

PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.
1309 PARKSIDE PLACE
INDIAN HARBOUR BEACH, FLORIDA 32937

GARAGE DOOR POLICY
AS OF MAY 10, 1993

Following is a clarification of the policy which the Board of Directors of Parkside Place Homeowners Association, Inc. has adopted regarding the repair and maintenance of garage doors and other exterior doors.

Section 5 of the Declaration of Covenants designates the responsibilities for the maintenance of the property, including: Section 5.01.7 "The ASSOCIATION shall have the right to maintain such other areas ... as the BOARD determines from time to time is in the best interest of the OWNERS ..." and Section 5.02 stating that "Each OWNER shall maintain his UNIT and all improvements upon his LOT ... except those portions of his UNIT and LOT which are to be maintained by the ASSOCIATION ... Included within the responsibility of the OWNER, shall be windows, screens, sliding glass doors, garage doors and doors on the exterior of his UNIT, and framing for same..."

The Board of Directors has determined that it is in the best interest of the Owners that the Association be responsible for the painting of garage doors and exterior doors so that there will be a uniformity of color. It was also determined that the Association will be responsible for the maintenance of the garage doors, namely the minor repair of rusted areas promptly reported to the Association through the green card system.

Although the Association has chosen to maintain the exterior doors and garage doors as stated above, this in no way eliminates the Owner's responsibility for the replacement of these doors when it becomes necessary.

Simply stated, the Association's policy regarding exterior doors and garage doors is as follows:

The Association will schedule periodic painting of the exterior trim of the buildings, including exterior doors and garage doors. This will be a regular maintenance item at the Association's expense. In addition to scheduled periodic painting, it is the Owner's responsibility to promptly report any rusted areas of an exterior door or garage door through the green card system even if the unit is leased to a third party or if the owner is out of town for some period of time. Once notified in writing, the Association will perform minor repair and maintenance to preserve the doors. Should the Association, at its sole discretion, determine that the rusted area is not repairable, replacement of the exterior door or garage door, or section will be the Owner's responsibility. The Association will be responsible for painting the replaced door.