MILL RUN HOMEOWNERS ASSOCIATION, INC.

NEW TENANT ORIENTATION PACKAGE

TENANT INFORMATION & ACKNOWLEDGMENTS

This package is used to register tenants and provide important Mill Run information. It is an orientation and registration package and is not an application for approval of a tenant or lease.

SUBMISSION REQUIREMENT: This Tenant Orientation Package must be returned to Association management via email to: manager@blueoceancommunities.com together with a copy of the fully executed lease prior to the tenant moving into the property.

PROPERTY INFORMATION

Mill Run Property Address:

_____

Lease Start Date: _____

Lease End Date: _____

MOVE-IN INFORMATION

Expected Move-In Date:

_____

TENANT INFORMATION

Tenant 1 - Full Legal Name:

_____

Email Address: _____

Primary Phone: _____

Tenant 2 - Full Legal Name:

_____

Email Address: _____

Primary Phone: _____

OWNER / LANDLORD INFORMATION

The owner/landlord is the tenant's primary point of contact. Please provide the owner/landlord's contact information below.

Owner / Landlord Name(s):

_____

Email Address: _____

Primary Phone: _____

POOL KEY AND LEASE SUBMISSION

Initials: _____ I/We understand and acknowledge that the owner/landlord is responsible for providing the existing Mill Run pool key to the tenant, and that a copy of the fully executed lease must be submitted to Association management together with the completed Tenant Orientation Package prior to move-in.

RULES AND REGULATIONS

Initials: _____ I/We acknowledge that I/We have received and read the Mill Run Rules and Regulations and Parking Rules and understand that, as tenants and occupants of the property, I/We are subject to the same applicable governing documents, rules, restrictions, and properly adopted Association requirements governing the owner and the property.

LANDLORD CONTACT

Initials: _____ I/We understand and acknowledge that the owner/landlord is my/our primary point of contact for all matters concerning the residence, lease, rent, maintenance, repairs, access, and other property-related matters, and that these matters are to be directed to the owner/landlord rather than Association management or the Association's accounting provider.

TENANT RESPONSIBILITY

Initials: _____ I/We understand and acknowledge that I/We are required to comply with the Association's governing documents, Rules and Regulations, Parking Rules, and other applicable Association requirements, and that these requirements apply to tenants and occupants in the same manner they apply to the owner and property. I/We are also responsible for ensuring that household members, occupants, guests, and invitees associated with the property comply with those requirements.

LEASE RESTRICTIONS

Initials: _____ I/We understand that Mill Run requires leases to be for a minimum term of six (6) months and that a Lot may not be leased more than two (2) times during any twelve (12) month period.

TENANT CERTIFICATION

By signing below, I/We certify that the information provided in this New Tenant Orientation Package is true and accurate and acknowledge that I/We have received and reviewed the Mill Run Rules and Regulations, Parking Rules, pool-key and lease-submission requirements, lease restrictions, landlord-contact requirements, and tenant responsibilities contained in this package. I/We further acknowledge that the owner/landlord is my/our primary point of contact for matters concerning the residence and tenancy, and that I/We, together with household members, occupants, guests, and invitees associated with the property, are required to comply with the Association's governing documents, Rules and Regulations, Parking Rules, and other properly adopted Association requirements during the tenancy.

Tenant 1 Signature: _____ **Date:** _____

Print Name: _____

Tenant 2 Signature: _____ **Date:** _____

Print Name: _____

MILL RUN HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS
April 1992

The following Rules and Regulations have been promulgated in accordance with the authority granted under Article III, Section 8, of the Declaration of Restrictions and Protective Covenants for Mill Run Homeowners Associations, Inc. and Article X, Section 3, of the Declaration of Covenants, Conditions and Restrictions for the Terramar Community Association, Inc.

The penalties for violation of our duly constituted Rules and Regulations shall include monetary fines which may be levied as a Special Assessment pursuant to Article V, Section 4, of the Declaration of Restrictions and Protective Covenants for Mill Run and Article XI, Section 3, of the Declaration of Covenants, Conditions and Restrictions for the Terramar Community Association and suspension of the right to vote and the right to use the recreational facilities. In addition, the Board shall have the power to seek relief in any court for violations or to abate nuisances.

Please be advised that owners will be held responsible for the actions of their families, guests, visitors, tenants, invitees, employees, agents, etc.

♦ ♦ ♦

1.0 PARKING

VEHICLES IN VIOLATION OF THE FOLLOWING RESTRICTIONS ARE SUBJECT TO BEING TOWED FROM THE PREMISES AT THE OWNER'S EXPENSE.

1.1 Parking on streets is strictly prohibited at any time. Each home has been constructed so as to allow for the parking of at least four to six vehicles (two in the garage and four in the driveway). Owners are required to make full use of the parking spaces appurtenant to their homes.

1.1.1 The Board of Directors has been authorized by the Terramar Community Association to grant temporary exemptions to this restriction for special events under the following conditions:

a) a resident holding a special event requiring additional parking must make a request to the management company in advance of the event; the request may be made in writing or by telephone.

b) such request must include a statement by the resident that both the garage and driveway of the home will be fully utilized before vehicles will be permitted to park on the street; failure to fully utilize all available parking appurtenant to the unit will void the approval.

c) approval shall be for a period not to exceed twenty-four hours.

1.2 Vehicles may be parked only in garages or driveways or such other parking areas as the Board of Directors may from time to time designate.

1.3 Parking wholly or partly upon any lawn, grass, median strip, berm or other landscaped area or walkway is strictly prohibited.

1.4 Trucks or commercial vehicles, campers, mobile homes, motor homes, boats, boat trailers, house trailers or trailers of every other description are prohibited from being parked or stored anywhere upon the properties or upon any lot except that such vehicles may be parked or stored entirely within garages.

1.4.1 This restriction shall not apply to trucks and other commercial vehicles being temporarily parked such as for pick-up, delivery and other commercial services.

1.4.2 The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or shall have printed on same some reference to any commercial undertaking or enterprise, or vehicles of more than six feet (6') in height.

1.5 The parking area at the pool is reserved for the temporary use of residents or guests using the pool facilities during regular, posted pool hours.

1.6 Any permanent, habitual or continual use of the pool parking area other than for the purpose set forth above is strictly prohibited.

1.7 Vehicles may not be parked or stored in such a way as to obstruct the free-flow of vehicular or pedestrian traffic.

1.8 Any vehicle parked or stored upon the premises must carry a current, valid registration and license tag and must be operable under its own power.

1.9 Derelict, abandoned or junked vehicles may not be stored anywhere upon the properties.

1.10 Motor vehicles may not be serviced, repaired, disassembled or assembled anywhere upon a lot or the Common Areas except in case of emergency.

VEHICLES IN VIOLATION OF THESE RESTRICTIONS ARE SUBJECT TO BEING TOWED FROM THE PREMISES AT THE OWNER'S EXPENSE.

2.0 <u>PETS</u>

2.1 Only dogs, cats or other usual, common, household pets may be kept.

2.1.1 The keeping of domestic pets is not a right of an owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a pet is vicious or annoying to other residents or has in any way become a nuisance.

2.2 No more than a total of two household pets may be housed on any one lot.

2.3 Pets are strictly prohibited from roaming freely upon the Common Areas.

2.4 Pets shall be kept on a leash and under positive control at all times when outside of the unit.

2.4.1 Maintaining a pet under positive control shall include preventing the pet from barking, howling, yelping, whining, etc., in any way as to constitute a disturbance to other residents at any time whether day or night.

2.5 Should a pet defecate anywhere upon the Common Areas, the owner, or the person in charge of that pet, must immediately remove and dispose of the excrement in a sanitary manner with the use of a "pooper-scooper" or other appropriate tool.

2.5.1 Failure to immediately and properly pick-up, remove and dispose of pet excrement will result in the Association's engaging the services of a janitorial company to visit the site and remove the excrement. The cost of such service will be charged against the appropriate owner, as a special assessment, at the rate of $50.00 per occurrence.

2.6 Pet owners are responsible, and by virtue of ownership assume responsibility, for any damage to persons or property caused by their pets.

THE ASSOCIATION WILL TAKE ANY AND ALL NECESSARY LEGAL ACTION TO FORCE REMOVAL OR EXPULSION OF PETS IN VIOLATION OF THE FOREGOING RESTRICTIONS. PET OWNERS WILL BE HELD LIABLE FOR ANY LEGAL FEES OR COURT COSTS INCURRED BY THE ASSOCIATION IN CONNECTION WITH SUCH LEGAL ACTION.

3.0 POOL/RECREATION AREA

NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK.

3.1 The pool may be used only during regular, posted pool hours and at no other time and then only in strict accordance with the rules posted at the facility.

3.1.1 Access to the pool facility must be gained through the entrance gate with the use of a properly issued key. Climbing over the fence for any reason is strictly prohibited.

3.2 All swimmers must shower before entering the pool.

3.3 Minor children under 12 years of age must be accompanied by a responsible adult over the age of 18 whenever using the pool facilities.

3.4 Children of diaper age must wear rubber, plastic or other waterproof pants whenever using the pool.

3.4.1 Contamination of the pool by fecal material will result in such closing, draining and cleaning of the pool and attendant pumps and filters as may be required by county or city ordinances. The cost of such remedial procedures as well as the cost of refilling the pool will be charged as a special assessment against the responsible owner.

3.5 Pets are strictly prohibited in or around the pool facility.

3.6 No one is permitted to alter, adjust, regulate or tamper with any pool equipment currently in place or as may be installed in the future including, but not limited to, pool pumps, filters, timers, circuit breakers, valves, gauges, pool heaters, thermostats, etc. Systems requiring adjustment should be reported to the management company.

3.7 Floats, rafts, boats or other toys are not permitted in the pool when the pool is crowded or when they may cause a nuisance to other swimmers.

3.8 Running, jumping, ball playing, horseplay or frisbee is prohibited anywhere within the pool facility.

3.9 Smoking materials must be disposed of in appropriate containers. Cigar and pipe smoking is strictly prohibited.

3.10 Food and drinks are allowed only in designated areas and must be kept in unbreakable containers. Refuse must be properly disposed of in receptacles. Alcoholic beverages are strictly prohibited.

3.11 The use of audio equipment in the pool area is prohibited except when used with headphones. Violators may be ejected from the area.

3.12 Bathers are not permitted to linger on pool steps. Pool entrance must be kept clear; shoes and other personal articles are not to be left near pool steps.

3.13 Diving is strictly prohibited.

3.14 Glass-faced diving masks are prohibited.

3.15 Persons using suntan oil or lotion must cover pool furniture with a towel.

3.16 Pool furniture may not be removed from the pool area or placed in the pool.

3.17 Proper bathing attire is required at all times.

3.18 Group parties are not permitted in the pool or pool area without the prior written consent of the Board of Directors.

3.19 Bikes, skate boards, roller skates, etc. are strictly prohibited from the pool area.

3.20 All items left at the pool area which are not claimed within 24 hours will be considered abandoned and will be disposed of.

3.21 Lavatories may be used only in accordance with their intended purposes and must be left in the same condition in which they were found.

PERSONS IN VIOLATION OF ANY OF THE FOREGOING MAY BE EJECTED FROM THE POOL AREA AND WILL BE SUBJECT TO THE MONETARY FINES AND OTHER REMEDIES SET FORTH IN OUR GOVERNING DOCUMENTS.

4.0 VEHICULAR TRAFFIC

4.1 All restrictions listed in Rules 1.0 through 1.10 above are expressly incorporated herein.

4.2 The speed limit throughout the Community as posted at the two entrances will be strictly enforced.

4.3 Anyone operating a motor vehicle upon Association property shall at all times operate said vehicle in a safe and responsible manner in accordance with existing weather conditions and pursuant to appropriate local and state traffic laws.

4.4 The Association's roadways and parking areas may not be used for giving or receiving driver training.

4.5 Anyone operating a motor vehicle upon Association property shall yield the right of way to children and pedestrians at all times without exception.

ANYONE OPERATING A MOTOR VEHICLE IN CONTRAVENTION OF THE FOREGOING WILL BE SUBJECT TO THE MONETARY FINES AND OTHER REMEDIES SET FORTH IN OUR GOVERNING DOCUMENTS. IN ADDITION, THE ASSOCIATION WILL SEEK THE ASSISTANCE OF LOCAL, COUNTY AND STATE POLICE WHENEVER POSSIBLE IN AN EFFORT TO ENFORCE OUR DULY CONSTITUTED TRAFFIC RULES.

5.0 USE RESTRICTIONS

5.1 No noxious or illegal activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or any other lot owner.

5.2 The volume of audio, visual and home entertainment equipment must be maintained at such a level so as not to cause a disturbance to the peace, quiet, comfort or serenity of surrounding residents.

5.3 No substance, thing or material may be kept upon any unit that will omit foul or obnoxious odors which may cause a disturbance to surrounding residents.

5.4 Ball playing of any kind including, but not limited to, baseball, football, basketball, soccer, volleyball, tennis, stick ball, kick ball, etc., is strictly prohibited upon the Association's streets, roadways and sidewalks. This prohibition extends to any activity requiring the batting or striking of any object such as hockey, golf, etc.

5.5 The use of guns or firearms, including, but not limited to, "B-B" guns, pellet guns and other firearms of all types, regardless of size, is strictly prohibited.

5.6 Swimming, fishing, motorized vehicles, boats and water craft of any kind are strictly prohibited upon the lakes located within the properties.

5.7 No trade or business may be conducted from or in any unit except that Owners or occupants may conduct business activities within a unit so long as:

a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit;

b) the business activity conforms to all zoning requirements for the properties;

c) the business activity does not involve persons coming on to the properties who do not reside in the properties or door-to-door solicitation of residents of the properties;

d) the business activity is consistent with the residential character of the properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security of safety of other residents of the properties, as may be determined in the sole discretion of the Board of Directors.

5.8 No one is permitted to alter, adjust, regulate or tamper with any electrical, mechanical or plumbing equipment, fixtures or installations belonging to the Association. Systems requiring adjustment should be reported to the management company.

5.9 Newspapers, magazines, advertising flyers, etc., which may have been drop-delivered on driveways, walkways or lawns must be promptly picked up and removed.

UNIT OWNERS MAY BE HELD LIABLE FOR ANY DAMAGE CAUSED BY THEIR FAMILIES, GUESTS, VISITORS, AGENTS, EMPLOYEES, ETC., IN VIOLATION OF THE FOREGOING.

6.0 LEASING

6.1 No lease shall be made for less than a six (6) month period, nor shall a lot be leased more than two (2) times during any twelve (12) month period.

6.2 The Association is authorized to commence legal action to evict any tenant in violation of our governing Documents including, but not limited to, these Rules and Regulations. The expense of any such action, including attorneys' fees, may be assessed against the applicable owner.

MILL RUN (PATROL AFTER 12:AM)

PARKLAND, FL

PHOTOGRAPH ALL VIOLATIONS
SECURE TICKETS WITH TAPE
THE USE OF STICKERS ARE AUTHORIZED

VEHICLE RESTRICTIONS

- NO COMMERCIAL TRUCKS OR COMMERCIAL / LETTERING /SIGNAGE OR GRAPHICS.
- NO CAMPERS, MOTOR HOMES, BOATS OR TRAILERS OF ANY DESCRIPTION
- NO EXPIRED TAGS OR EXPIRED TEMPORARY PLATES
- NO MISSING LICENSE PLATES
- NO DERELICT VEHICLES – NO MISSING OR DAMAGED AUTOBODY PARTS, BROKEN WINDOWS, SIDEVIEW MIRRORS, NO FLAT TIRES(TIRES TOTALLY DEVOID OF AIR- "NOT" UNDER INFLATED TIRES)

PARKING RULES

- NO PARKING IN THE STREET
- NO PARKING ON THE SIDEWALKS AND WALKWAYS, **GRASS – FRONT LAWNS, SWALES, MEDIAN STRIPS AND BERMS.
- NO POOL PARKING WITHOUT A PERMIT

TOLERANCE LEVEL: 1 WARNING – TOW ON 2nd AND ALL SUBSEQUENT VIOLATIONS

AUTHORIZED TO TOW FROM STREET, FRONT LAWN, GRASS SWALE, MEDIAN STRIPS, BERMS, LANDSCAPED AREAS AND SIDEWALKS AND WALKWAYS.

CATEGORY: SAME TYPE VIOLATION

BSO	**954-765-4321**
J&J TOWING	**954-972-0855**