

ADDENDUMB

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 homeowner's 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 the 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, electric, and outside water faucets from home to meters or main water and sewer lines.
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 the outside of villas.
10. Repair and maintenance of storage areas.
11. Tree removal for cosmetic purposes. Any tree removal requires Architectural Committee approval and is subject to County laws and regulations.
12. Shrub and tree replacement (with Board of Directors approval).
13. Maintenance and repair of fireplaces and chimneys.
14. Repair and replace gutters and downspouts.
15. All proposed changes to the exterior of the building or plot requires an Architectural Committee Approval.