

Rules and Regulations
Millpond Lakes Villas Condominium Association

Purpose

The Millpond Lakes Villas Condominium Association establishes these Rules and Regulations to sustain neighborhood vitality, maintain the value of Owners' homes, encourage positive Association member relationships, and improve health and safety.

Definitions

1. The Declaration of Condominium, Article 1, Section 1.2(U) states "Unit" means a part of the Condominium Property which is subject to exclusive ownership. The "Unit" herein is the land.
2. "Condominium Property" means the total land area of Millpond Lakes Villas, which is comprised of Units and Common Elements.
3. "Unit Owner" means a person or persons owning an exclusive part (a "Unit") of the Condominium Property and having non-exclusive use of the Common Elements of the Condominium Property.
4. "Common Element" means any part of the Condominium Property not subject to exclusive ownership or, because of easements or rights of way, subject to non-exclusive use by all Unit Owners and their family members, tenants, and guests.
5. "Governing Documents" means the Millpond Lakes Villas Condominium Association Declaration, Bylaws, and these Rules and Regulations.

Effective Date: These Rules and Regulations supersede all previous versions and shall take effect on the date they are recorded in the Public Records of Pasco County, Florida.

Rules and Regulations

In addition to the other obligations and responsibilities listed in the Declaration of Condominium and Bylaws for Millpond Lakes Condominium Association, Inc., each Unit Owner is required to:

1. Conform to and abide by the Governing Documents regarding the use of the Condominium Unit and Common Elements and require their family members, tenants, and guests to do the same.
2. Comply with all the rules and regulations promulgated by Millpond Estates Community Homeowners Association, Inc. (herein referred to as 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 lot and Unit Owners in the Millpond Estates residential community, which includes Millpond Lakes Villas Condominium Association.
3. Maintain the Condominium Unit in a clean, safe, and sanitary manner and perform all necessary repairs and maintenance to the Unit, including removal of mold, mildew, and stains from walkways, driveway, edgings, and home.

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4. Use or permit the use of the Unit for no other purpose than the utilization and occupancy of the respective Owner, their family members, tenants, and guests as a private single-family residence.
5. Make no alteration, decoration, repair, replacement or change to the Common Elements or their improvements without the Board of Directors approval, including:
 1. Installation of irrigation pipes or pumps in the retention pond.
 2. Installation of terraces, seawalls, riprap in or adjacent to the retention pond.
6. Allow the Association access to each Condominium Unit (the land) during reasonable hours, when necessary, for the maintenance, repair, inspection 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 a Unit.
7. Pay for and be responsible for all plumbing, irrigation, and electrical repairs within a Unit (plumbing, irrigation and electrical repairs within the Common Elements are the responsibility of the Association).
8. Pay all fees, assessments, interest and fines charged by the Association in accordance with its Governing Documents.
9. Each Unit Owner is also required to adhere to the following:
 - A. Trash
 1. Rubbish, refuse, garbage, or trash may not be accumulated in places other than standard receptacles, so each Unit and the Common Elements remain at all times in a safe and sanitary condition.
 2. All garbage or trash/recyclable receptacles must be kept in the garage until the evening (after 4 p.m.) before the scheduled pickup day. Empty receptacles must be placed back in the garage on the same day as pickup.
 3. All Unit Owners must use the common trash collector designated by the Board of Directors.
 - B. Parking
 1. Parking on the Condominium Property is permitted only for those vehicles licensed for noncommercial, passenger use. There are two exceptions:
 - a. Vehicles used for commercial purposes may be temporarily parked while providing goods and services to a Unit during normal business hours, but not overnight.
 - b. A Unit Owner using a company vehicle for personal transportation must be parked in the garage.

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2. Guest parking is allowed on the street directly in front of an Owner's Unit, but not on the grass. Vehicles must not:
 - a. Block the street or impede emergency, service, or delivery vehicles.
 - b. Block or impede access to any Unit's driveway or roadway.
 - c. Block access to bulletin boards and mailboxes.
 - d. Park overnight if they display commercial markings of any kind.
 - e. Park overnight without advance approval by the Board of Directors.
3. Vehicles not permitted to park on the Common Elements include buses, boats, travel trailers, mobile homes, motor homes, recreational vehicles, motorcycles, mini-bikes, motor scooters, jet skis, golf carts, automobiles, or any other type of trailer.
 - a. Any boat, trailer, or other above-mentioned items must be stored in the garage with the garage door able to close.
 - b. Guest recreational vehicles used for passenger transportation may not be parked in the Unit's driveway without advance approval by the Board of Directors.
4. Unlicensed vehicles or vehicles that cannot operate on their own power shall not remain on the Common Elements, a Unit's driveway, or on a Unit's real estate, unless inside the garage, for more than forty-eight hours; any such vehicle will be towed at owner's expense after a written warning from the Board of Directors.
5. Repairing vehicles is not permitted on Common Elements or a Unit's driveway.
6. Any covered vehicles must be stored in the Unit garage.
7. All vehicles parked on a driveway must be parked perpendicular to the street edge.
8. All vehicles parked on the street must be parked parallel to the street edge and oriented in the direction of normal traffic flow.
9. Units with a two-car garage may not park more than four vehicles on a continuous basis (two in garage and up to two in driveway).
10. Units with a three-car garage may not park more than six vehicles on a continuous basis (three in garage and up to three in driveway).

C. Outdoor Furnishings

1. All personal property must be stored in the home, garage, screened area, or on the pool deck of the Unit.

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2. Lawn furniture and/or "lawn art" must be kept on a concrete pad, patio blocks, or in flower beds to prevent interference with the landscape maintenance service. No other items are permitted to be kept on the Unit's lawn.
 3. A Unit's lawn furniture is limited to a table, six chairs, and an umbrella. Any more than this must be approved in advance by the Board of Directors.
 4. Storage sheds or bins are allowed only inside the home, garage, screened area, or on the pool deck of the Unit..
 5. A Unit's holiday decorations, including lights and statuary, must be installed and removed within 30 days of the holiday.
 6. Bicycles and playground equipment (such as slides, swings, sports equipment and toys) must be stored in the Unit's garage when not in use.
 7. A Unit's lawn Art must be approved in advance by the Board of Directors.
- D. Soliciting is not permitted on the Condominium Property.
- E. Unit Owners may not hold individual garage sales, but may hold moving and estate sales with minimum seven days' notice to the Association's management company and advance approval by the Board of Directors. Community-wide garage sales may be held with Board of Directors approval.
- F. Leaving items, such as furniture, appliances, tools, and other household goods on the Unit's driveway, or lawn within view of street with "Free
- G. Signage
- A Unit Owners may not exhibit, display, inscribe, paint or affix on any part of the Condominium Property any sign, advertisement, notice, political sign/flag, or other lettering. Exceptions include:
1. One Real Estate "For Sale" sign by a Unit Owner or a licensed real estate agent may be displayed on the Unit after notice to the Association's management company.
 2. All Real Estate "For Sale" signs must display "Deed Restricted."
 3. Signs referencing home alarm systems are permitted, providing they do not interfere with the landscape maintenance service.
 4. Generic garden signs/flags are permitted, providing they do not interfere with the landscape maintenance service.
 5. Unit owners may display in a respectful way one portable, removable United States flag. not larger than four and one-half by six feet, in accordance with the U.S. Flag Code.

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G. Leasing

1. A Unit Owner may not lease or rent the Condominium Unit or allow occupancy other than by owners or family members (persons related by blood or marriage) during the first twelve months of ownership, including in the absence of the owner, occupying the Unit rent -free.
2. A Unit Owner must submit Millpond Lakes Villas leasing documentation to the Association's management company and obtain lease approval from the Board of Director **before** the move-in date.
3. Any subsequent lease or rental agreement must be for a minimum period of one year.
4. All leases or rental agreements, including renewals, must be approved by the Board of Directors.

H. Association Contractors

1. A Unit Owner may not direct, supervise or attempt in any manner to assert control over contractors of the Association.
2. A Unit Owner may not send any contractor of the Association on private business of the Owner.

I. Animals

1. A Unit Owner is permitted to have up to two dogs or two cats or one of each which are (or will be at fully matured growth) no larger than sixteen inches in height at the withers. All pets must be registered annually with the Association. For purposes of this rule, a service or emotional support animal shall count as one pet and shall be limited to a dog or a cat. Contact Association Management Company for forms and information needed by the Board of Directors.
2. A visiting pet must comply with the same rules as a Unit Owner's pet.
3. No animal, including pets, may be kept or maintained for commercial or breeding purposes.
4. No venomous animal of any kind or animals raised for meat, egg, or honey production are allowed on the Condominium Property.
5. A dog, cat, or other animal is not permitted to roam freely or be tethered outside on the Condominium Property. When outdoors, a pet or other animal must always be restrained by a handheld leash.

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6. In the event of a deposit of animal waste on the Condominium Property, the owner of the animal must immediately remove the waste.
7. Feeding wildlife, including waterfowl, is prohibited anywhere on the condominium property to discourage the infestation of rodents, insects, and other pests.
8. Unit Owners of service or emotional support animals must submit additional documentation to the Associations management company for Board of Directors approval **before** the animal is allowed onto the Condominium Property.

J. Architecture Review

Association Bylaws give the Board of Directors the authority to approve or disapprove exterior structural additions, alterations, and improvements made by Unit Owners. An Architectural Review Form must be submitted by the Unit Owner to the Association's management company and approved by the Board of Directors **before** starting any such work on the Unit, including but not limited to the following changes:

1. Any changes to the Unit exterior must match Association specifications and color palette.
2. Sherwin Williams A-100 Exterior Acrylic Latex Satin paint and Loxon primer/sealer are required when repainting.
3. Paint color for exterior walls must be "Millpond Silk" (Specifications for 1 gallon are CCE Colorant Code - 32 64 120; R4 — New Red 3 1 1; Y3 — DeepGold 6 - 1) and is registered with Sherman Williams on Little and Ridge Road, New Port Richey.
4. Windows, doors, trim (including soffits, fascias, horizontal accent stripes, sills, and column cylinders), gutters, and downspouts must be white. Doors and windows may be replaced with high-impact glass, but must retain the original design.
5. Outdoor security cameras must be white.
6. Outdoor light fixtures may be white or black.
7. Permanent storm shutters must be white.
8. Screened Lanai extrusions ("birdcage") must be white or bronze
9. GAF 30-year Timberline HD shingles, "Driftwood" in color, are required for a replacement roof.
10. Any extrusion covering (roof) other than a screen, must present the same appearance as the house roof (hip or gabled) and must have the same shingles as the house.
11. Driveways may be stained or painted, subject to prior approval by the Board of Directors.

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12. For replacement walkways and driveways, concrete pavers at least 2 1/8 inches thick or poured concrete of at least the same thickness as the original is required.
 13. An appliance for hanging laundry to dry is permitted on the condition it is:
 - a. Used only from 8:00 a.m. until 6:00 p.m.
 - b. Located at the rear of the Unit and removed and stored inside at other times.
 14. Replacement of heating, ventilating, or air conditioning units is permitted. "In-wall" or "in-window" devices are not allowed. NOTE: two such units previously installed are grandfathered (4408 and 4432).
 15. The application of any reflective coating or other substance to the windows or doors of a unit is not permitted.
 16. Any electric vehicle charging outlets or stations must be installed inside the Unit Owner's garage, and all electric vehicles may not be charged outside the garage or with the garage door open.
- K. Landscaping
1. Borders, flowers, trees, and bushes in existing beds may be replaced.
 2. Owners constructing new borders and beds, including raised beds, must submit an Architectural Review Form for Board of Directors' approval **before** commencing work.
 3. Borders and beds must be maintained by performing all necessary maintenance and minor repairs.
 4. Flowers, trees, and bushes planted outside existing beds, Owners must submit an Architectural Review Form for Board of Directors' approval **before** commencing work. New plantings must be spaced to accommodate the large riding lawnmowers used by the Association's landscape maintenance company.
 5. Fruit or nut-bearing trees, vines, bushes, and plants, including vegetable gardens, may not be planted or replaced to discourage the infestation of rodents, insects, or other pests. All fallen fruits or nuts from existing trees planted before 2019 must be removed immediately by the Unit Owner.
 6. Existing trees must be trimmed or cut to maintain an open view of the retention pond and wetlands areas.
 7. Fences (wood, metal, plastic, or living) may not be erected, installed, or planted. Any exceptions sought by the Unit Owner to mitigate safety or erosion issues require Board of Directors' approval **before** commencing work.
 8. Shrubs, bushes, trees, and plantings must be trimmed to maintain a neat appearance.

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9. Grass may be replaced with St Augustine, Bahia, or Floritam varieties; all other Florida-friendly and drought-resistant varieties must be approved by the Board of Directors.
 10. Unit Owners may not install private wells on the Condominium Property.
- L. Storm Preparation, Aftermath and Extended Absence
1. A Unit Owner must prepare the Condominium Unit **before** departure for an extended period or before a storm by securing or storing the following items indoors: all outdoor furniture, potted plants, and all other items on the property that might become a projectile during a storm.
 2. Windows may be covered with any type of storm protection after a hurricane or tropical storm watch is issued.
 3. All protection must be removed within seven days after the storm has passed or, in the event of an evacuation, after Unit Owners are permitted to return. Permanent adjustable protection, such as shutters, must be fully reopened within the same period.
 4. Owners who reside seasonally must provide, before leaving the Unit, contact information for a local caretaker to the Association's management company and instruct the caretaker to comply with all Association Rules and Regulations.
 5. Storm protection not removed after the time allowed (seven days after the storm ends or after owners are permitted to return) may be removed at the discretion of the Board of Directors and the Unit Owner held responsible for any expenses incurred by the Association.
- M. Fishing is allowed on Unit Owner's property or from common elements for Owners, family members, tenants, and guests.
- N. Vehicles must not exceed the speed limit of 15 miles per hour on all Condominium Property.
- O. Recreational Drones
1. All drones must be registered by the state of Florida and the registration number displayed on the outside of the drone. Unit Owners must notify Association management company to obtain the Board of Directors approval before flying a drone within Condominium Property.
 2. Designated drone flying areas on the Condominium Property are limited to the Common Elements (excluding streets).
 3. To minimize noise disturbances, drone flights are restricted to the hours of 8:00 a.m. - 6:00 p.m.

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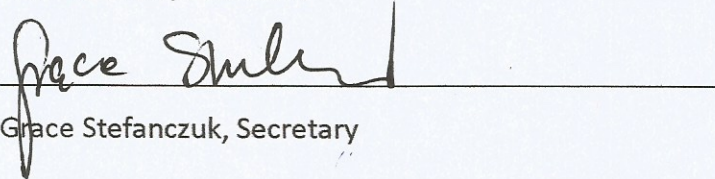
4. Use of drones for spying or capturing images or video of Owners' Units is prohibited without the Board of Directors approval.
5. Drones may be used for the Association's management company's monthly property inspections. Notice will be given to the Unit Owners priorate any inspection.
6. Unit Owners are responsible for any damage to the Condominium Property caused by their respective drone.

NOTE: The existence of a rule does not relieve the Unit Owner from obtaining the Board of Directors' approval, when so specified, regardless of the Owner's intent to comply with these rules.

Approved, February 13, 2025, by the Millpond Lakes Villas Condominium Association Board of Directors at a legally noticed meeting.



Patricia Ursin, President



Grace Stefanczuk, Secretary

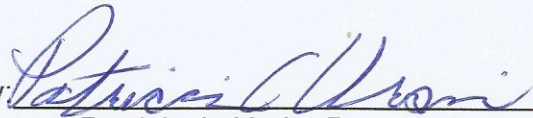
The foregoing provisions, rules and regulations are subject to change, modification, or amendment pursuant to authority provided by the Governing Documents of the Association.

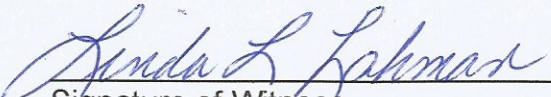
CERTIFICATE OF AMENDMENT TO
RULES AND REGULATIONS
MILLPOND LAKES VILLAS
CONDOMINIUM ASSOCIATION

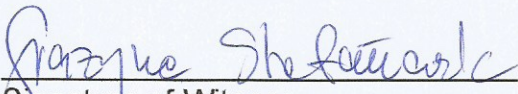
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Rcpt: 2798763 Rec: 13 50
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Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

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 on 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 February 13, 2025. 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.

I, Patricia A. Ursin, as President of Millpond Lakes Villas Condominium Association, Inc. has been duly authorized by the Association's Board of Directors to sign the Certificate of Amendment.

By: 
Patricia A. Ursin, President

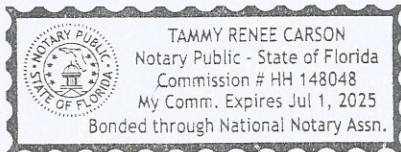

Signature of Witness
LINDA L. LAHMAN
Print Name of Witness


Signature of Witness
GRAZYNA STEFANOWICZ
Print Name of Witness

STATE OF FLORIDA
COUNTY OF PASCO

On this 20th day of February, 2025, I attest that the preceding or attached document is a true, exact, complete, and unaltered photocopy of the RULES AND REGULATIONS MILLPOND LAKES VILLAS CONDOMINIUM ASSOCIATION, a Florida not-for-profit corporation presented to me by the document's custodian, Patricia A. Ursin, President, and to the best of my knowledge, certified copies of which are available from an official source other than a notary public. Patricia A. Ursin presented the following identification: Florida Drivers License

(Seal)



Tammy Renee Carson

Signature of Notary Public

Tammy Renee Carson

Print, Type or Stamp Name of Notary