

**NOTICE OF INTENT TO ENFORCE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR MILLENNIA PARK**

MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC. (“the Association”) hereby provides the following notice to all present and future owners and all prospective purchasers of property within the Millennia Park community located in Orange County, Florida, which is subject to that certain Declaration of Covenants, Conditions and Restrictions for Millennia Park (“the Declarations”) recorded at OR Book 10350, Page 1807 of the Official Records of Orange County, Florida.

1. All present and future owners and prospective purchasers at Millennia Park are placed on notice the Declarations, as recorded in the Official Records Book 10350, Page 1807 of the Official Records of Orange County, Florida, as amended, and as may be further amended, will be strictly enforced;
2. Past violations of the Architectural Review Board guidelines contained in the Declarations and/or Rules and Regulations regarding paint colors, fencing and pavers may have occurred. Some of these violations may be visible within the community. You should not rely on the presence of these violation as indication the particular covenant or restriction has been waived;
3. Pursuant to the Declarations, the failure of the Association to enforce as specific covenant against Lot is not a waiver of the right to later enforce the same covenant against another Lot;
4. Past violations are being actively pursued to bring those properties into compliance.
5. All improvements or changes to the property within Millennia Park must be submitted to the Association and approved by the Association prior to construction or installation of the improvement or change the property. You are bound by and should refer to the Declarations and the Association’s current Rules and Regulations, which are available from the Association.

WHEREAS, the Board of Directors provided proper notice of the meeting held March 20, 2023, at which there was a meeting on the matter of enforcing Declarations and other guidelines; and

WHEREAS, the Board of Directors has voted to so adopt this notice pertaining to paint color restrictions and other guidelines as detailed above.

NOW THEREFORE BE IT HEREBY RESOLVED by Millennia Park Homeowners Association, Inc. (hereinafter the “Association”), this notice is hereby effective as of March 20, 2023.

- 9. Despite numerous notices, the Defendant continued to intentionally and willfully violate the Declaration and the adopted Rules and Regulations of the Plaintiff Association.
- 10. Attached and incorporated hereto as Exhibit "3," are pictures of the violations, which are official records of the Association.
- 11. Defendants' actions have caused the Plaintiff Association harm in because it erodes the authority of the Association to enforce the Declaration and Rules and Regulations and encourages other homeowners to ignore requests for compliance.

**AFFIANT FURTHER SAYETH NAUGHT.**

Signed: March 20, 2023.

*Ana Luisa Lomnitzer*

**ANA LUISA LOMNITZER**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

I HEREBY CERTIFY The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of March, 2023, an officer duly authorized in the above county and state, to take acknowledgments, **ANA LUISA LOMNITZER**, personally appeared to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed same.

Identification produced:  Personally known  Drivers' License \_\_\_\_\_  Other identification

*Lourdes M. Walker*

NOTARY PUBLIC, State of Florida

My Commission Expires:

