

**A RESOLUTION OF
MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS**

WHEREAS, the Declaration of Covenants, Conditions, Easements and Restrictions for Millennia Park (“the Declaration”) was recorded on March 21, 2012, at OR Book 10350, Page 1807, *et seq.* and an Amendment to Declaration was recorded April 21, 2014 at OR Book 10733, Page 2566, all of the Official Records of Orange County, Florida (together, the “Declarations”); and

WHEREAS, Article IV of the Declaration, Section 8 provides authority to the Board of Directors to adopt Rules and Regulations and architectural guidelines and the Board of Directors did so adopt such at a meeting of the Board of Directors on December 1, 2020.

NOW, THEREFORE, BE IT HEREBY RESOLVED by Millennia Park Homeowners Association, Inc. (herein after the “Association”), that the attached “Rules and Regulations” incorporated herein as “Exhibit A” shall be the guidelines followed and strictly enforced.

MILLENNIA PARK
HOMEOWNERS ASSOCIATION, INC.

By: *A. Lomnitzer*
President of the Association

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 16th day of February, 2021, by Ana Luisa Lomnitzer, as President of **MILLENNIA PARK HOMEOWNERS’ ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who (X) is personally known to me or () has produced driver’s license as identification, Florida Driver’s License No. _____.

Brandy Leigh Everett

Notary Public State of Florida

(NOTARIAL SEAL)



EXHIBIT “A”
MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

Adopted by the Board of Directors
Reviewed and Adopted December 1, 2020

TABLE OF CONTENTS

1. Introduction.....	3
A. Objectives.....	3
B. Protective Covenants.....	3
C. Board of Director Architectural Review Board Approval.....	4
2. Application Procedure.....	4
A. Application.....	4
B. Application Approval Procedures.....	5
C. Application Disapproval.....	5
D. Inspection and Noncompliance.....	5
E. Upon Completion.....	6
3. Leasing Standards.....	6
4. Pool Hours and Access.....	7
5. Clubhouse Rules.....	7
6. Water Days/ Irrigation.....	8
A. Daylight Savings Time - Schedule.....	8
B. Non-Daylight Savings Time - Schedule.....	8
7. Parking Rules.....	8

A. Street Parking..... 8

B. Visitor Parking..... 9

C. Guest Parking Permit..... 9

8. Trash..... 10

9. Speed Limit..... 10

10. Landscaping..... 10

11. Garage Doors..... 11

12. Gates..... 11

13. Exterior Maintenance..... 12

14. General Information..... 14

1. INTRODUCTION

These Rules and Regulations are intended to promote usage conforming to the established character of the Millennia Park Community (“the Community”). It is the desire of Board of Directors (“BOD”) to preserve and maintain the integrity of the Community as it was designed without allowing deterioration to either the common facilities or the individual structures of the Owners. This is the intent and purpose for putting forth these rules. Any failure to list or impose specific requirements must not be construed as condoning unsafe or illegal practices or actions.

The specific purpose of the Rules and Regulations for Millennia Park is to protect and preserve the rights and financial investments of each and every owner by continued enforcement of the Declaration of Covenants, Conditions, Easements and Restrictions for Millennia Park Homeowners Association, Inc. (“Covenants”).

14. Objectives

1. To provide uniform guidelines to be used by the Architectural Review Board (“ARB”) in reviewing applications in the context of standards established by the Covenants.
2. To assist homeowners in preparing an acceptable application to the ARB.
3. To increase residents’ awareness and understanding of the Covenants.
4. To help maintain a reasonably uniform and architecturally sound appearance for the Community; thus, enhancing the investment of all homeowners.
5. To establish guidelines and procedures for the safety and health of all Owners, family members, guests, invitees and tenants.

15. Covenants

Basic control for maintaining the quality of design at Millennia Park comes through the Covenants, which are part of every deed of homeownership. The ARB ensures that proposed exterior alteration and maintenance comply with the standards set forth in the Covenants. This involves the regular review of all applications for exterior alterations submitted by homeowners and inspections of individual properties for compliance with the Covenants.

Every Millennia Park homeowner should have received a copy of the Covenants when the property was purchased. However, all too frequently the Covenants are not read by the homeowner. Since these Covenants run with the land they are binding on all homeowners and should be fully understood.

16. Board of Director or Architectural Review Board (“ARB”) Approval

Article IX of the Covenants explicitly states any change in the exterior appearance of any building, wall, fencing or other structure or improvements, and any substantial change in the appearance of the landscaping shall require the approval of Millennia Park. Each ARB Request/Application is reviewed separately. An application must be submitted and reviewed in order to consider specific implications of location and impact to surroundings.

The Association is not liable to any owner, resident, tenant, guest, agent or invitee for any violations of City of Orlando and/or Orange County codes and/or ordinances for approved ARB applications. Owners are responsible for reviewing applicable City of Orlando and/or Orange County codes and/or ordinances. Owners proceed at their own peril when completing approved installations, modifications and/or improvements and the Association assumes no liability whatsoever for violations of City of Orlando and/or Orange County codes and/or ordinances or hazards and/or safety issues created thereof.

The BOD/ ARB shall make a determination on each request or application within forty-five (45) days after receipt of a completed request/application and all information required by the BOD/ ARB as part of the request/application process. Failure to approve or deny an ARB application is not an automatic approval. The homeowner submitting the ARB application should follow-up with the Board of Directors or community association manager (“CAM”) to ensure a complete application was received. Incomplete applications will be denied.

2. ARB APPLICATION PROCEDURE

Written requests/applications for all exterior changes must be submitted to the BOD/ ARB. Oral requests will not be considered. Each alteration must be specifically approved, even when a similar or substantially identical alteration has been previously approved.

1. Form: All necessary information should be stated in a clear, concise form to ensure the ARB will interpret the application as intended by the homeowner.
2. The BOD/ ARB may permit or require a request/application be submitted or considered in stages, in which case, a final decision shall not be required until after the final, required submission stage.
3. Description of Proposed Project: The person intending to make the improvements must submit to the BOD/ ARB:
 - a. A plot plan for the Lot, showing the location on the Lot of all improvements, existing or proposed; and

- b. The construction plans and specification showing such things as building elevations (for all exterior walls), materials (including size and quantity information) and colors.
 - c. Samples of materials and colors to be used.
- 4. A site plan is most easily prepared by submitting a copy of the property plat with the proposed manufacturer's literature or photographs of similar projects. Written material should support and fully include and document any plans or sketches.
- 5. All applications must include estimated completion dates.

14. ARB Application Approval Procedures

All ARB Applications must be submitted to the BOD/ ARB for processing.

Two (2) sets of plans, specifications and plot plans shall be submitted to the BOD/ ARB by the owner prior to applying for a building permit. Submittals and re-submittals of plans shall be approved or disapproved within forty-five (45) days after receipt by the BOD/ARB. The BOD/ARB will send the homeowner a letter stating their application has been received and will be presented to the BOD/ ARB at the next scheduled BOD meeting. The applicant will be issued the date of this meeting.

15. ARB Application Disapproval

If the application is disapproved, the homeowner will be notified in writing and informed as of the problems in the application. The applicant is free to request the BOD/ ARB reconsider its position and is encouraged to present new or additional information, which might clarify the request or demonstrate its acceptability.

If upon resubmission the application is still disapproved, the homeowner will be given fourteen (14) days to make a written appeal to the BOD. If the homeowner does not submit a written appeal within fourteen (14) days to the BOD, he/she then forfeits his/her right of appeal and the application is considered disapproved.

16. Inspection and Noncompliance

The BOD/ ARB shall have the right to enter upon any Lot to conduct periodic inspections of the project while it is under construction to ensure compliance with the approved application. Any non-complying improvement or deviations from the application will cause a written notice to be issued to the Owner to cease construction. Such written notice shall specify the particular areas of non-compliance and shall demand that the Owner immediately bring such improvements into compliance.

Failure to remedy a non-compliance within thirty (30) days from the date of the notice will be dealt with by the BOD and/or the Fining Committee. If the Owner does not comply within the specified period, the Board, may either remove the non-complying improvement or remedy the non-complying improvement, and the Owner shall reimburse the Association for all expenses incurred. The Association reserves the right to, in the alternative, bring legal action for injunctive relief to obtain a court order requiring the Owner to bring the property into compliance. The Association shall be entitled to recover all attorneys' fees and costs, even if litigation is not pursued.

17. Upon Completion

Upon completion of the project, the homeowner is required to contact the BOD/ARB within fourteen (14) days to conduct the Final Approval Inspection. Final Approval requires compliance with stated specifications of the approved application.

1. At final inspection by the BOD/ARB, the homeowner will be given fourteen (14) days to complete or correct any deficiencies in the project, or to request, in writing, an appeal of the inspector's decision.
2. If the project is still unacceptable and no written response is received by the BOD/ARB within fourteen (14) days, the BOD will take appropriate action to correct the deficiency, including, but not limited to, the hiring of contractors to enter onto the property to correct the deficiency and the owner shall reimburse the Association for all expenses incurred. The Association reserves the right to, in the alternative, bring legal action for injunctive relief to obtain a court order requiring the Owner to bring the property into compliance. The Association shall be entitled to recover all attorneys' fees and costs, even if litigation is not pursued.

3. **LEASING STANDARDS**

Millennia Park Homeowners Association seeks to promote the safety and security of the Owners and Residents of property within the Community. Since a safe and thriving community is a paramount goal, the implementation of standards for leasing property within the Community is necessary.

1. Residences are intended for single-family occupancy only and may be leased in their entirety only. No fraction or portion of a residence may be rented.
2. A copy of all written lease agreements or renewals shall be sent to the Association for record keeping and for the distribution of parking stickers.

3. Owners are required to enter into an Addendum to their lease agreement with the lessees. This Addendum will ensure each Lessee is provided a copy of the Covenants and these Rules and Regulations, and they agree to abide by the provisions thereof.
4. Owners, as well as their tenants, guests and invitees, are directly liable to the Community and the Association for violations by their tenants, guests, and invitees of any code, rule or governing document of the Association.
5. The Millennia Park Homeowners Association shall have, at all times, direct enforcement rights against the Owners, Members, residents, tenants, guests and invitees, jointly or severally, to enforce these Rules and Regulations and/or any other provision of the governing documents.
6. **Short-Term Rentals and Sub-Leasing:** Pursuant to the Covenants, short-term rentals and the sub-leasing (rental of a portion of the property) are strictly prohibited. To help facilitate the issuance of gate cards, key fobs, passes and access to common areas, each owner must provide a copy of the lease and/or rental agreement to the management company in order to authorize the issuance of gate cards, key fobs and passes.

4. POOL HOURS AND ACCESS

1. During the months of March thru September, pool hours are from 8AM – 8PM.
2. During the months of October thru February, pool hours are from 8AM – 5PM.
3. All homeowners and their guests must have a wrist band while at the pool.
4. The BOD reserves the right to close the pool and other amenities during a state of emergency.

5. CLUBHOUSE RULES

1. The screened area will remain closed and will be only for use with clubhouse rental.
2. Parties, Family Reunions or Meetings are not allowed at the clubhouse common areas without clubhouse rental or without prior authorization of the BOD.
3. Unauthorized use is a violation and will result in a fine of \$250 applied to

the Homeowners account.

6. WATERING DAYS/ IRRIGATION

- A. Daylight Savings Time - From the 2nd Sunday in March to the 1st Sunday in November:
 - 1. Odd House Numbers – Designated days are Wednesday and Saturday
 - 2. Even House Numbers – Designated days are Thursday and Sunday
 - 3. Watering/Irrigation from the hours between 10 AM and 4 PM is prohibited.
 - 4. No more than one (1) hour per zone.
- B. Non-Daylight Savings Time - From the 1st Sunday in November through the 2nd Sunday in March
 - 1. Odd House Numbers – Designated day is Saturday.
 - 2. Even House Numbers – Designated day is Sunday.
 - 3. Watering/Irrigation from the hours between 10 AM and 4 PM is prohibited.
 - 4. No more than one (1) hour per zone.

In order to avoid wasting water, please check for broken sprinklers and repair as soon as noticed.

7. PARKING RULES

A. Street Parking

- 1. Parking on the street presents a risk to all drivers. Use street parking at your own risk and only for short periods of time when absolute necessary. (Using visitor parking is recommended). The Association is not responsible for theft or damage to your vehicle parked in any of the property facilities.
- 2. No trailer, boat, commercial vehicle may be parked on the street.
- 3. No vehicle twenty (20) feet in length or longer may be parked on the street.

4. No trailer, boat, or commercial vehicle may be parked in driveways.
5. No vehicles may be parked in the driveway apron, which is the area between the street and the sidewalk.
6. No repairing, maintenance or washing vehicles on the street.
7. No vehicle covered on the street or driveway. (Vehicle Protectant Cover).
8. No standing or parking in fire lanes, fire hydrants, corner (20 feet away), curves (or curbs), in front of gates, alleyways or painted areas. (Red or Yellow color)
9. No street parking allowed – Monday through Friday, from 5:30PM until 8:30PM.
10. No street parking allowed on Tuesdays and Fridays - from 7:00AM until 8:30PM. (Waste Collecting Days)
11. No street parking allowed overnight. (from 1:00AM until 7:00AM)
12. Please use one side of the street for parking only. (First car parked determines the side allowed)
13. **No parking on the grass or dirt areas, even if in your Lot. Violators will be towed without notice.**
14. Special events require previous parking permit issued by management company or Association.
15. Vehicles will be towed at owner's expense if rules are violated.
16. **ALL CARS WILL BE TOWED IMMEDIATELY WITHOUT NOTICE**

B. Visitor Parking

1. Do not exceed six (6) hours in duration during any 48-hour period without a valid parking permit issued by the management company or the Association. After six (6) hours, guest parking permit is mandatory.
2. No parking without valid guest parking permit issued by the management company or the Association OVERNIGHT. (From 1:00 AM until 7:00 AM)
3. No parking in front of mailbox kiosks in designated areas. (Max 3 minutes parking allowed)

4. Clubhouse guest parking spots – allowed from 8:00 AM – 7:00 PM – Max four (4) hours parking with or without guest parking permit. From 7:00 PM – 8:00 AM – not to exceed six (6) hours in duration during any 48-hour period.
5. No trailer, boat, commercial vehicle may be parked in guest parking spots.
6. No vehicle twenty (20) feet in length or longer may be parked in guest parking spots.
7. No repairing, maintenance or washing vehicles in guest parking spots.
8. No vehicle covered at guest parking spots. (Vehicle Protectant Cover)
9. **ALL CARS WILL BE TOWED IMMEDIATELY WITHOUT NOTICE**

C. Guest Parking Permit

Residents can request up to thirty (30) days of guest parking permit – per year- per house.

For guest parking pass, please send an email to the management company between 9:00 am through 4:00 pm, Monday through Thursday to:

frontdesk@towerspropertymgmt.com

or

ben@towerspropertymgmt.com

8. TRASH

1. No garbage or trash shall be placed or kept on any Lot, except in covered containers of a type, size and style which are pre-approved by the BOD/ARB. Such containers shall be screened from view from outside of the Lot except when they are being made available for collection.
2. Please keep the recycling bin at a location where it cannot be seen from other properties or the street.
3. Plant and tree debris must be kept in your garage or screened area until the night before collection day.
4. **Any violation of this section will result in a fine of \$100 a day, applied to the Homeowners account. Continuing violations are \$100 per day with no limit per the Covenants.**

9. SPEED LIMIT

1. Millennia Park Speed Limit is 25 MPH. Please respect the community and the safety of all residents by not speeding.
2. Per the Covenants, no off-road or recreational vehicles may be driven on the streets.
3. Drive slowly and obey all stop signs.

10. LANDSCAPING

Each Owner shall maintain its residential property, including all landscaping and improvements, in a manner consistent with the Declaration, the Rules and Regulations of the Association and the community-wide standard, including, but not limited to:

1. Maintaining and irrigating lawns and landscaping lying between the boundary of such Owner's residential property and any public right-of-way or any community wall or fence;
2. Maintenance of residential lawn/yard in a manner that is compliant with the Association which includes, but not limited to:
 - a. Mowing and trimming of lawn/yard;
 - b. Edging along the driveway, sidewalk and curbs;
 - c. Eradicating all weeds;
 - d. Disposing of all clippings.
3. No Owner shall remove any trees, shrubs or other vegetation from areas outside such Owner's residential property without the prior written approval of the Association.
4. Any landscaping changes on an Owner's residential property requires written approval from the Board of Directors/ ARB before such changes can be made.
5. **Any violation of this section will result in a fine of \$100 per day, applied to the Homeowners account.**

11. GARAGE DOORS

1. For the safety and compliance of the community, garage doors must remain closed

at all times except for the temporary opening in connection with the ingress and egress of vehicles and/or the loading, placement, unloading or removal of other items customarily kept or stored in a garage.

2. An open garage door is an incentive and/or opportunity for a child, burglar, animal, etc., to enter/hide upon your property.
3. **Any violation of this section will result in a fine of \$100 per day, applied to the Homeowners account.**

12. GATES

1. The Community entry gates are/have been modified to better assist residents and their visitors. For safety reasons, **DO NOT TAILGATE** or manually open the gate.
2. For faster access to the Community, it is highly recommended to all residents to use the back gate.
3. All remote-control users must respect the waiting line; do not cut or skip other cars.
4. Respect the entry line to use the keyboard or card reader or your remote control will be deactivated.

13. EXTERIOR MAINTENANCE

1. Storm Windows: Storm window frames must be compatible with the color of the house trim, or white. Raw or galvanized metal or clear anodized aluminum will not be approved. If temporary lightweight plastic film storm windows are used, they must be applied only to the interior of the window.
2. Storm Doors: Storm door compatible with the architectural style will be considered provided they are painted to match either existing house or trim color or white. Raw aluminum storm doors will not be considered. Storm doors must be rust-proof with screening. They must be attached flush to the original doorjamb.
3. Air Conditioning Units: Window air conditioning units and free-standing air conditioning units are strictly prohibited.
4. Attic Ventilators: Attic ventilators are to be located on the rear of the roof and not extend above the ridgeline. They should be aluminum or galvanized steel painted to blend with the roof or house trim. Lattice ventilators or other mechanical apparatus requiring penetration of the roof should be as small in size as is

functionally possible. Wind powered vents are not permitted.

5. Exterior Lighting: No exterior lighting shall be directed outside the applicant's property. Lights fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.
6. Gutters and Downspouts: The drainage patterns on adjacent property shall not be adversely affected, and no direct drain onto common or neighboring sidewalks is allowed. Gutters and downspouts should match as closely as possible to the trim color of the house or be white. Other colors must be approved by the ARB. A factory applied finish is required.
7. House Numbers: The Fire Department encourages the use of large (at least three [3] inches) house numbers. They should be located in an area that is highly visible and in close proximity to the front entrance.
8. Exterior Antennae: Rooftop television antennae will not be allowed. Satellite dishes will be permitted and shall be located to the rear of the home unless such placement will interfere with reception.
9. House and Trim Color: Any changes to house color or trim color must meet approval of the ARB. House schemes are selected and adopted from time to time by the Board of Directors and color selection must be made using an approved scheme. Door color may be white, black, natural wood or the approved scheme color only.
10. Water Softeners and Conditioners: Water softeners and conditioners, when located outside of the dwelling, shall be screened or located so as not to be visible from the street or other lots. Screening must be approved by the ARB.
11. Residential Surveillance Cameras: Residential surveillance cameras (security cameras) are allowed as long as they do not exceed 6" x 6" x 6" in dimension.
12. Fencing:
 - a. All City of Orlando and/or Orange County Codes apply.
 - b. All fences must be white PVC vinyl and installed with the posts and supports on the inside.
 - c. Acceptable styles are vertical batten, picket, and estate type. Any other styles must have the approval of the ARB. All fences should be six (6) feet in height, with the exception of waterfront properties, which may have if Orange County permits, but are not required to have, a four (4) foot fence along the waterfront only, with the last panel of fence on each side tapering from six (6) feet to four (4) feet. Fences should be the same style throughout the property,

Notwithstanding anything herein to the contrary, the rear fence on any waterfront lot may be picket style with the other sides being vertical batten or estate type. The ARB shall have no authority to approve any other style fences. ARB approval of a six (6) foot fence along the back portion of a waterfront lot does not overrule Orange County codes and the Association is not liable to any owner for any violations of Orange County codes or ordinances. Owners proceed at their own peril.

- d. No fence or wall may be constructed:
 - i. Closer to the street along the front of the dwelling than the front side of the dwelling.
 - ii. Closer to any street facing side of the dwelling than the side of the dwelling
 - iii. On any landscape easement area shown on any plat of property.

13. Pools: Pools are accepted in the Community provided they meet the following requirements:

- a. All pool must be in-ground and shall be submitted to the BOD/ARB for approval prior to installation. No above-ground pools are permitted per the Declarations.
- b. Applicable City of Orlando/Orange County Codes and ordinances for enclosing pools shall be enforced to afford security and safety.
- c. Proper maintenance and cleanliness are the responsibility of the homeowner and subject to enforcement by the BOD/ARB.
- d. Homeowners assume all responsibility and liability for ownership of said pool.

14. Pool Enclosures: Conformance to applicable City of Orlando and/or Orange County codes for enclosing in-ground pools to afford security and safety.

15. Sheds: Sheds are strictly prohibited.

16. Pavers: All paver installations must be approved by the BOD/ARB. Applications for pavers must include an updated survey marked with the intended location of the pavers to be installed. Pavers cannot be installed in the back or rear yard which cover more than 50% of the sod or installed as to cause water intrusion and/or run off onto adjacent properties.

14. GENERAL INFORMATION

1. **Common Areas and/or Drainage Easements:** Using common areas and/or drainage easements to participate in sports and/or fishing of any kind is strictly prohibited.
2. **Enforcement:** The Association shall have the right, but not the duty, to impose fines, for violations of the Covenants, these Rules and Regulations and the ARB Guidelines. The Association may, at the discretion of the BOD, appoint a Fining Committee to review violations and impose fines in accordance with the Covenants, these Rules and Regulations, the ARB Guidelines and Chapter 720 of the Florida Statutes.

The Association has the right to enforce the Covenants and the BOD, at its discretion, may request the association attorney to enforce the Covenants. All Owners are liable for attorneys' fees and costs incurred for violation notices sent to Owners whether litigation is filed or not.

All rules are fully enforced.