MILL RUN HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Date: Thursday, October 22, 2026
Time: Immediately Following the 2027 Budget Meeting
Place: Carriage Homes Clubhouse - Parkland, FL 33067

AGENDA

1. Call to Order
2. Roll Call / Establish Quorum
3. Proof of Notice of Meeting
4. Approval of Minutes from Prior Meeting
5. Property Manager Report
6. Old Business
    a. Replenishment Well Project Update
    b. Pool House Renovation Project Update
    c. Pool Renovation Project Update
7. New Business
    a. Introduction, Review and Approval of Mill Run Landscape Standards
    b. Introduction, Review and Approval of Amended Mill Run Roofing Standards
8. Homeowners Forum
9. Adjournment

THE MILL RUN HOMEOWNERS ASSOCIATION
Architectural Review Board Standards for:
LANDSCAPING

This addendum to "THE MILL RUN HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD STANDARDS" was drafted on October 14, 2026, and is proposed for review and adoption by the Board of Directors of the Association at its properly noticed meeting on October 22, 2026.

LANDSCAPING – The installation, removal, replacement, relocation, or material modification of landscaping anywhere on a Lot shall be permitted only when the respective homeowner submits the applicable Architectural Review Board application (ARB application) for review and receives approval from the Architectural Review Board prior to any work being performed, except for routine maintenance which does not result in a material change to the existing approved landscaping.

The Association provides certain landscape maintenance services throughout Mill Run pursuant to the governing documents and landscape maintenance contracts approved by the Board of Directors. These standards are intended to establish the requirements applicable to homeowner landscaping and to clarify the distinction between Association-provided routine landscape maintenance and landscaping which remains the responsibility of the homeowner.

A. REQUIREMENTS:

1. The ARB application for proposed landscape changes must include all pertinent information including, but not limited to, the location of the proposed landscaping, the type and quantity of plant material, approximate size at installation, and any proposed removal or replacement of existing trees, palms, shrubs, hedges, turf, planting beds, or other landscape material.
2. Landscaping shall be harmonious and aesthetically compatible with the existing character and appearance of Mill Run and Terramar One.
3. Landscaping shall not be installed, maintained, or permitted to grow in a manner that interferes with sidewalks, roadways, drainage, irrigation systems, utilities, easements, street visibility, neighboring Lots, Common Areas, or the Association's ability to perform required maintenance.
4. The following plant material identified in the Association's governing documents shall not be planted within the Properties:
    a. Cocos Nucifera – Coconut Palm
    b. Melaleuca Leucadendron – Cajeput Tree
    c. Casuarina Equisetifolia – Australian Pine
    d. Schinus Terebinthifolius – Brazilian Pepper
    e. Wedelia Trilobata – Wedelia
    f. Acacia
5. The Architectural Review Board may deny proposed landscaping based upon aesthetic considerations, anticipated mature size, root structure, growth pattern, invasive characteristics, maintenance requirements, interference with Association maintenance, or other conditions reasonably related to the proposed installation.
6. Approval of homeowner-installed landscaping does not transfer responsibility for the future maintenance, repair, replacement, or removal of such landscaping to the Association unless specifically agreed to in writing.
7. The homeowner is responsible for ensuring that all landscape work complies with applicable building, fire, health, safety, environmental, and governmental requirements and for obtaining any permits or additional approvals that may be required by the Terramar Community Association, the City of Parkland, Broward County, or the State of Florida.
8. The homeowner is responsible for any damage caused to Common Areas, irrigation systems, utilities, neighboring Lots, turf, sidewalks, roadways, or other improvements by the homeowner or by contractors retained by the homeowner in the course of performing landscape work.
9. There shall be no staging, storage of landscape materials, dumping, or disposal of landscape debris on Common Areas without prior written authorization from the Association.

B. ASSOCIATION-PROVIDED LANDSCAPE MAINTENANCE:

1. The Association provides maintenance of lawn areas located within the Properties, including the Lots, as provided in the governing documents. The Association's obligation with respect to individual Lots extends to landscaping originally installed by the Developer or approved in-kind replacement thereof.
2. Association-provided landscape maintenance is performed according to the scope and frequency established by the Association's landscape maintenance contract, seasonal requirements, weather conditions, plant-growth cycles, and schedules authorized by the Board of Directors.
3. Routine landscape services may include mowing, edging, scheduled shrub and hedge trimming, blowing and cleanup, periodic fertilization, weed-control applications, treatment of visible damaging insects when included within the landscape contract, and irrigation inspections or wet checks.
4. Association-provided landscape maintenance is a scheduled maintenance service and is not an on-demand or customized landscape service. Individual homeowners may not direct Association landscape crews to perform additional work, alter approved landscaping, remove trees or shrubs, modify irrigation, or perform work outside the scope authorized by the Association.
5. Association-provided landscape maintenance is intended to provide a uniform community-wide level of service. The Association and its landscape contractor are not required to create individualized maintenance programs, treatment schedules, equipment requirements, trimming preferences, or other customized service levels for individual Lots.
6. Requests or concerns regarding landscape services shall be submitted to the Association's management company. Management will determine whether the matter involves a missed contracted service, a future scheduled service, homeowner-installed landscaping, an irrigation issue, replacement work, tree-related work, or other work outside the routine maintenance scope.
7. Damage allegedly caused by an Association contractor shall be reported to management for referral to the applicable contractor. Nothing in these Standards shall be construed as creating an obligation on the part of the Association to repair, replace, reimburse, or otherwise compensate an Owner for damage allegedly caused by an independent contractor.

C. TURF:

1. Turf areas on each Lot shall be maintained in a neat, reasonably healthy, and visually acceptable condition consistent with the Community-Wide Standard for Mill Run and Terramar One.
2. Routine mowing, fertilization, weed treatment, and pest treatment provided by the Association do not constitute a guarantee that turf will remain completely free from weeds, insects, disease, fungus, discoloration, thinning, or other naturally occurring conditions.
3. The presence of weeds, insects, disease, fungus, dead turf, thinning, discoloration, or bare areas does not, by itself, establish that the Association or its landscape contractor failed to perform required landscape maintenance.
4. Turf replacement is not included as part of the Association's routine lawn maintenance services. The replacement of damaged, declining, diseased, dead, or otherwise unsatisfactory turf located on an individual Lot shall be the responsibility of the Lot Owner, except where the Board of Directors specifically determines that the governing documents impose a replacement obligation upon the Association.
5. Where turf replacement is the homeowner's responsibility, the homeowner may request a separate proposal from the Association's landscape contractor or may retain another qualified landscape contractor at the homeowner's expense.
6. Replacement turf shall be an approved in-kind replacement unless a different turf type, configuration, or material has received prior approval from the Architectural Review Board.

D. SHRUBS, HEDGES, AND PLANT MATERIAL:

1. Shrubs and hedges included within the Association's landscape maintenance program shall be trimmed according to the Association's established trimming schedule.
2. Association-provided shrub and hedge trimming is a scheduled maintenance service and is not an individualized or on-demand service. A homeowner's preference for a particular hedge height, shape, trimming frequency, or appearance shall not require the Association or its landscape contractor to perform work outside the approved maintenance schedule.

3. The following plant material is excluded from the Association's routine shrub and hedge trimming service and shall be maintained by the homeowner: Bougainvillea; Birds of Paradise; Traveler's Palms; and other plant material specifically identified by the Association as excluded from the contracted routine trimming scope.
4. The fact that excluded plant material is located within or adjacent to a hedge, planting bed, or other area otherwise serviced by the Association does not make that plant material part of the Association's trimming responsibility.
5. Homeowners are responsible for keeping excluded plant material maintained so that it does not become overgrown, unsightly, hazardous, obstruct access, interfere with sidewalks or neighboring property, or interfere with the Association's landscape maintenance.
6. Homeowner-installed or homeowner-modified landscaping shall remain the responsibility of the homeowner unless the Association has specifically agreed in writing to maintain such landscaping.
7. Corrective restoration of substantially overgrown or neglected homeowner-responsibility landscaping is outside routine Association landscape maintenance.

E. TREES AND PALMS:

1. Tree and palm trimming shall be performed according to the Association's separately established tree-trimming program and is not included as part of each routine landscape maintenance visit.
2. Trees and palms included within the Association's scheduled trimming program shall be determined by the approved scope of work for the applicable trimming cycle.
3. Routine trimming and shaping under the Association's scheduled tree and palm trimming program does not include fruit trees, self-pruning palms (including Christmas palms), Areca palms, Traveler's Palms, or other ornamental or specialty plant material identified by the Association as excluded from routine trimming, unless specifically included in a Board-approved scope of work.
4. Notwithstanding the routine trimming exclusions above, during the Association's annual tree and palm maintenance project, limited maintenance may be performed on Christmas palms and other self-pruning palms when dead fronds are present, fronds are touching or encroaching upon a residence or other structure, or berry, seed, or fruit stalks require removal. This limited annual maintenance does not include routine shaping, reduction, or aesthetic trimming of otherwise healthy fronds and does not convert the palm into an Association routine trimming responsibility.
5. Plant material excluded from the Association's tree or palm trimming program remains the homeowner's responsibility to maintain, regardless of whether the plant is located within an area otherwise receiving Association landscape maintenance.
6. The Association's maintenance of surrounding turf, shrubs, hedges, or other landscaping shall not be construed as acceptance of maintenance responsibility for excluded plant material.
7. A homeowner seeking supplemental tree or palm trimming outside the Association's scheduled program may arrange for such work at the homeowner's expense, subject to ARB approval where required.

F. TREE REMOVAL AND ROOTS:

1. Tree removal is not routine landscape maintenance or tree trimming.
2. No tree or palm located on a Lot may be removed or substantially altered without prior written approval from the Architectural Review Board, except where emergency conditions require immediate action to prevent an imminent threat to persons or property.
3. A homeowner request for removal of a tree or palm does not, by itself, establish that the Association is responsible for removing or paying for the removal.
4. Responsibility for tree or palm removal shall be determined based upon the location of the tree or palm, whether it was originally installed or subsequently added, the reason for the requested removal, and the applicable governing documents.
5. Tree-root pruning, root barriers, removal of substantial roots, or similar work which may affect the health or structural stability of a tree shall not be undertaken by an Association landscape crew solely at the request of a homeowner.

6. Conditions involving tree roots shall first be reviewed by management and, when appropriate, by the Association's landscape contractor, a qualified arborist, or another appropriate professional.
7. The presence of roots beneath or near a driveway, walkway, patio, pavers, pool deck, fence, or other homeowner improvement shall not automatically establish Association responsibility for repair, root removal, or tree removal.

G. IRRIGATION:

1. The Association is responsible for the maintenance and operation of irrigation systems serving Association Common Areas.
2. Homeowners are responsible for the maintenance and operation of irrigation systems serving their individual Lots.
3. Each homeowner is responsible for ensuring that the irrigation system serving the homeowner's Lot is properly operated and provides sufficient irrigation to maintain the landscaping in an acceptable condition.
4. Damage or decline to turf, shrubs, hedges, trees, or other landscaping resulting from inadequate irrigation, improper programming, a malfunctioning irrigation system, or the irrigation system being turned off shall be the responsibility of the homeowner.

H. WEEDS, PESTS, DISEASE, AND LANDSCAPE CONDITION:

1. No weeds, underbrush, uncontrolled volunteer growth, refuse, dead plant material, or other unsightly growth or objects shall be permitted to remain on any Lot.
2. Periodic weed-control, fertilization, insect, or other treatments provided through the Association's landscape contract are maintenance treatments and do not constitute a guarantee that turf or landscape beds will remain completely free from weeds, insects, disease, fungus, or other naturally occurring conditions between scheduled applications.
3. Homeowners remain responsible for conditions on their Lot that constitute weeds, underbrush, refuse, or other unsightly growths or conditions prohibited by the governing documents.

I. ACCESS FOR LANDSCAPE MAINTENANCE:

1. Homeowners shall provide reasonable access necessary for the Association and its authorized contractors to perform required landscape maintenance.
2. On scheduled landscape service days, homeowners shall leave gates unlocked or otherwise provide access to areas maintained by the Association.
3. Pets and other animals shall be kept securely inside or otherwise restrained away from landscape crews and work areas.
4. Homeowners shall remove or secure hoses, furniture, decorations, toys, temporary fencing, equipment, and other personal property which may obstruct landscape maintenance.
5. When tree or palm trimming is scheduled, vehicles shall be removed from beneath or immediately adjacent to trees or palms being serviced.
6. The Association and its contractors shall not be required to enter an area which cannot be safely or reasonably accessed.
7. Areas obstructed by locked gates, animals, vehicles, construction, personal property, or other impediments may be skipped and addressed during a subsequent scheduled service after access has been provided.

J. HOMEOWNER REQUESTS TO DECLINE ASSOCIATION LANDSCAPE SERVICES:

1. Association-provided landscape maintenance is performed according to uniform service standards and schedules established for the community. Individualized or customized landscape maintenance programs will not be provided for individual Lots.
2. A homeowner may submit a written request to management to decline one or more entire categories of Association-provided landscape service applicable to the homeowner's Lot.
3. Service categories that may be declined are turf mowing, shrub and hedge trimming, and Association-provided fertilizer, herbicide, pesticide, or other standard landscape treatment applications.

4. An election to decline a service applies to the entire applicable service category for the Lot. A homeowner may not request different mowing methods, trimming methods, treatment schedules, equipment, heights, frequencies, or service levels for different portions of the same Lot.
5. A homeowner may elect not to have the Association mow the Lot or may elect not to have the Association trim shrubs and hedges. A homeowner may not require the Association or its contractor to mow the front yard but not the rear yard, use different mowing equipment in different portions of the Lot, trim only selected hedges, or otherwise provide a customized maintenance program.
6. A homeowner who declines an Association-provided service remains responsible for maintaining the affected turf, shrubs, hedges, or other landscaping in compliance with the Community-Wide Standard and the Association's governing documents.
7. Declining Association-provided fertilizer, herbicide, pesticide, or other standard treatment applications does not create an obligation for the Association or its contractor to provide an alternative or customized treatment program.
8. A homeowner who desires additional fertilizer, pest control, weed control, irrigation, trimming, or other landscape services beyond the Association's standard program may separately contract for such additional services at the homeowner's expense, subject to any applicable Association requirements.
9. The Association may maintain a written list of Lots that have elected to decline particular service categories for use by management and the Association's landscape contractor.

K. REPLACEMENT AND ADDITIONAL LANDSCAPE WORK:

1. Replacement of landscape material as part of approved Association work shall generally be in kind unless a different species, design, or configuration is approved by the Architectural Review Board.
2. Replacement of turf, trees, palms, shrubs, hedges, or other landscape material is separate from routine mowing, trimming, or periodic treatment services.
3. Work determined to be outside the Association's maintenance responsibility may be quoted separately by the Association's landscape contractor.
4. The homeowner may also retain another qualified landscape contractor for homeowner-responsibility work, subject to applicable ARB approval, permitting, licensing, insurance, and Association requirements.
5. The Association's landscape contractor providing a proposal for work does not establish that the Association is responsible for paying for that work.

L. LAWN ORNAMENTS:

1. Lawn ornaments shall be permitted only when the respective homeowner submits the applicable ARB application for review and receives approval from the Architectural Review Board prior to placement.
2. For purposes of these standards, "Lawn" means the area in the front and side of a home that is visible from the street and/or Common Area.
3. "Lawn Ornament" means an object placed on the lawn for ornamental or decorative purposes. Fountains are considered lawn ornaments. Potted plants and landscape lighting are not considered lawn ornaments for purposes of this section.
4. Lawn ornaments shall be limited to three per lawn, one of which may be a fountain.
5. Lawn ornaments, particularly fountains, must be substantially screened by foliage and must remain harmonious visually and aesthetically with the surrounding landscaping and community.
6. Fountains shall be maintained in a clean condition and proper working order at all times.

M. HOLIDAY AND SEASONAL DECORATIONS IN COMMON AREAS:

1. No homeowner may install or place holiday or seasonal decorations within Association Common Areas or other shared landscaped areas without prior approval.
2. The homeowner must submit the proposed decoration details using an Architectural Review Board application and receive approval prior to installation.
3. Approval authority may be exercised by the Board of Directors or delegated to the Architectural Review Board.

4. The homeowner is responsible for maintaining approved decorations throughout the period in which they are displayed.
5. If approved decorations are not properly maintained, the Association may require their removal within seven (7) days.
6. Upon removal of the decorations, the homeowner is responsible for restoring the affected Common Area or landscaped area to its original condition and completing all necessary cleanup within seven (7) days.
7. Any damage to Common Areas, landscaping, irrigation, turf, trees, shrubs, lighting, utilities, or other Association property resulting from the installation, maintenance, or removal of decorations must be repaired within thirty (30) days.
8. Any costs incurred by the Association to repair damage attributable to the homeowner's decorations may be charged to the homeowner.
9. Any lighting, sound, music, or noise associated with approved holiday or seasonal decorations shall be limited to the period from dusk until 12:00 A.M. midnight.
10. Approval of holiday or seasonal decorations does not authorize alteration, removal, pruning, cutting, attachment to, or other modification of Association landscaping, trees, irrigation, or other Common Area improvements unless specifically approved as part of the application.

N. MAINTENANCE:

The landscaping of each Lot shall be maintained in a manner consistent with the Community-Wide Standard for Mill Run and Terramar One and the applicable covenants of the Properties.

Association-provided maintenance shall be performed according to the governing documents, approved landscape contracts, and schedules established by the Association. The homeowner remains responsible for landscaping, improvements, maintenance, or conditions assigned to the homeowner under the governing documents or resulting from homeowner-installed or homeowner-modified landscaping.

In the event the homeowner fails or refuses to maintain landscaping or Lot conditions for which the homeowner is responsible, the Association may exercise such remedies as are authorized by the governing documents and applicable law.

FINAL NOTE: These guidelines are not absolute and irreversible dictates. However, the Board of Directors feels that the closer these guidelines are adhered to, the more harmonious and aesthetically pleasing the community will be. The Board of Directors is open to other ideas and suggestions and will review matters not covered by these guidelines on a case-by-case basis. The Board of Directors reserves the right to amend or revise these guidelines, as necessary.

THE MILL RUN HOMEOWNERS ASSOCIATION
Architectural Review Board Standards for:
Roofing

THE MILL RUN HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD STANDARDS requirements for roof replacement and/or modification were originally drafted on March 10, 2022 and adopted by the Board of Directors of the Association on May 9, 2022, at a properly noticed meeting.

These amended Roofing Standards were drafted in October 2026 and are proposed for adoption by the Board of Directors of the Association at a properly noticed meeting October 22, 2026. Upon adoption, these Standards shall replace and supersede in their entirety the Roofing Standards adopted on May 9, 2022.

ROOFING – Replacement, alteration, or material modification of a roof shall be permitted only after the respective homeowner submits an Architectural Review Board (ARB) application for review and receives approval prior to commencement of the work. These Standards are intended to allow lawful, code-compliant roofing systems while preserving the established architectural character, unified exterior appearance, and aesthetic harmony of Mill Run.

REQUIREMENTS

1. The ARB application must include sufficient information to evaluate the proposed roof, including the manufacturer and product name, roofing material, roof profile and style, proposed color and finish, and photographs, brochures, specifications, or samples showing the finished exterior appearance. Product approval or code information shall also be submitted when reasonably available.
2. The Association shall not require issuance of a governmental building permit as a prerequisite to architectural review. The homeowner remains solely responsible for obtaining all permits and governmental approvals required before commencement of construction.
3. All roofing systems must comply with the Florida Building Code and all other applicable building, fire, health, safety, hurricane-resistance, and governmental requirements.
4. Roof systems recognized by the Florida Building Code, including qualifying metal roofing systems, may be submitted for approval. Approval of a particular roofing material does not constitute approval of every style, profile, configuration, color, or finish available in that material.
5. Regardless of roofing material, the finished roof must be harmonious with and consistent with the established architectural character and unified exterior appearance of Mill Run. In evaluating an application, the ARB may consider roof profile, shape, configuration, texture, color, surface finish, reflectivity, visible seams or ribs, and overall compatibility with the residence and surrounding homes.
6. Metal roofing may be approved when the proposed system complies with these Standards and its finished exterior appearance is consistent with the unified architectural scheme of Mill Run. Metal tile, barrel-profile metal, stone-coated metal, and similar architectural roofing systems may be approved when otherwise compliant with these Standards.
7. Standing-seam metal roofing or other roofing having a substantially different external appearance from the established residential architectural character of Mill Run shall not be automatically approved solely because the roofing material or roof system complies with the Florida Building Code. Such applications shall be evaluated based upon their external appearance and compatibility with the unified building scheme of the community.
8. Roof colors shall be predominantly terracotta, brown, or other earth-tone colors determined by the ARB to be harmonious with the established color palette of Mill Run. Multicolored or blended roofing may be approved provided the predominant colors remain consistent with the approved community color palette.
9. Bright metallic, highly reflective, unfinished metal, or other colors or finishes that create an industrial or commercial appearance inconsistent with the residential architectural character of Mill Run shall not be approved.
10. All visible roof areas on a residence shall be consistent in material appearance, profile, style, and color unless a different treatment is specifically approved by the ARB.

11. Roofing material shall not be field-painted, stained, or otherwise altered from its approved color or finish without prior written approval. A roof may be sealed or treated with an appropriate protective coating provided the resulting appearance remains consistent with an approved roof color and finish.
12. Roof accessories, vents, flashing, ridge components, fasteners, gutters, and other visible roofing components shall, to the extent reasonably practical, be coordinated with the roof color and design so as not to detract from the overall appearance of the residence.
13. Nothing in these Standards is intended to prohibit a roofing system or hurricane-protection product solely because of the material from which it is manufactured when applicable Florida law prohibits such a restriction. All roofing applications remain subject to lawful requirements concerning external appearance, architectural harmony, and the unified building scheme of Mill Run.
14. Approval by the Association is limited to compliance with the Association's architectural requirements and shall not constitute a representation or warranty concerning structural integrity, product performance, installation methods, code compliance, hurricane resistance, waterproofing, workmanship, or suitability of any roofing system.
15. The homeowner is responsible for ensuring that the installation complies with all applicable building, fire, health, safety, and governmental requirements and for obtaining all permits and approvals required by the Terramar Community Association, the City of Parkland, Broward County, the State of Florida, or any other governmental authority having jurisdiction.

MAINTENANCE:

The homeowner is required to maintain the roof in a manner consistent with the Community-Wide Standard for Mill Run and Terramar One and the applicable covenants of the Properties.

Such maintenance shall include, but is not limited to, periodic cleaning when reasonably necessary, repair or replacement of damaged roofing components, maintenance of coatings or finishes where applicable, and ensuring that the roof remains free of weeds, biological growth, deterioration, discoloration, staining, corrosion, damaged components, or other unsightly conditions.

Replacement roofing components used for repairs shall reasonably match the existing approved roof in material appearance, style, profile, and color.

In the event the homeowner fails or refuses to maintain the roof as required by the governing documents and these Standards, the Association may exercise such remedies as are authorized by the governing documents and applicable law.

FINAL NOTE: These guidelines are not absolute and irreversible dictates. However, the Board of Directors believes that adherence to these guidelines is important to preserving the harmonious and aesthetically pleasing architectural character of Mill Run. The Board of Directors recognizes that roofing products, construction methods, building codes, and applicable laws may change over time and that new roofing systems may become available which are not specifically identified in these Standards. Applications involving roofing systems or circumstances not specifically addressed herein shall be reviewed on a case-by-case basis consistent with the governing documents, applicable law, the unified exterior building scheme of Mill Run, and the architectural character of the community. The Board of Directors reserves the right to amend or revise these Standards as necessary and as permitted by applicable law.