



Parkside Village

PROPERTY OWNERS ASSOCIATION INC. *-R*
Post Office Box 640508 • Beverly Hills, FL 34464-0508

AMENDMENT TO DECLARATION OF RESTRICTIONS

The Parkside Village Property Owners Association, Inc. Declaration of Restrictions were amended as follows on January 16, 2001.

PARAGRAPH 1, Changed to read,

1. The land shall be used for residential purposes only. Except as herein otherwise specifically provided, no structure of any kind shall be erected or permitted to remain on any part of the land other than the dwellings constructed by the Association as part of the approved Parkside Village Site Plan (Exhibit B) and related community or common area facilities. No building at any time situated on any part of the land shall be used for any commercial, hospital, sanitarium, school, religious, charitable, philanthropic, or manufacturing purpose, or as a professional office, or for any business purpose whatsoever, and no billboards or advertising signs of any kind shall be erected or displayed thereon except such signs as are permitted elsewhere in these restrictions. Units will be occupied and used by their respective owners only as private dwellings for the owner, his or her family, tenants and social guests and not for other purposes whatsoever and no portion of any unit other than the entire unit may be rented and no unit may be rented or utilized for hotel or transient purposes. No building plot or residence thereon may be offered for sale, lease, or rental, nor sold, leased, or rented to purchasers, lessees, or renters unless at least one of the purchasers, lessees, or renters is age fifty five, (55), or older. In order to be approved for residency, buyers, renters and lessees, shall provide written proof of age to the Board of Directors by means of an affidavit signed by a member of the household age 18 or older asserting that at least one person in the unit is 55 years of age or older.

PARAGRAPH 34, Changed to read,

34. A property owner shall not be permitted to lease or rent out his/her premises without approval of Parkside Village Property Owners Association Board of Directors, which consent shall not be unreasonably withheld. A property owner intending to lease or rent out his/her premises shall provide the Board of Directors with a Notice of Intent to Lease or Rent, at least fourteen (14) days prior to the commencement of occupancy by the tenant. The Notice shall have a copy of an executed lease or rental agreement attached thereto and shall include the names and ages of the prospective tenants, the number and types of pets, and the number of vehicles the tenant intends to park in the Village. Said lease or rental agreement shall contain a duration of lease or rental term of not less than six (6) months duration. The Board shall approve or deny the lease arrangement by written notice to the property owner within seven (7) days of receipt of said notice. The Board of Directors shall not approve a lease or rental agreement if a property owner is not current in payment of his/her monthly maintenance fee assessments.

1171561

VERIFIED BY:

AL

D.C.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

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PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
DECLARATION OF RESTRICTIONS
APPENDIX A

THE FOLLOWING ARE DEEMED THE **RESPONSIBILITY OF PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. :**

1. Lawn care to include fertilizing and pest control.
2. Exterior painting on a cyclical basis- as needed when determined by the Board of Directors.
3. Replacement and repair of roofs.
4. Shrub, tree, and hedge trimming to include fertilizing.
5. Total care and replacement of lawn sprinkler system.
6. Total care and replacement of roads.
7. Total care of common areas.
8. Regularly clean all vents that were originally installed in the villas by the builder.
9. Removal of trees that are diseased, dying, or causing significant damage.
10. Repair and/or replace all pole lamps located in the front of villas and around the N. Cluster Circle Drive, and the lights by the entrance sign and flagpole.
11. Repair and replace as needed fences, benches, retaining walls, berm, drains, and curbing.
12. Total care and replacement when needed of pump, fountain, flagpole and entrance sign.
13. Maintain and replace as needed, house numbers.
14. Repair and replace damaged red paver bricks on front porch only.
15. Repair and replace sidewalks and driveways.
16. Repair and paint front and back porch ceilings that are not enclosed.
17. Repair and paint dry rotted wood on front porch railings and upright posts.

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PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
DECLARATION OF RESTRICTIONS
APPENDIX A - CONTINUED

THE FOLLOWING ARE DEEMED THE **RESPONSIBILITY OF THE UNIT OWNERS IN PARKSIDE VILLAGE;**

1. Any repair or replacement which is ordinarily covered by the standard homeowners home replacement insurance coverage. Deductibles not considered.
2. Repair and replace all patios and decks.
3. All care, repair and replacement of wind turbines, thermostatically controlled vents, and vents not installed by builder.
4. All glass windows and screens, entry doors and screen doors, garage doors and all hardware on these.
5. All utility lines including cable, waste line, water line, telephone, and electric, and outside water faucets
6. Driveway and sidewalk cleaning.
7. Exterior and interior air conditioner, heat pump, heat recovery unit and any other related elements care and repair.
8. Interior drywalls in garage, house and storage units on porches.
9. Doorbells and all lights attached to outside of villas.
10. Repair and maintenance of storage areas.
11. Tree removal for cosmetic purposes.
12. Shrub and tree replacement (with Board of Directors approval).
13. Maintenance and repair of fireplaces and chimneys.

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The above amendments were adopted by the members at the annual meeting held on January 16, 2001.

Valeria Towns
Valeria Towns, President

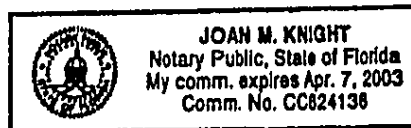
Carolyn Colley, Secretary
Carolyn Colley, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th
DAY OF JANUARY, 2001 BY VALERIA TOWNS AND CAROLYN COLLEY WHO
ARE PERSONALLY KNOWN TO ME.

Joan M. Knight
SIGNATURE OF NOTARY

JOAN M. KNIGHT
PRINTED NAME OF NOTARY



COMMISSION NUMBER

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