

Dear Parkside Resident,

Congratulations for choosing Parkside as your place of residence. We have a broad mix of families here that enjoy our lifestyle. Parkside is a DEED RESTRICTED community that prides itself on keeping our neighborhood safe, clean and well kept and by doing so protect our common investments. The Parkside Property Owners Association through its Board of Directors is the governing body of the community; CSI Management Company assists the Board.

The purpose of this letter is to familiarize everyone, especially new owners and renters of their responsibilities of living in a DEED RESTRICTED community. The original owners were furnished with an Owners Manual containing a complete list of the covenants set forth for our community. Unfortunately, these have not always been passed down to new owners or renters. Owners Manuals should have been given to new homeowners at time of closing by the Title Company. We suggest you contact your Title Company for a copy. Those renting should contact their property owner for a copy. Our management company C & S will furnish you a complete copy for a \$50 copying fee. You can also obtain a copy via E-mail by contacting Julie Kollath our Community Manager at 941-758-9454 ext. 107.

Realizing that many new residents are not aware of the covenants, the Parkside Board of Directors is supplying this very condensed version of what is expected of our residents (see attached). This list contains the most common infractions of our rules. You will see these rules are nothing more than the common sense things that most people naturally adhere to but sometimes overlook. We ask that you please follow these guidelines.

We hope this information is helpful to you. If you have any questions or concerns or any suggestions on how we can better our community please attend our meetings or contact our Community Manager or any of the Board members listed below.

Community Manager - Julie Kollath	→	→	941-758-9454 ext. 107
→	→	→	Jkollath@cscmsi.com

Board President	→	Charles Lewis	→	941-729-4851
→	→	→	→	lewiscjcf@aol.com

Vice President	→	Ricky Stephens	→	941-531-4637
→	→	→	→	Ricky.stephens@va.gov

Sec./Treasurer	→	Daryl Pettigrew	→	941-531-3154
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Again, Welcome to Parkside
Parkside Board of Directors

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CONDENSED VERSION

PROPERTY UPKEEP

2. All Lots together with the exterior of all improvements (if any) located thereon shall be maintained in a neat and attractive condition by the respective Owners. Such maintenance shall include, but not be limited to painting, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, weeds, bare spots in sodded areas, walks and other exterior improvements.

GARBAGE RECEPTACLES

6. Garbage and Trash Disposal. All trash, garbage and other waste shall be kept in sanitary containers and shall be kept within an enclosure or properly screened so as to be out of sight from the front or side streets, except when placed at a designated pickup location, not earlier than 6:00 p.m. on the day preceding the day of trash pickup.

PROPERTY IMPROVEMENTS: FENCES ETC.

4. Walls and Fences. All fences and walls which do not meet the provisions and restrictions contained herein shall be subject to the prior written approval of the Architectural Control Committee as to placement, location, height, materials, and finish, and shall comply with all governmental requirements. Fences and walls which do not meet the provisions and restrictions contained herein shall not be erected or permitted to remain without such approval. Except as provided in subparagraph (a) of this paragraph 4, only white PVC fences shall be permitted. Fences shall be placed

PARKING

3. All single family detached dwellings shall have at least a two-car enclosed garage (equipped with a garage door that shall be maintained in a useable condition) and concrete drive that will provide off-street parking for at least a total of two (2) vehicles.

WINDOW COVERING

5. Reflective Materials. No aluminum foil shall be placed in any window or glass and no reflective substance shall be placed on any glass of a residence except such as may be approved for energy conservation purposes by the Architectural Control Committee.

ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot within Parkside by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other (contract for deed) conveyance, shall be deemed to covenant and agree to pay to Parkside Property Owners Association: (1) annual assessments or charges; (2) special assessments for maintenance, repair or restoration; (3) special assessments for capital improvements, said such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments, together with

PETS

Owner of such private property. Governmental or municipality leash laws apply at all times. All pet feces must be immediately picked up and discarded in the Owner's own waste receptacles, including fecal matter produced by the Owner's pet on the Owner's Lot.

use or purpose. Birds shall be confined to cages. In no event shall more than three (3) pets be housed on any Lot. No Pit Bulls, Rottweilers, Doberman Pinschers or mixed breeds containing those breeds shall be allowed.