

MILLBROOK HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

Revised: 08/21/08, by CY

The following rules and regulations apply to all residents & guests of the Millbrook Association. Many of these rules and regulations can be found in your property deed or have been established and voted upon by the members at the general meetings over the years.

- All sewage must be disposed of by a township approved septic tank
- That premises or any building erected in Millbrook, shall not at any time be used for the purpose of any trade, manufacture or business of any description or as a school, hospital or other charitable institution or as a hotel or place of resort.
- Raising poultry and livestock will not be permitted.
- Those using same shall share the costs of maintenance of roads, paths and community landing area as well as the cost and construction of docks.
- All property owners using such facilities shall share their proportionate amount of the cost of maintenance, to be ascertained by a majority of the property owners using same.
- No unlicensed vehicles shall be operated between the hours of 10 PM and 10 AM daily. Exception to this rule is that such vehicles can be used for transportation from point A to point B. **The speed limit for all vehicles operated on Millbrook roads is 10 miles per hour.**
- No vehicles are to be parked or operated on or along the walkway to the boat dock. The only exception to this PP&L regulation is work weekend.
- Unlicensed vehicles are not to be operated on the power line right-of-way.
- **Adults must also adhere to posted speed limits. 10 MPH**
- Dogs are not permitted on the beach area. Dogs are permitted on the boat ramp.
- When walking dogs in Millbrook, pet owners should pick up droppings. Residents that do not have pets do not want to clean up after yours.
- **Dogs are not allowed to run free in the community**
- Boats are not to be operated in or near the swimming area. No picking up or dropping off of passengers at the swim or diving docks.
- Fishing is not permitted from swimming, diving, and boat ramp docks or in the general beach area. Fishing is permitted from boat slip docks on weekdays.
- No Sun bathing shall be permitted on the boat ramp docks.
- Boat slips are the property of the Association, rented to individuals for an established fee for their sole use. They may not be sublet, loaned, traded or used for sale promotion of property or transferred to others with the sale of property. Any exceptions to this rule should be brought to the attention of the Board of Trustees.
- Application for boat slips must be made in writing and kept on file by the Boat Dock Committee and dated when received.

- No application for a boat dock will be accepted unless the individual is a current property owner, has committed to build within six (6) months and is a paid up member of the association. The Boat Dock Committee and the Board of Trustees shall coordinate in this respect.
- **Millbrook owners who use the beach are responsible for removing their trash at the end of each day. This also applies to people using the boat area as well as both parking areas.**
- Baby diapers are not to be disposed of by throwing them into the trees/bushes surrounding the lakefront. Parents are responsible for taking messy diapers with them for proper disposal
- Association members are responsible for the behavior of their guests. **Be sure to familiarize them with Millbrook rules and regulations**, especially those that apply to the use of motorized vehicles on both the roads and around beach/dock area.
- **Since we have many new families in the development, we all should be sure to use the vehicle tags, swim tags and ATV tags in order to be able to identify people.** These tags are available by contacting any board member.
- **Road drainage work sometimes involves providing water runoff channels.** In cases where the slope of the work would impede a homeowner's primary access to their property, the homeowner's association may provide for the installation of up to twenty (20) feet of drainage pipe. The type and size of pipe to be determined by the scope of the work. (added 8/21/08 by Board)
- **Additional work requested by an individual homeowner of a Millbrook contractor will be paid for by the homeowner.** There have been cases in the past that homeowners have asked Millbrook contractors to perform tasks related or unrelated to the projects they were asked to complete by the Millbrook Board. ALL Millbrook paid work will only be accepted for payment if and when the Millbrook Board of Directors approves of changes or additions to assigned tasks. (added 8/21/08 by Board)

These rules and regulations have been formulated in respect to the rights of all Millbrook residents. We must respect Millbrook property rules and regulations at all times if we expect to continue to enjoy a congenial atmosphere. It is our development, planned for our mutual enjoyment. Adhering to these simple, common sense regulations will provide for continued safety and enjoyment. If you should see these rules and regulations being abused, tactfully discuss the infractions with that individual. Most members are willing to comply, and often just did not know of the improper behavior. If you see someone abusing community property, please point it out to that individual; **remember it is your money that provides for this community property.**

Thank you for your attention.

Millbrook Association
Board of Trustees.