedelic patterns or colors will not be approved.

24. FENCES:

- Fences are permitted on the East side of Northampton homes. However, this fence may be no higher than 4 feet on the sides and 4 feet across the back of the property, so as not to block other owners' view.

28. GARAGE SCREEN DOORS: Garage screen doors are permitted. Screens must be free of tears, rips or repairs deemed unsightly by the Board.

35. ITEMS IN PUBLIC VIEW: It is the homeowner's responsibility to prevent the development of unsightly or unsafe conditions on their lot. Basketball Backboards and posts must be removed from street and front of house. The following items must also be removed when not in use and placed out of sight: Barbeque grills, smokers, pool equipment, children's toys, bicycles, propane tanks, lawn equipment, yard tools, ladders, yard waste, debris, rubbish, construction materials, household goods, furniture, tires, car parts, portable fire-pits, animal cages, bird cages or other miscellaneous items that the Architectural Committee deems a detraction from the overall scheme of Section Five (5) or that has the potential to become a nuisance or danger to the community.

51. SIDEWALKS: Sidewalks must be kept free of debris, toys, bicycles, etc, dirt, mold, mildew, stains, grass, and weeds.

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61. VIOLATIONS: The Board of Directors of Millpond Estates Section Five (5), its employees or agents may perform a monthly tour of Section Five (5) Community. In addition, owners and tenants may report violations to the Association's property manager. Owners of properties on which restriction violations are found shall be sent a notice of deed restriction violation. The notice shall contain a description of the violation and stipulate a 10-day cure period. Contact information of the Association's property manager will be included for owners to discuss the violation and resolution. It is the owner's responsibility to contact the Association property manager regarding their intentions to correct deed violations.

If Owner fails to correct violations after 10-day cure period and/or fails to contact the Association's property manager, a second notice of deed restriction violation shall be sent by certified and regular mail. The second notice will advise the owner that they have 30 days from the date of receipt of the notice to correct violations. If the violation cannot be corrected within 30 days, the Board may enter into a written agreement with the owner to correct the violation by a specific date,

If violation is not corrected, legal action may be necessary to enforce an owner's compliance with the Declaration of Covenants and Conditions and subdivision restrictions for Millpond Estates Section Five. A Final Demand letter will be issued, notifying the owner of actions to be taken if violation is not corrected within 10 days. The matter will be referred to our Attorney with instructions to take whatever action is necessary to correct this issue.

The Association reserves the right to have this violation corrected at your expense if you do not cooperate voluntarily. The Association shall be entitled to all costs and expenses of enforcement, including reasonable attorneys' fees and appellate attorney fees, whether a suit is filed. Fees and costs shall be a charge on the Lot and shall be a continuing lien.

Depending on the nature and severity of the violation, the Board may demand remediation or may escalate the matter to the attorney without a second notice.