

**A RESOLUTION OF  
MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**WHEREAS**, the Declaration of Covenants, Conditions, Easements and Restrictions for Millennia Park (“the Declaration”) was recorded on March 21, 2012, at OR Book 10350, Page 1807, *et seq.* and an Amendment to Declaration was recorded April 21, 2014 at OR Book 10733, Page 2566, all of the Official Records of Orange County, Florida (together, the “Declarations”); and

**WHEREAS**, Article IV of the Declaration, Section 8 provides authority to the Board of Directors to adopt Rules and Regulations and the Board of Directors did so adopt such at a meeting of the Board of Directors on March 20, 2023.

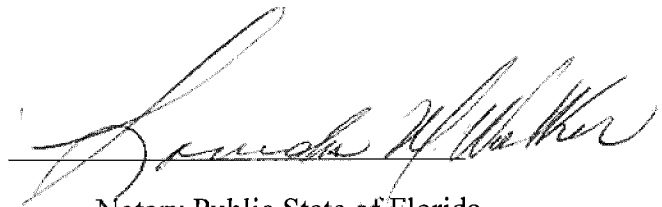
**NOW, THEREFORE, BE IT HEREBY RESOLVED** by Millennia Park Homeowners Association, Inc. (herein after the “Association”), that the attached “Rules and Regulations” incorporated herein as “Exhibit A” shall be the guidelines followed and strictly enforced.

MILLENNIA PARK  
HOMEOWNERS ASSOCIATION, INC.

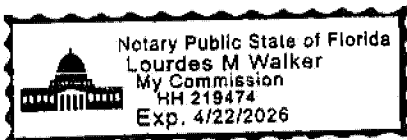
By: *A. Lomnitzer*  
President of the Association

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 20 th day of March, 2023, by Ana Lomnitzer, as President of **MILLENNIA PARK HOMEOWNERS’ ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who () is personally known to me or () has produced driver’s license as identification, Florida Driver’s License No. \_\_\_\_\_.

  
\_\_\_\_\_  
Notary Public State of Florida

(NOTARIAL SEAL)



**DOC # 20230255375**  
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Rec Fee: \$52.50  
Deed Doc Tax: \$0.00  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: SIMPLIFILE LC

**Exhibit A****I. Personal Conduct and Decorum**

1. No person shall harass, intimidate or threaten any of the Millennium Park Homeowner Association Parties or any other Person.
2. No person shall engage in any abusive, offensive, or insulting conduct or behavior towards the Millennium Park Homeowners Association Parties or any other Person.
3. No person shall use profane, lewd, or offensive language in any communication, whether verbal or in writing, to the Millennium Park Homeowners Association Parties or any other Parties.
4. Employees and Vendors, while on duty and/or working for the Millennium Park Homeowners Association, are prohibited from rendering services to any person outside the responsibilities, duties, and obligations assigned to them or required of them by the Board. Should a Person require a service from any of the Millennium Park Homeowners Association's Employees and Vendors, the Person shall make a written request with the Millennium Park Homeowners Association's manager to be reviewed and considered by the Board.
5. No Person shall request or demand from any other the Millennium Park Homeowners Association's Employees and Vendors a personal service for such Person or Person's Unit.
6. No Person shall disrupt, interfere with, or attempt to obstruct the Millennium Park Homeowners Association's Employees and Vendors in their performance and carrying out of their responsibilities, duties, and obligations for the Millennium Park Homeowners Association.
7. No Person shall discipline, admonish, or reprimand any of the Millennium Park Homeowners Association's Employees and Vendors. Should a Person desire to file a complaint against any of the Millennium Park Homeowners Association Parties, that Person should provide a written complaint with the Millennium Park Homeowners Association's manager to be reviewed and considered by the Board.
8. No Person shall correct any of the Millennium Park Homeowners Association's Employees and Vendors with respect to how the Millennium Park Homeowners Association's Employees and Vendors perform and carry out their responsibilities, duties, and obligations for the Millennium Park Homeowners Association. Should a Person have a suggestion, comment, or complaint regarding the provision of the services by the Millennium Park Homeowners Association by any of the Millennium Park Homeowners Association's

## **Exhibit A**

Employees and Vendors, that person should provide a written statement to the Millennia Park Homeowners Association's manager to be reviewed and considered by the Board.

9. No Person shall direct any of the Millennia Park Homeowners Association Parties to leave or prevent the Millennia Park Homeowners Association Parties from accessing the Common Areas.
10. No Person shall use any contact information of any other Person unless such Person has consented to such use or such use is authorized under Chapter 720, Florida Statutes, for official communications of the Millennia Park Homeowners Association.
11. Owners are responsible for the conduct, actions, and behaviors of any other Person associated with them or their Units.
12. Any comment, suggestion, issue, concern, complaint, or claim of a Person not otherwise addressed in this Policy shall be submitted to the Millennia Park Homeowners Association's manager in writing and the Millennia Park Homeowners Association's manager shall communicate the same to the Millennia Park Homeowners Association's officers and Board.

## **II. Personal Conduct and Decorum at Meetings**

1. No Person shall disrupt, interfere with, or attempt to obstruct any Meeting. For the purposes of this Policy, a person is disrupting, interfering with, and obstructing a Meeting by not complying with this Policy and the procedures set forth herein.
2. No Person shall harass, intimidate, or threaten any of the Millennia Park Homeowners Association Parties at a Meeting.
3. No Person shall engage in any abusive, offensive, or insulting conduct or behavior at a Meeting toward any Millennia Park Homeowners Association Parties.
4. No Person shall use profane, lewd, or offensive language at a Meeting toward any Millennia Park Homeowners Association Party.
5. All Persons shall dress in a manner appropriate for Meetings, whether the Meeting is held in-person or via remote electronic means, including, but not limited to, a shirt and pants. Clothing shall not contain profane, lewd, or offensive images or language.

## **III. Personal Conduct and Decorum in Written Communications**

**Exhibit A**

1. No Person shall harass, intimidate, or threaten any of the Millennium Park Homeowners Association Parties or any other Person by means of Written Communication.
2. No Person shall engage in any abusive, offensive, or insulting conduct or behavior towards the Millennium Park Homeowners Association Parties or any other Person by means of Written Communication.
3. No Person shall use profane, lewd, or offensive language in any Written Communication, to the Millennium Park Homeowners Association Parties or any other Persons.
4. All Written Communications intended to convey a comment, suggestion, issues, concern, complaint, or claim against or regarding any of the Millennium Park Homeowners Association Parties as otherwise addressed herein shall comply with all conduct and decorum requirements identified in this Section III.
5. No Person shall use any contact information of any other Person unless such Person has consented to such use or such use is authorized under Chapter 720, Florida Statutes, for official communications of the Millennium Park Homeowners Association.
6. In the event the Board determines to create, establish, identify, or alter the status of any electronic means of official communication or contact related to the Millennium Park Homeowners Association Parties, including but not limited an email address, website, or social media page, such official means of communication shall be subject to the provisions identified herein and any other such reasonable rules and regulations as many be established by the Board as permitted by the Governing Documents.

**IV. Owners' Rights to Speak at a Board Meetings and Add Items to Agenda**

1. If any Owner desires for the Board to add a specific item to the agenda of a Board Meeting, the Owner is required to follow Fla. Stat. 720.303(2)(d) which states that twenty (20) percent of the total voting interests must petition the board to address an item of business. Upon receipt of the petition, the Board shall place the item on the agenda within sixty (60) days after receipt of the petition.
2. Owners may speak at any Board Meeting but only with reference to the designated agenda items and/or items opened for discussion by the Board.
3. Owners desiring to speak at a Board Meeting with reference to the designated agenda item(s) shall make written entries as appropriate on the sign-up sheet provided at the location of the Board Meeting, or otherwise provide written notice to the Board of the Owner's desire to speak with reference to designated agenda item(s), prior to the Board Meeting being called to order. If an Owner wishes to speak on any item opened for

### **Exhibit A**

discussion by the Board during the course of the Board Meeting, the Owner shall make his or her best efforts to provide advance notice (written or otherwise) to the Board of the desire of the Owner to speak with reference to these item(s).

4. An Owner desiring to speak must wait to be recognized and called upon by the chairperson of the Board Meeting before commencing to speak.
5. An Owner may speak for up to three (3) minutes per designated agenda item or item otherwise opened for discussion by the Board once that Owner is recognized and called upon by the chairperson of the Board Meeting.
6. Owners shall, at all times, conduct themselves and speak in a professional and courteous manner.
7. Owners who refuse to comply with any portion of this Policy set forth herein will not be permitted to speak at a Board Meeting until such time as they do so.
8. The Board of Directors reserves the right to permit variances from the Policy set forth in this section as appropriate and necessary in its sole discretion to serve the best interest of the Millennia Park Homeowners Association.

### **V. Owners' Right to Speak at Owners' Meetings**

1. Owners may speak at Owners' Meetings with reference to all designated agenda items and items open for discussion.
2. Owners wishing to speak with reference to designated agenda item(s), or any item as permitted by Florida Statutes, shall make written entries as appropriate on the sign-up sheet provided at the location of the Owners' Meeting, or otherwise provide written notice to the Board of the Owner's desire to speak with reference to these item(s), prior to the Owners' Meeting being called to order. If an Owner wishes to speak on an item opened for discussion during the course of the Owners' Meeting, the Owner shall make his or her best efforts to provide advance notice (written or otherwise) to the Board of the Owner's desire to speak with reference to these item(s).
3. An Owner who has signed up to speak must wait to be recognized and called upon by the chairperson of the Owners' Meeting before commencing to speak regarding any item or item opened for discussion.
4. An Owner may speak for up to three (3) minutes at any Owners' Meeting with reference to each designated agenda item or item opened for discussion once the item has been raised

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and the Owner has been recognized and called upon by the chairperson of the Owners' Meeting.

5. Owners shall, at all times, conduct themselves and speak in a professional and courteous manner.
6. Owners who refuse to comply with any portion of this Policy shall not be permitted to speak at any Owners' Meeting until such time as they do so.
7. The Board reserves the right to permit variances from the Policy as appropriate and necessary in its sole discretion to serve the best interest of the Millennia Park Homeowners Association.