



RULES AND REGULATIONS

Summary of Section 7 of the Declaration of Covenants and Restrictions of Millstone

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This summary of the rules and regulations of Millstone does not supersede or replace the Declaration of Covenants and Restrictions of Millstone, Articles of Incorporation of Millstone Association, Inc., the Bylaws of Millstone Association, Inc. or any local, state or federal laws, codes, ordinances, rules or regulations. RESIDENTS OF MILLSTONE LANDING AND THEIR GUESTS MUST COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS, AS WELL AS THESE RULES AND REGULATIONS.

The Community Rules and Regulations are designed to protect the rights and privileges of the residents, their families and guests and to protect the property. They have been formulated to acquaint members with the activities available to them and for proper utilization of the facilities. These Rules and Regulations will be reviewed periodically by the Board of Directors and amended as necessary to better serve the community.

It is the intent of the Board to limit these Rules and Regulations so that every member will obtain maximum use and enjoyment of the facilities. Although they place some restriction on member activities, *they are intended to respect the right of the membership as a whole*. Enforcement of the Rules and Regulations will primarily be placed in your hands and those of the Association.

Owner/Member is defined as the record owner(s) of the fee title to a lot and is responsible for all residents of their home complying with these rules and regulations. It is the duty and responsibility of the members to become familiar with these requirements and to cooperate in the enforcement thereof.

The Association, its members, Board of Directors or Property Management Company and their representatives will not be held liable for loss, damages, or injuries to any resident or guest in connection with the use of all facilities.

Section 1 **Air Conditioning Units.**

1. No window, wall, or portable air conditioning units are permitted

Section 2 **Automobiles, Vehicles and Boats.**

1. Any vehicle other than an automobile, private passenger van, single axle pick-up truck of ½ ton or less must be parked overnight in an enclosed garage.
2. No vehicle containing commercial lettering, signs, or commercial equipment may be parked or stored outside overnight.
3. No recreational vehicle, camper, trailer, boat, or vehicle other than a licensed private passenger vehicle may be parked or stored outside overnight.
4. No overnight parking is permitted on any streets, lawns or areas other than driveways and garages.
5. Vehicles which are not in good condition and repair or that do not have a current license may not be parked outside an enclosed garage for more than 24 hours.
6. No motorcycle, motorbike, moped, all-terrain vehicle, or other such vehicle, including golf carts, may be operated within Millstone Landing unless it is licensed for street use and equipped with noise-muffling equipment.
7. No parking within 15 feet of a hydrant and 20 feet of intersections, crosswalks and stop signs.
8. All traffic signs must be obeyed at all times, included posted speed limits.
9. No boat or boat trailer may be stored or parked outside overnight.
10. No boating is allowed in any lake.
11. The Association is authorized to order the towing of any vehicle at vehicle owner's expense for any violation of this section.

Section 3 **Basketball Backboards.**

1. No permanently installed basketball backboards are permitted.
2. No portable basketball backboards may be kept outside of a UNIT overnight or when not in use.

Section 4 **Business or Commercial Use**

1. No trade, business, profession, or commercial activity shall be conducted if customers come to a home or if the non-residential use is apparent from the exterior of the home.

Section 5 Common Areas

1. Nothing shall be stored, constructed, placed within, or removed from any common area by any owner.

Section 6 Clotheslines and Outside Clothes Drying

1. No outside clothes-drying is permitted.

Section 7 Damage and Destruction

1. If any home is damaged or destroyed, the owner shall repair and restore it to the original condition or remove it and restore the lot to a clean, neat and safe condition as soon as is reasonably practical.

Section 8 Driveways

1. No asphalt or gravel driveways, walkways or sidewalks are permitted.
2. All driveways and walkways must be constructed with concrete, stamped concrete or brick pavers.

Section 9 Easements

1. No improvement or other material shall be placed or permitted within a designated easement.

Section 10 Exterior Changes, Alterations and Improvements

1. No owner shall make any improvement without the prior written consent of the Architectural Review Committee (ARC).

Section 11 Fences

1. Fences are not permitted within 10 feet of the front of any home.
2. No fences shall be installed without the consent of the ARC as to the location, height, and type of the fence.

Section 12 Garages

1. No garage shall be permanently enclosed or used for anything other than parking.
2. All garage doors shall remain closed when not in use.

Section 13 Garbage and Trash

1. No garbage, trash, refuse or rubbish shall be allowed to accumulate and shall not be placed or dumped on any portion of the property except in a container intended for such use.
2. All garbage, trash, refuse and rubbish must be placed in appropriate trash containers or bags may be placed curbside after 5:00 p.m. on the day before the scheduled day of collection.
3. Trash containers must be removed from curbside on the collection day.
4. Except when placed for collection, trash containers shall be kept inside a home or within a fenced-in area that is screened from view.

Section 14 Garbage Containers, Oil and Gas Tanks, Air Conditioners

1. All garbage containers, tanks, air conditioning units, and pool equipment shall be landscaped so they are concealed from view on any street or adjacent property.

Section 15 Lakes and Canals

1. No swimming or boating is allowed in any lake.
2. No one shall dump any garbage in a lake.
3. All lake banks shall be sodded.

Section 16 Landscaping

1. Owners shall maintain the landscaping on their lot in first class condition and appearance.
2. No artificial grass or plants shall be placed or maintained outside of a home.

Section 17 Leases

1. All leases must be in writing and a copy delivered to the Millstone Association.
2. No home may be leased for less than 3 months or more than twice in a 12 month period.

Section 18 Mailboxes

1. Only mailboxes which are identical to mailboxes originally provided for the homes are permitted.

Section 19 Maintenance

1. Homes will be maintained in first class condition and good working order, in a clean, neat and attractive manner, and in accordance with all governmental requirements.
2. Exterior maintenance, including pressure cleaning and painting, shall be periodically performed as reasonably necessary.

Section 20 Nuisances

1. No nuisances that will interfere with the peaceful possession use of their property by residents shall be permitted.
2. No unreasonably offensive or unlawful action shall be permitted.
3. All laws, zoning ordinances and regulations of all controlling governmental authorities shall be complied with at all times by the owners.
4. Owners are responsible for pest and vermin control on their property.

Section 21 Occupancy

1. No home shall be permanently occupied by more than two persons for each bedroom.
2. Temporary guests are permitted so long as they do not create an unreasonable source of noise or annoyance to the other residents.

Section 22 Outside Antennas and Flag Poles

1. No outside signal receiving or sending antennas, dishes or devices are permitted which are visible from the exterior of a UNIT without the consent of the ARC except digital satellite dishes not exceeding 18 inches.
2. No flag poles are permitted without the consent of the ARC.

Section 23 Outside Storage of Personal Property

1. Personal property shall be kept inside the resident's home or a fenced or a walled-in yard, except for tasteful patio furniture and accessories, BAR-B-Q grills, and playground equipment approved by the ARC.

Section 24 Pets

1. No animals of any kind shall be permitted except for common household domestic pets.
2. No pit bull terriers are permitted.
3. Only dogs and cats will be permitted outside of the permanently enclosed air conditioned living space of a home, including garages, porches or patios unless someone is present in the home.
4. Pets must be carried or kept on a leash when outside of a home or fenced-in area.
5. No pet shall be permitted to go on any other lot without permission of the owner of that lot.
6. A pet must not be an unreasonable nuisance or annoyance to the other resident.
7. Residents shall immediately pick up and remove any solid animal waste deposited by his pet anywhere within the community.
8. No commercial breeding of pets is permitted.

Section 25 Playground Equipment

1. No OWNER shall install any sports, recreational or toddler/children equipment on his lot or on the exterior of his UNIT without the consent of the ARC.

Section 26 Portable Buildings.

1. No portable, storage, temporary or accessory buildings or structures, sheds, or tents, shall be erected, constructed or located upon any lot for storage or otherwise.

Section 27 Roofs for Porches, Patios or Additions

1. Roofs for porches, patios and additions must be approved by the ARC and must be of the same type and color as the existing roof on the home.
2. No metal or fiberglass patio roofs will be permitted.

Section 28 Signs

1. No sign shall be placed upon any lot or in any home which is visible from the exterior of the home.

Section 29 Solar Collectors

1. The ACRC has the right to approve the type and the specific location where any solar collector will be installed on a roof provided that such determination does not impair effective operation.
2. Solar collectors will not be permitted on the front roof.

Section 30 Subdivision

1. No lots may be subdivided.

Section 31 Surface Water Management

1. No one shall install any landscaping or place any fill on a lot which would adversely affect the drainage of any contiguous lot.

Section 32 Swimming Pools

1. No above-ground swimming pools or spas shall be installed or placed within any lot.

Section 33 Window Treatments

1. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding 90 days after an owner or tenant first moves in.

Section 34 Rules and Regulations: Clubhouse Use

1. Use of the Millstone Association community center is limited to owners with an access fob, registered tenants, and guests of authorized users. Only owners in compliance with all requirements will receive an access fob.
2. Tenants must register with Castle Management and will be provided access if authorized in writing by the owner and only if the owner is in compliance with all requirements to receive an access fob.
3. Guests must be accompanied by the authorized user.
4. No more than 2 guests per household are allowed, unless authorized in advance by the Property Manager.
5. Minimum age for community center access is 16. Children under 16 must be accompanied by their parent or legal guardian, who is a fob holding owner.
6. The only authorized access to the center is through the front door with an active fob issued by management to the entrant.

7. No one is authorized to provide access to anyone who is not a current fob holder other than their personal guest.
8. Center hours are 6:00am to 10:00pm. Alarm is activated from 10:00 pm until 6:00am. Residents causing false alarms will pay fees levied by police.
9. All personal property must be removed when leaving the center.
10. Use of the community center indicates acceptance of these rules and the user accepts all liability for using the facilities.
11. The community center and fenced areas are smoke free environments.

Section 35 **Fitness Room Use**

1. Residents and guests acknowledge that they are physically able to engage in fitness activity and agree that use of the facility is taken at their own risk.
2. Be courteous and respectful; limit your use of exercise equipment to 30 minutes if others are waiting.
3. No food or alcoholic beverage is allowed in the fitness room.
4. No one under the age of 16 is permitted in the fitness room unless they are under the direct supervision of a parent or legal guardian.
5. Guests must be accompanied by an authorized resident.
6. No more than 2 guests per resident are allowed to use the equipment unless authorized in advance by the Property Manager.
7. Wipe down equipment after use.
8. Report any equipment problems or malfunctions to the Property Manager using the forms provided in the fitness room.
9. Wear proper athletic attire and shoes while using fitness room equipment.
10. Millstone Association, its members, directors and Property Manager, will in no way be liable for loss, damages, or injuries to any resident or guest in connection with use of this facility.
11. Use of the fitness room and/or equipment indicates acceptance of these rules.

Section 36 **Swimming Pool Use**

1. No food, beverages or alcohol is permitted in the pool or on the pool wet deck.
2. No glass or animals are allowed in the fenced pool area.
3. Bathing load cannot exceed 92 persons.
4. Pool hours are from dawn to dusk.
5. Shower before entering the pool.
6. Do not swallow the pool water.
7. No one with open sores, cuts, diseases or diarrhea may use the pool.
8. No diving, and no running, pushing, or boisterous play in the pool area.
9. No one under the age of 16 is permitted in the pool area unless they are under the direct supervision of a parent or legal guardian.
10. Diaper-aged children must wear rubber pants while in the pool.
11. Music, floats and water toys may not be used in a manner that creates a nuisance for others.
12. Guests must be accompanied by an authorized resident.
13. No more than 2 guests per resident are allowed unless authorized in advance by the Property Manager.
14. Residents and guests acknowledge that there is no lifeguard provided at this pool and agree that use of the facility is taken at their own risk. Millstone Association, its members, directors and Property Manager, will in no way be liable for loss, damages, or injuries to any resident or guest in connection with use of this facility.
15. Use of the pool and pool area indicate acceptance of these rules.

Section 37 **Entry/Exit Gates**

1. Damaging a gate will result in a fine and/or repair costs being assessed.
2. Traffic rules must be observed, always using the gate on the proper side of the road.
3. Owners are responsible for their actions, as well as those of their guests.