

MILL RIVER MASTER ASSOCIATION ADOPTED RULES & REGULATIONS

Adopted 02/18/2015
Revised 11/01/2017

INTRODUCTION

These rules briefly supplement your Master Deed and are designed to make your life at Mill River more pleasant, comfortable and harmonious without undue restrictions. In any case of real or presumed conflict with the Master Deed, the Master Deed takes precedence.

In the event of any disputes over the meaning or application of the content of the Master Deed, the Board of Directors will review and rule upon the issue.

Our goal for these rules will be most easily achieved if we all remember and follow three simple, familiar guidelines:

- * Consideration of Others ***
- * Common Sense ***
- * Good Taste ***

Your understanding and continuing cooperation in implementing these rules will be greatly appreciated by all of your Mill River neighbors.

Sincerely,

The Board of Directors for Mill River Master Association

SUMMARY OF MASTER DEED RESTRICTIONS

Alteration and Modification of Common Elements

No Co-owner shall make alterations to the common elements without express written approval of the Board of Directors.

Activities

No immoral, improper, unlawful or offensive activity shall be carried on in any site or upon the common elements, nor shall anything be done which may be or become an annoyance or nuisance to the co-owners of the Community. No fireworks or explosives of any kind are allowed on the Common Elements for any reason whatsoever. No Co-owner shall use, or permit the use by any guest or member of such Co-owner's family on the Common Elements. Common Elements include, but are not limited to; lakes, docks and roadways.

Vehicles

No boats, trailers, campers, motorcycles or recreational vehicles of any kind shall be stored upon the roads at any time. No inoperable or commercial vehicles (other than those present temporarily, on business for less than (8) hours), shall be stored upon the roads at any time. **No vehicle of any kind shall be parked on the roads between the hours of 12:00 am and 5:00 am daily. All vehicles must be removed from the roadways during snow events so that the contractors can clear the roads properly.** Vehicles can be towed at the owner's expense.

Weapons or Hunting

No Co-owner shall use or permit the use by any guest or member of such Co-owner's family, of any firearms, air rifles, pellet guns, B-B guns, bow and arrows, sling shots, or other similar weapons, projectiles or devices anywhere on or about the Common Elements for any reason whatsoever, including, but not limited to, the hunting of animals.

Use of Lakes

Co-owners, including their guests and invitees, are prohibited from the following activities in/on any lake within the Overall Property: (i) use of boats, snowmobiles, all-terrain and all other recreational vehicles; (ii) swimming and ice-skating; (iii) construction of docks; and (iv) use of any lake for the purposes of irrigation.