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08/09/96 Doty Clerk

**AMENDMENTS TO RULES AND REGULATIONS
FOR MILL RUN HOME OWNERS ASSOCIATIONS**

Reasonable rules and regulations concerning the appearance and use of the subdivision may be made and amended from time to time by the Mill Run Home Owners Association. Copies of the regulations and amendments thereto shall be furnished by the Home Owners Association to all owners of the subdivision upon request.

The following are established and set forth as Rules and Regulations and are intended for the welfare, safety and common good of all residents of Mill Run. Cooperation from all parties subject to these Rules and Regulations is requested. It is intended that these Regulations apply to all residents, whether owners or tenants, as well as their guest, provided, however, that these restrictions shall not be applicable to the temporary service contractor.

It is intended that this development shall provide a safe, quite, enjoyable home life for all residents. Therefore, residents shall not commit, or permit the commission of any activity which would constitute a nuisance to other residents, to with: the loud playing of radio, television and other equipment in such manner as to disturb their neighbors; any immoral or illegal actions either within their premises or in the common areas.

Section 7 Restrictions

JED PITTMAN, PASCO COUNTY CLERK
08/09/96 02:46pm 1 of 6
OR BK 3613 PG 384

(A) - No trade, business or profession or other type of commercial activity shall be carried on upon property designated multi- or single-family residential or any portion thereof, except that nothing herein shall prohibit the operation of sales models and offices by the builders of residences on the property until all such residences have been sold, leased or rented by the builders. As written

(B) No nuisances shall be allowed to exist within the Properties nor any use or practice that is the source of annoyance to owners or which interferes with peaceful possession and proper use of the Lots by their Owners. - As written

(C) No animals other than customary and usual household pets to include a limit of two (2) shall be kept, bred or maintained on the property and no animals of any description whatsoever shall be kept, bred or maintained for any type of commercial purposes.

Add:

All pets walked by owners shall be on a leash and it is the owners responsibility to clean up after their pets.

(D) Any basketball backboard or other fixed games or play structures shall be located behind the front building line of the house located on any given lot.

Add:

All basketball back boards and hockey nets must be located on the main entrance (Front Door) side of the driveway not to exceed 14 feet from the garage door. The hours of use shall be 9 a.m. to 10 p.m. If the homeowners do not abide by the hours of operation they will be asked to remove the backboards, hockey nets.

(E) The dumping of rubbish, trash or waste on any lot is prohibited and all Lot Owners shall provide for the disposal of trash, rubbish and sanitary waste. As written

(F) Any outbuilding of any description shall only be allowed with the prior written approval of the Developer or the Association, and no such outbuilding, whether temporary or permanent in nature, shall be allowed to be used as a residence.

Add:

Any out building on any given lot shall be constructed of anything other than metal and shall not exceed a size of 12'x12'x8' and be anchored to the ground a minimum of four times. Owners must receive prior written approval from the Board of Directors and whether temporary or permanent in nature shall not be used as a residence, and must comply with county regulations.

(G) The lawn and landscaping shall be properly maintained and no rock, cement or gravel lawns shall be permitted. As written

(H) Any devices utilized for hanging clothes shall be located to the rear of the residence on any given lot. As written

(I) No oil or gas tanks shall be permitted with the exception of any fuel that is used for household cooking or heating purposes. As written

(J) There shall be no display of signs of any description except signs advertising the property for sale or lease and signs used by the builders to advertise the property for sale during the course of construction. As written

(K) All swimming pools, spas, tennis courts or other recreational facilities that are permanent in nature shall be located in compliance with county regulations.

Add:

All swimming pools, spa's, tennis courts or other recreational facilities that are permanent in nature shall first be approved by the Board of Directors and be located in compliance with county regulations.

(L) No abandoned vehicles shall be stored upon the lot and any motor home or travel trailer shall be stored to the rear of the residence on the Lot and any boat shall be stored at all times within the confines of the garage.

Add:

No abandoned vehicles shall be stored upon the residence and any boat shall be stored at all times within the confines of the garage.

(La)

Except as hereinafter provided, no owner or person having the use of a commercial vehicle or recreational vehicle shall park or allow to be parked either of said vehicles on his residential property or on the streets or parkways in Mill Run in excess of one hour unless:

1. Such vehicle is engaged in legitimate loading or unloading activities;
2. Such vehicle is parked in a covered garage; or
3. Such vehicle is or made necessary by actual physical impairment by the owner or user thereof

DEFINITIONS

The term "commercial vehicle" for the purposes of the Rule and Regulation shall be defined as any one of the following classified vehicles:

<u>State of Florida Vehicle Class</u>	<u>Descriptive Classification</u>
Nos. 31 (over 1,500 lbs.) 32, 33, 34	Commercial Trucks
No. 35	Bus for hire
No. 36	Bus local
Nos. 37 & 38	Bus
Nos. 40, 41, 42, 43, 44, 45, 46, 47, 48, & 49	Trucks-Tractors
Nos. 54 (over 1,500 lbs.) & 55	Trailer for hire w/(without a boat)
No. 56	Semi-Trailer
No. 92	Ambulance, Hearse, wrecker, Privately owned school bus
No. 94	Tractor Crane

The term "recreational vehicle" shall be defined as any one of the following classified vehicles:

<u>State of Florida Vehicle Tax Class</u>	<u>Descriptive Classifications</u>
No. 51	Mobile Home
Nos. 54 (over 1,500 lbs.) & TT	Trailer for hire (with boat attached thereto)
Nos. 61, 62, 63, & 64	Travel Trailer, Camp Trailer,
No. 93	Motor Coach
	Boats

(Lc)

Prior request is needed from the Board of Directors to park a visiting R.V. on property. Max time 1 week.

(M) No docks, piers or similar structures shall be constructed without the prior written approval of the Developer or the Association.

Add:

Delete the words (of developer or the association). Add the Board of Directors.

(N) Television or radio antennas shall not exceed three inches (3") in diameter and shall not exceed a height of thirty feet (30') and no satellite dishes or receivers similar thereto shall be allowed.

Add:

No television or radio antennas shall be allowed on pole or towers, only in the attic space.

(Na)

Satellite dishes 18" inch diameter or smaller are allowed and are to be mounted on the house or in the landscape.

(O) All heating and air conditioning units shall be located adjacent to the residence and properly maintained. There shall be no window air conditioning units or units commonly referred to as wall air conditioning units. Any solar heating devices utilized shall be neat in appearance and subject to prior written approval of the Developer or the Association.

Delete:

And subject to prior written approval of the developer of the association.

(P) No Lot Owner shall install any type of deep well without the prior approval of the Developer of the Association. Nothing herein, however, shall prohibit the Developer from locating wells, pumping facilities or tanks within the residential area open spaces or within any other area of MILL RUN.

Add:

After well (30')

Delete:

Developer and from nothing to Run.

(Q) Add

A written request from the Home Owner is required before installing any dog run or fence. All dog runs and fencing to be either wood or chain link not to exceed 4 ft in height and not to pass the front line of the dwelling. Any fencing already installed shall be grandfathered in, fences to be stained only.

Article V.

Delete (30) Add (10)

The foregoing Amendments was adopted by the Board of Directors on the 9th day of August, 1996. IN WITNESS WHEREOF, the undersigned have executed these Articles of the Amendment this 10th day of June, 1996.

Signed, Sealed and Delivered in the Presence of:

MILL RUN HOMEOWNERS' ASSOCIATION OF PASCO, INC.

Anna H. Deas
Anna H. Deas

By: Michael T. Miller
Michael Miller, President ^{VICE}

Anna H. Deas
Anna H. Deas

Attest: Kent Hetfield
Kent Hetfield, Treasurer

STATE OF FLORIDA }
COUNTY OF PASCO |

BEFORE ME, the undersigned authority, personally appeared Thomas Knight, and Kent Hetfield, as President and Treasurer, respectively, of the MILL RUN HOMEOWNERS' ASSOCIATION OF PASCO, INC., a not-for-profit Florida corporation, known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed those Articles of Amendment of the purpose therein stated.

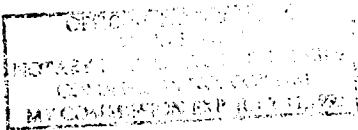
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 1996.

ID used: FL.Dr.Lic

M. Miller -- M460546382810
EX 8-1-99

Anna H. Deas
Notary Public Anna H. Deas
My Commission Expires:

K. Hetfield -- H314519331660 EX 5-6-97



R

MILL RUN HOMEOWNERS ASSOC.
P.O. BOX 1827
ELFERS, FL 34680