



BANYAN
PROPERTY MANAGEMENT, INC.
Dedicated to Your Community

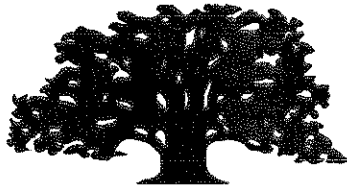
PARKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION

LEASE APPLICATION PROCEDURES AND REQUIREMENTS

1. Upon completion of association application packet, submit your packet to: **BANYAN PROPERTY MANAGEMENT, INC 2328 SOUTH CONGRESS AVE SUITE 1-C WEST PALM BEACH, FLORIDA 33406.**
2. Submit with your application the required, **non-refundable application fee in money order or cashiers check only of \$100.00 per non related applicant payable to: PARKSIDE TOWNHOMESHOMEOWNERS ASSOCIATION.** And **\$100.00 payable to: BANYAN PROPERTY MANAGEMENT, INC.**
3. Leasing application is required to submit a **\$500.00 common area** refundable security deposit in money order or cashier's check with this application. Payable to: **PARKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION.** Deposits will returned once your lease has terminated and the condominium property has been inspected. Any damages to the Association property will be deducted from this deposit.
4. Submit with your lease application a legible copy of your lease agreement, signed by all parties.
5. If not a U.S. citizen, submit a legible copy of your passport and visa.
6. **Submit a legible copy of your driver's license and social security card. This information is required to complete your background check.**
7. Return all pages of the application and all supporting material. If an item does not apply mark as N/A.

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(561) 649-8585 • Fax (561) 649-0188

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PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE/LEASE

ASSOCIATION _____

ADDRESS OF UNIT: _____

OWNERS/REALTOR NAME: _____

PHONE NUMBER OF OWNER/REALTOR: _____

A fully completed application, along with appropriate photo I.D before consideration or processing will commence. To ensure proper and timely processing, the forgoing must be received a minimum of 30 days prior to any closing date/move in date.

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PLEASE CIRCLE ONE

APPLICATION FOR PURCHASE OR LEASE

ASSOCIATION: _____

ADDRESS OF UNIT: _____

Last name	First name	Middle	Birth date
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Social Security No.	Drivers License No.	State of license
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Marital Status: Single _____ Married _____ Separated _____

Co-applicant last name	First name	Middle	Birth date
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Social Security No.	Drivers License No.	State of license
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Expected move in date _____

Will the above listed person(s) be the only occupants? ___ Yes ___ No If No, list other occupants with Date(s) of Birth below:

NUMBER OF OCCUPANTS TO LIVE IN RESIDENCE

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

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LEASE ADDENDUM

This addendum is made this ____ day of _____, 2009, and is added to and amends that certain lease rental agreement by and between _____ as Tenant(s) and _____ as Landlord(s), which lease rental agreement is dated ____ day of _____, 20____, for property address _____, hereinafter referred to as 'Property', which is subject to the Declaration of Covenants, Conditions and Restrictions ("Declaration") and Rules and Regulations for Parkside Townhomes Homeowners' Association, Inc., hereinafter referred to as "Association."

Said lease rental agreement is amended as follows:

Assignment of Rent:

1. Landlord(s) and Tenant(s) agree that in the event Landlord is delinquent in paying regular assessments, special assessments, attorney fees and costs incurred in collection to the Association, which is not cured within any applicable grace period, the Association shall have the right and authority, in its sole discretion to require Landlord(s) to assign their right to collect rent from the Tenant(s) to the Association or its agent and Tenant(s) agree to pay the rent to the Association or its agent, upon ten (10) days written notice from the Association. The rent shall be applied to the amount owed by Landlord(s) to the Association in the following manner: first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent assessment, pursuant to Florida Statute 720.3085(3)(b).
2. The Association shall only be accountable for money actually received by it pursuant to this Lease Addendum and shall have no liability or obligation to Tenant(s) for any advance rent or security deposits paid to Landlord(s). If a rental payment is more than the interest, late fees, costs and attorney fees incurred in collection and the delinquent assessments owed on the account, then there will be a credit on the account towards the next assessment installment.
3. Pursuant to the Association's Declaration and upon notice to the Landlord(s), the Association has the right to accelerate assessment installments through the fiscal year if assessments are delinquent. Landlord(s) and Tenant(s) agree that if assessments are accelerated through the fiscal year, the Association shall have the right and authority to require Tenant(s) to pay rent towards the delinquent assessments through the fiscal year until the delinquent assessments are paid in full.
4. The Association shall give Landlord(s) and Tenant(s) written notice when the account is paid in full and rental payments to the Landlord(s) can then be resumed.

Violations of Association's Governing Documents and Rules and Regulations:

5. Landlord(s) and Tenant(s) agrees that if Tenant(s), their guests, and invitees violate the

Association's governing documents and Rules and Regulations, the Association shall have the right to terminate the lease rental agreement and Lease Addendum and evict Tenant(s) from the Property in the name of and as agent for the Landlord(s).

6. Landlord(s) and Tenant(s) agree that they are jointly liable to the Association for damage to Association property caused by Tenant(s), their guests and invitees and such damage will be charged in the form of a special assessment against the Property.

Indemnity, Legal Action, Attorney Fees and Costs:

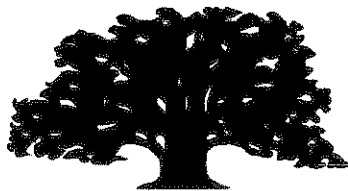
7. Landlord(s) agrees to indemnify and hold Association harmless of and from any and all liability, loss, or damage which Association may incur under the lease rental agreement and Lease Addendum from any and all claims and demands whatsoever.
8. Landlord(s) and Tenant(s) agree that should Tenant(s) fail to comply with the lease rental agreement and Lease Addendum, the Association is hereby authorized to bring legal action against Tenant(s) to evict Tenant(s) from the Property or file an injunction lawsuit to enforce compliance to be brought in the name of the Association and as agent for Landlord(s). Landlord(s) and Tenant(s) agree that they shall be jointly liable for all attorney fees and costs, including at the appellate level, that are incurred by the Association for enforcement of the lease rental agreement and Lease Addendum.

LANDLORD(S):

TENANT(S):

PARKSIDE TOWNHOMES HOMEOWNERS'
ASSOCIATION, INC.

By: _____



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RESIDENCE HISTORY

Current address	City/State	Zip code
Area code/phone number	own	rent
Name and address of present landlord or mortgage co.		area code/phone no. monthly payment
Previous address (include landlord and apartment community)	area code/phone no.	how long

EMPLOYMENT HISTORY

Applicant employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant employed by	Supervisor name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly
Co-applicant previously employed by	Supervisors name	How long
Address	Area code/phone number	
Position held	Wage	Per hour/week/bi-weekly/monthly

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ADDITIONAL INCOME

Sources	Amount per year
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PET INFORMATION

Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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Type of pet (Dog/Cat/Bird/Fish)	Breed	Color	Weight
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PALM BEACH COUNTY RABIES LICENSE TAG NUMBER

(Required by Palm Beach County Ordinance 98-22)

VEHICLE INFORMATION

If you have any recreational vehicles, (vans, boats, motorcycles) please specify. (NOTE: Certain vehicles may be prohibited.)

Vehicle make	Model	Year	Color	Tag
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Vehicle make	Model	Year	Color	Tag
--------------	-------	------	-------	-----

Vehicle make	Model	Year	Color	Tag
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APPLICANT AUTHORIZATION

I hereby authorize and request any present or former landlord, employer, school, police department, financial institution, agency or other persons having personal knowledge about me, to furnish bearer with any and all information in their possession regarding me in connection with an application for residence.

I hereby authorize ResidentData, a service of ChoicePoint Services Inc., to obtain and verify such information including accessing consumer reporting agencies as well as performing a criminal and eviction record search.

I have been notified that a consumer report will be requested and understand that the information that Resident Data obtains is to be used in the processing of my purchase or lease application.

I hereby release and hold harmless ResidentData, a service of ChoicePoint Services Inc., its affiliates, employees and agents and any other organization that provides information from any and all liabilities arising out of the use of such information in connection with ResidentData.

Print Name

Applicant's Signature

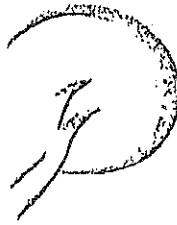
Date

Co-Applicant's Signature

Date

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PARKSIDE

Architectural Review Committee (ARC) Guidelines And Community Guidelines

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		RULES & REGULATIONS	ATTACHMENT

ALL PERSONS USING THIS MANUAL ARE ADVISED:

1. This manual has been adapted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.
2. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this Manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, waterbodies, roads and the like, various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.

- Section 10 Air Conditioners
A. Window A/C units are not permitted.
- Section 20 Antennas (Satellite Dishes)
A. Exterior TV or radio antennae are not permitted.
B. Satellite dishes with a diameter of 24 inches or less will be approved with the following conditions:
1. Dish must be installed at least 8 feet above the finished floor of the home.
2. Dish may not be installed on the front of the home.
3. Dishes installed on sidewalls must be installed within 6 feet from the rear of the home.
4. Dishes may not be installed on the roof or on roof overhangs.
5. Cables required for installation of any dish may not be exposed for more than 3 feet on the outside wall. All exposed cables on outside walls must be painted to match the existing building color.
6. You must submit an architectural application with a survey, showing location of the dish, to ARC for approval prior to installation.
- Section 30 Awnings
A. Awnings are not permitted
- Section 40 Basketball Hoops
A. No permanent or temporary structures are permitted.
- Section 50 Boats
A. Shall be stored in garage and shall not be visible from street.
- Section 60 Clothes Drying
A. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows, balconies or from the front façade of any home. Further, no outside clothesline or other facilities for drying or airing clothes shall be erected in the front yard or back yard of any home.
- Section 70 Driveways & Walkways
A. No changes to the original surfaces or size are permitted.
- Section 80 Exterior House Light
A. All additional light fixtures require architectural approval. Along with your architectural application submit a picture of the fixture and a copy of your survey, showing the location, to ARC for approval prior to installation.
- Section 90 Fences
A. No fences or invisible fencing is permitted.
- Section 100 Flag Poles & Flags
A. No flags or banners other than American flags subject to approval (as to size and location)
B. Flag poles are not permitted; only brackets mounted to the front exterior of house
C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.
- Section 110 Garage Conversions
A. Garage conversions are not permitted.
- Section 120 Gutters & Down Spouts
A. Gutter color must match the fascia of the house.
B. Down spouts must match the color of the house.
C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

- Section 130 Leases
 A. A copy of the lease must be submitted in writing to be approved by the Association.
 B. Lease must be for a period of one year. -
 C. Fee of \$100.00 is required.
- Section 140 Mailboxes
 A. No individual mailboxes are permitted (mail delivery is located at designated locations)
- Section 150 Nuisances
 A. Shall not create an annoyance to the neighborhood (i.e. pets, music, parties, etc.,) rodents - insects shall be controlled.
- Section 160 Parking on Common Areas
 A. On-street parking - except in designated areas, parking across sidewalks, parking on lawns or common areas is not permitted.
- Section 170 Patios & Decks
 A. Contact ARC for guidelines in your specific community.
- Section 180 Pets
 A. Pets (up to 2 only per home) must be leashed at all times when they are not in a fully enclosed patio/yard.
 B. You must pick up all waste matter after your pets.
 C. Pets cannot be left outside barking, to the annoyance of neighbors.
 D. No breeding for commercial purposes.
- Section 190 Seasonal Lights & Holiday Decorations
 A. May only be displayed for a total of 40 days per calendar year
- Section 200 Sidewalks (Parallel to Streets) & Entry walkways
 A. Shall not be painted or stained
 B. Shall be kept free of irrigation stains
 A. Sidewalks are never to be altered except as originally installed.
- Section 210 Signs
 One For Sale or For Rent sign may be displayed, provided the face surface shall not be larger than 18" x 24". Signs can only be placed in one window. *No other signs are permitted.*
- Section 220 Storage Sheds
 A. Are not permitted
- Section 230 Storm Shutters
 A. Shall preferably have removable panels
 B. Roll-down and sliding models shall match wall color.
 C. Accordion panel shutters must match color of adjoining window or door frame.
 D. No Bahama Shutters are permitted.
 E. Panels must be in place no earlier than 48 hours prior to storm or warning, and must be removed within 7 - 14 days after a storm or 48 hours after a warning.
 F. Must not be used for security purposes
 G. Must not be used for security purposes
 A. You must submit an architectural application with a survey, showing location to ARC, for approval prior to installation.
- Section 240 Trash Receptacle
 As provided for in Article XIV, Section 19, on days of garbage pick-up, the Owners of Lots 22 and 23 in Block 3 of Parkside will be required to place their trash receptacle(s) in front of the side yard of Lot 20, k Bock 3 of Parkside and the Owners of Lots 22 and 23 Block 1 of Parkside will be required to place their trash receptacles in front of the side yard of Lot 21, Bock 1 of Parkside.

Section
250

Vehicles

- a. There shall not be parked within the Property, any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe or boat trailer.
- b. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which shall be used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business.

Section
260

Window Films

- a. Tinting shall be non-mirror finish.
- b. No aluminum foil coverings are permitted.
- c. You must submit an architectural application with a survey, showing location and a sample of film, to ARC for approval prior to installation

Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing, for any changes to the exterior of your home (to include flower installation and garage conversions). Application and instructions can be found on the attached Architectural Review Board Application form or by calling the Castle Group at (954) 792-6000

PARKSIDE TOWNHOME HOMEOWNERS ASSOCIATION, INC. **CABANA RULES AND REGULATIONS**

The following Rules and Regulations have been adopted and will be administered by the Parkside Townhome Homeowners' Association, Inc. Board of Directors. The Rules and Regulations may be changed at any time by the Board. It is the intent of the Board to limit these Rules and Regulations so that every member will obtain maximum use and enjoyment of the facilities.

Although they place some restriction on member activities, *they are intended to respect the right of the membership as a whole.* Enforcement of the Rules and Regulations will primarily be placed in your hands and those of the Association.

GENERAL INFORMATION

The Rules and Regulations of Parkside Townhome Homeowners' Association, Inc. Cabana are designed to protect the rights and privileges of the Parkside Townhome Homeowners' Association, Inc. residents, their families and guests and to protect the property. The following Rules and Regulations have been formulated to acquaint members of Parkside Townhome Homeowners' Association, Inc. with the activities available to them and for proper utilization of the facilities. These Rules and Regulations will be reviewed periodically by the Board of Directors and amended as necessary to better serve the community.

GENERAL RULES AND REGULATIONS

- Age requirements - Please refer to the specific activity for information on age requirements. All age requirements will be strictly enforced. It is the duty and responsibility of the member to become familiar with these requirements and to cooperate in the enforcement thereof.
- Dress code - Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility. Shirt, cover-up and shoes must be worn at all times while in the Cabana proper. Appropriate attire and footwear must be worn while in the fitness room.
- The hours of operation may be adjusted seasonally as usage dictates.
- Parents will be responsible for the conduct of their children at all times.
- Owners will be responsible for the conduct of their guests at all times. Guest must be accompanied by the owner at all times.
- Members using the facility are responsible for leaving it clean after its use.
- The cost of replacing any property that is broken, damaged or removed by a member or guest shall be charged to the member concerned.
- Wagering is not permitted while engaging in any activity in the cabana.
- **NO pets shall be permitted anywhere in the Cabana, the sport courts or in or around the pool or on the common areas immediately adjacent to these facilities.**

Member/Owner

Member is defined to include the owners of record of the home within either, Parkside Townhome Homeowners' Association, Inc. including all minor children under the age of 18 and further to include unmarried children residing with their families up to the age of 25. Parents of unit owners whose legal and permanent residence is within the members unit are also entitled to be members.

A member will be required to be with their guests while using the facility (This includes the Pool, the Fitness Center, Sport Courts, Basketball Court and Cabana)

FACILITIES
HOURS OF OPERATION

- Fitness Center
(Must be 18 yrs or older unless accompanied by parent or guardian) Mon-Sun 6:00AM-10:00PM
- Swimming Pool Mon-Sun Daylight to Dusk
- Sports Court Mon -Sun. 8 A.M. to 10 P.M.
- BBQ Area Mon -- Sun 8 AM to 10 PM
- Tot lot Day light hours only

POOL

- **Parkside Townhome Homeowners' Association, Inc., its members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility**
- **Members, their families and guests shall have the right to use the Pool at any time it is open. The operating hours are from dawn to dusk daily.**
- **NO diving in the pool.**
- **NO swimming in the lake**
- **NO Alcoholic beverages allowed at the pool.**
- **Age requirement: Children under the age of 16 are NOT permitted in the pool unless under the direct supervision of their parents.**
- **A shower must be taken prior to entering the pool.**
- **Suntan oils and body lotions clog the pool filter and drain. These products must be removed before entering the pool.**
- **All persons using the pool must have a towel.**
- **Towels MAY NOT BE USED TO RESERVE CHAIRS.**
- **No glass is allowed in the pool or anywhere around the pool area or deck.**
- **No running, pushing or boisterous play is permitted on the pool deck.**
- **ALL radios, CD's, tape decks, etc., are required to have a set of headphones when listening to audio programming.**
- **Pets are not allowed on the pool deck or in the pool.**
- **Persons with open sores, cuts or communicable diseases may not enter the pool.**
- **Diapered age children MUST wear rubber pants in the pool.**
- **Food or drinks must be kept a minimum of 10 feet back from the pool edge.**
- **Floats may only be used if not creating a nuisance for other bathers.**

CABANA BUILDING USE

- **Work Out Room - Members and guests use the work out room at your own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.**
- **Age requirement: Children under 18 and younger are not permitted in the fitness room unless escorted and under the direct supervision of their parents.**
- **Pets are not allowed under any circumstances.**
- **Everyone using the fitness room is required to bring a towel to wipe the equipment dry after use.**
- **All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.**
- **Sport or like soft-soled athletic shoes must be worn at all times in the work out room. Bare feet are strictly prohibited.**
- **NO bathing suits are not permitted attire in the fitness room. Under no circumstances will bare-chests be permitted in the fitness room.**
- **Parkside Townhome Homeowners' Association, Inc. it's members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility**

FITNESS CENTER RULES

- Parkside Townhome Homeowners' Association, Inc. it's members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.
- Children under 18 are not permitted in the fitness center.
- The Association is not responsible for the lost or stolen items
- Smoking, food and intoxicants are prohibited.
- Proper athletic attire including shirts and sport shoes must be worn. Bare feet, bare chests, open-toed shoes and swimsuits are prohibits.
- People exercising should allow others to work in with them.
- Cardio-equipment is limited to 30 minutes of use when people are waiting.
- Equipment must be wiped clean after each use. Accordingly, Owners using the fitness center must bring a towel.
- Hours are 7:00 a.m. to 9:00 p.m.

SPORTS COURT

- **Parkside Townhome Homeowners' Association, Inc., its members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility**
- **Parkside Townhome owners, their families and guests shall have the right to use the Sports Court at any time it is available. The operating hours from 8:00AM until sundown. The court is NOT lighted.**
- **No food, intoxicants, drinks in glass containers, pets or animals will be permitted on the court. Court is not to be used for any purpose other than to conduct a game of basketball.**
- **Age requirement: Children under 12 years of age and younger must be accompanied by and directly supervised by their parents or an adult of 21 years of age.**
- **Court Dress Code: Proper shoes must be worn at all times. Proper attire should be worn at all times. NO bare chests and NO bathing suits.**
- **NO roller-skating, skateboarding, rollerblading or bicycling riding or big wheels**

Court Reservations:

- **Reservations are not necessary as court is used on first come, first serve basis. Please be prepared to relinquish the court when others are waiting after one hour's play.**
- **For safety and enjoyment of others, please no excessive noise or profanity. Do not hang climb on poles, backboards or hoops/nets.**

TOT LOT / PLAYGROUND

- **Parkside Townhome Homeowners' Association, Inc., its members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.**
- **Parkside Townhome owners, their families and guests shall have the right to use the Tot lot / Playground at any time they are available. The operating hours from 8:00AM until sundown. There is no night lighting of this area.**
- **No food, intoxicants, drinks in glass containers, pets or animals permitted on the lot. The lot is not to be used for any purpose other than to play on the equipment provided.**
- **Age requirement: Children under 12 years of age and younger must be accompanied by and directly supervised by their parents.**
- **Proper shoes must be worn at all times. Proper attire should be worn at all times. NO bare chests and NO bathing suits.**

Tot lot / Playground Reservations :

- **Reservations are not necessary as court are used on first come, first serve basis.**
- **For safety and enjoyment of others, please no excessive noise/screaming or sand/mulch throwing or profanity. Do not allow children over the restrictive weight class to utilize the equipment.**