

**ARBOR MILL AT MILL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

1. Personal boat/RV vehicles are permitted 24-hours prior and after an outing to pack/unpack/clean the vehicle before returning them to the Association storage facility.
2. Boats, trailers, RV's (self-powered or not) must be stored out of view and within the owner's garage or a storage facility. (Refer to Section 10.5 – Motor Vehicles and Boats for further details)
3. Parking is not permitted on any common grounds or grassy areas in the community.
4. All animals shall be kept under control by owners at all times and leashed when outside the boundaries of the owner's property.
5. All pet owners are responsible for cleaning up their pets' waste when walking in the community (including dog park) and properly disposing waste in dog waste stations or in home trash containers.
6. Pet owners are to use Association waste bags, found in Association dog stations, for emergency use only and not for regular personal pet needs.
7. Pet owners are not permitted to place pet waste collected from their residential property into Association dog waste stations. Dog waste stations are to be used only when walking your pet in the neighborhood.
8. Observe the local speed limit of 25 mph and be aware of pedestrians (especially children).
9. Recreational equipment and property such as bicycles, scooters, balls, etc. shall be removed from the front yard and stored in a manner that is not visible from the lot's frontage, an adjacent lot, or any Common Area daily and when not actively being used.
10. Entry to the gated amenity center shall be made using an Association issued FOB.
11. Reservation of the amenity center pavilion is made using the reservation form and by paying a fee to Association management. (Further guidelines for pavilion reservations may be found on the reservation sheet and agreed to upon signing and submitting the form.)
12. Residents and their guests shall clean up after themselves when using the community pool, outlying amenity areas, and any other Common Area. Chairs must be returned neatly along the fence area; trash removed; take all personal belongings. Follow pool rules posted on pool sign. Turn off lights and fans when leaving the pavilion. Secure gates upon entering or exiting amenity center or pool area.
13. Residents may have their Association amenity access temporarily suspended due to failure to follow posted rules of tennis/pickleball court, amenity center, and pool; for violations of any other provisions of the Association's governing documents or rules and regulations; and for failing to pay any fee, fine, or other monetary obligation due to the Association.
14. Overnight parking is not permitted at the amenity center parking lot without a parking pass obtained from management company or a Board member. Parking is limited to three (3) consecutive nights within any calendar month for each vehicle license plate. Signs are posted on Association property regarding overnight parking.
15. Garbage/recycle bins shall be stored in the garage or side of house. Lids must be secured and garbage is not permitted to overflow onto the ground as this attracts wildlife.
16. Garbage/recycle bins are permitted at the curb 24 hours before and after collection day.

17. Yard waste is permitted at the curb prior to collection day if neatly bagged. Loose debris must be cut per county regulations.
18. All lawns and landscape beds shall be properly maintained, including weeding, trimming, cutting, edging, mowing, and watering. Grass clippings are to be blown onto the lawn or picked up for disposal. Clippings are not to be blown into the street, drainage system, or adjacent lots. (Refer to Section 10.15 – Maintenance of Lots and Limited Common Areas of CCR's for further details)
19. Exterior of homes shall be maintained in a neat and attractive condition at all times. Repairs to the home and exterior cleaning shall be done in a manner and with such frequency as its consistent with good property management. Pressure washing is to be performed on properties to help maintain an attractive appearance.
20. Community retention pond banks are, in most parts of the community, the private property of water Lot owners. Fishing is permitted with Lot owner permission. Fish are catch and release and not safe for consumption. No swimming; boats, canoes, kayaks, or other water boards are permitted in the retention ponds.
21. Trash and dog feces are not to be thrown into water bodies as they are harmful to the health of water and wildlife.
22. The preservation lake located at the amenity center is available for fishing (catch and release) and non-motor watercraft (canoe, paddle boards, kayak) use only. No swimming is permitted.
23. Community water bodies periodically contain alligators and feeding them is strictly forbidden.

APPROVED by the Board of Directors on this 10 day of June, 2025.

Signed: Eva Greene

Printed: Eva Greene

Title: Pres. HOA