

THIS DOCUMENT PREPARED BY,
RECORD AND RETURN TO:

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THE SEASONS AT MILL COVE CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS REGARDING ASSOCIATION GENERAL USE RESTRICTIONS

WHEREAS The Seasons at Mill Cove Condominium Association, Inc. (the "Association") is a private not-for-profit corporation whose members (the "Members") are owners of condominium units in the community known as The Seasons at Mill Cove located at 8230 Dames Point Crossing Blvd N, Jacksonville, FL 32277.

WHEREAS the Association is authorized by Florida Statutes, the Bylaws of the Association and the Declaration of the Association to promulgate rules to clarify and reinforce the Association's Declaration.

NOW THEREFORE the Board of Directors believes that it is in the best interest of the Association to adopt the following rule(s):

1. The Unit shall be used for residential purposes only. A "Residential Purpose" is defined as the occupation of a Unit as a dwelling of individuals;
2. The Unit Owner shall not use or permit the use of their Unit in any manner which will disturb or be a nuisance to the other owners or in such a way as to be injurious to the reputation of the property nor for any unlawful purposes. "Disturb" includes slamming Unit doors, shouting, use of profanity, playing audio devices loud enough to be heard inside of a Unit, noise from parties or gatherings to be heard inside of a Unit;
3. Cigarette butts and other litter must be properly disposed of in designated receptacles;
4. Fishing by anyone on the premises is strictly prohibited;
5. Driving above the speed limit is strictly prohibited;
6. No items may be kept outside or near a Unit entrance unless approved by the Board; and
7. No owner, lessee, guest, or contractor is permitted to:
 - a. Place anything on the ground at or around the dumpster. If it does not fit inside such that the dumpster lid or compactor door can be closed all the way, bring it back after the dumpster is emptied. Do not store temporary refuse outside of unit, etc.;
 - b. Allow non-residents to dispose of anything at, in, or around the dumpster;
 - c. Place cardboard boxes inside the dumpster unless they are first broken down with all flaps open and collapsed flat;
 - d. Place any plants, dead or alive, in the dumpster, unless they are first cut to reduce space and placed in a securely tied normal size garbage bag. This does not include Christmas trees – the owner of a Christmas tree assumes the responsibility to dispose of such trees, off premises, in accordance with Duval County ordinances unless the Association, as a courtesy, provides a dumpster specifically for that purpose;
 - e. Place any loose refuse in the dumpster, i.e., all refuse should be in a securely tied normal size garbage bag or small box. This means that no glass or metal bottles or cans are to be placed unsecured in the dumpster;
 - f. No structural changes or alterations shall be made in any Units or to any Common Elements except as provided in the Declaration;
 - g. Except as expressly permitted by the Florida Condominium Act, nothing shall be hung or displayed on the outside of windows or placed on the outside of walls on the building. No sign, awning, canopy, shutter, radio, or TV antenna may be affixed to or placed upon the exterior walls or roof or any part thereof except with the approval of the Board of Directors. No satellite dish be permitted on any part of the property or in any Condominium parcel except with written approval of the Board of Directors unless otherwise permitted by any FCC regulations, and a Board member overseeing and approving the cable hookup;
 - h. There shall be no storage or parking of baby carriages or play pens, bicycles, wagons, toys, vehicles, boats, boat trailers, water hoses, benches or chairs on any part of the Common Elements;
 - i. Patios and entryways shall be kept free of brooms, mops, and other unsightly articles which may be seen from the breezeways, parking area, or road;

- j. Unit Owners, residents, their families, guests, servants, employees, agents and visitors shall not at any time for any reason whatsoever enter upon or attempt to enter upon the roof, equipment rooms or power rooms of any building;
- k. Flammable, combustible or explosive fluid material, chemical or substance shall not be kept in any Unit;
- l. Exotic pets or any "tamed" wild animals shall not be permitted on any portion of the Condominium Property permanently or temporarily;
- m. Dogs shall be walked on a leash at all times. Pet owners are responsible for cleaning up after their pet anywhere in Seasons at Mill Cove;
- n. Any Unit Owner furnishing his Unit with draperies, blinds, shutters, or other interior window screens in colors other than white or cream shall line or back such drapes, blinds, shutters, or other interior window screens with white or cream lining or backing; or
- o. No Unit Owner shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining the permission of the Association.

Any violation of this Rule shall be deemed an intentional blatant violation of a rule of the Association, and each violation shall subject the Unit Owner to all remedies provided by Florida Law and the governing documents of the Association with respect to the same, including the levy of fines. If any violation of these rules requires the Association to expend Association funds for repair or correction, those amounts will be assessed to the offending Unit Owner as an Individual Unit Owner Assessment as abatement of the costs to the Association. These amounts will be collectible in the same manner as any other assessment.

These Rules shall be effective on the date approved by the Board of Directors and shall supersede any and all prior rules and regulations governing this issue. The number of Board members who voted in favor of this Rule is 3. The number of Board members who voted against this Rule is 0. The vote of each Director is reflected in the minutes of the meeting at which these Rules were adopted.

THE SEASONS AT MILL COVE CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit corporation

By: Madison Stevens
Madison Stevens, President

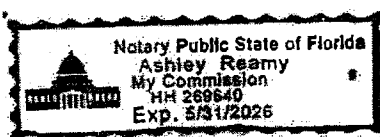
By: Tammy Smith
Tammy Smith, Secretary

Date: 6/21/23

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this day of June 21, 2023. Such person did take an oath and: (Notary must check applicable box).

- ☒ is/are personally known to me.
☒ produced a current driver's license as identification.
☐ produced _____ as identification.

{Notary Seal must be affixed}



Ashley Reamy
SIGNATURE OF NOTARY

Ashley Reamy
Name of Notary (Typed, Printed or Stamped)