

**PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.**

---

**REPORT ON DOCUMENTS REVIEW** **PAGE 1 OF 2**  
**CREATED BY MIKE BOYLE AND JOHN NEWELL APRIL 26, 2015**  
**SUBMITTED TO THE BOARD APRIL 28, 2015**  
**RECEIVED AND APPROVED BY THE BOARD MAY 26, 2015**

**Reference: Declarations 13.0 Amendments**

**Preamble:** Mike Boyle and John Newell were asked by the HOA Board to review the operating documents for the Parkside Place Association. The purpose of the request was to determine if any of the articles needed to be updated or revised.

The documents are divided into three major sections. The following comments are offered for each section.

**I. Bylaws**

This section concerns the establishment of the association and how it is to be organized and operated. Included are such topics as membership, voting, meetings, order of elections, officers, directors, assessments, finances, amendments, etc.

It is our opinion that this section should not be changed.

**II. Articles of Incorporation**

This section states that the purpose of forming a corporation not for profit pursuant to the laws of the state of Florida and Florida statutes. Specifically, names, powers, members, directors, terms, indemnifications, amendments and dissolutions, etc.

It is our opinion that this section is well established and should not be changed.

**III. Declarations – Covenants and Restrictions**

This section establishes such rules, regulations and guidelines as are necessary to live and operate within the association. Specifically, common areas, limited common areas, lots, articles and their powers, duties, maintenance, utilities, easements, bonds, insurance, casualties, repairs, sales, leases, vehicles, assessments, collections, liens, unit owner and association responsibilities, etc.

Three sections generated some concern:

1. Paragraph 702 states that the reconstruction must be in accord with the original plans and specifications. Repairs by today's standards may be different than those originally used or outlined. The question is what portion of insurance will replace or repair damaged units. Current building codes will help to resolve the differences. A better understanding of the association insurance coverage would be helpful.

**REPORT ON DOCUMENTS REVIEW** **PAGE 2 OF 2**  
**CREATED BY MIKE BOYLE AND JOHN NEWELL APRIL 26, 2015**  
**SUBMITTED TO THE BOARD APRIL 28, 2015**  
**RECEIVED AND APPROVED BY THE BOARD MAY 26, 2015**

**III. Declarations – Covenants and Restrictions, cont'd**

2. Outside antennas, paragraph 8.13. In 1996 the FCC changed the law that prohibits outside antennas. Since the law allows the use of a central antenna, we felt that the use of Brighthouse by the association should be considered a central antenna and that the rule does not apply.

3. Paragraph 8.19. The association cannot use a well for irrigation. However Paragraph 8.24 permits the association to waive the well rule.

It is our opinion that this section of the documents should not be changed.

Note: When questions arise concerning the interpretation of the bylaws, the board has issued "Policy Changes" to answer specific situations as they occur. These policies are established by a simple majority of the board and can remain in effect or changed as necessary. The ability to do this allows the board to remain flexible and able to adjust to different situations and concerns.

We are of the opinion that these policies should not become part of the documents.