Parkside

- Important Telephone Numbers
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Haag Management Inc.
(561) 241-0285

Gatehouse
(561) 392-1220

PARKSIDE COMMUNITY ASSOCIATION

IMPORTANT TELEPHONE NUMBERS

Emergency	911
FBI	1-305-944-9101
Florida Highway Patrol	1-800-226-3027
Florida Marine Patrol	1-850-488-4676
Poison Control Center	1-800-282-3171
Boca Raton Beach Conditions	393-7989
Boca Raton Beach Parking Stickers	393-7806
Boca Raton Code Enforcement	393-7934
Boca Raton Library	393-7852
Boca Raton Post Office - Downtown	417-3204
Boca Raton Post Office - Military Trail	998-7781
Boca Raton Police (Non-Emergency)	338-1333
Boca Raton Trash Pickup	416-3367
Boca Raton Voter Registration	367-7087
Boca Raton Water Department	338-7300
Florida Power & Light	994-8227

OTHERS

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PARKSIDE RULES AND INFORMATION

The Amended and Restated Master Declaration of Covenants and Restrictions of Parkside at Boca Trail (the "Declaration"), the Amended Articles of Incorporation of Parkside at Boca Trail (the "Articles"), and the Amended and Restated By-laws of Parkside of Boca Trail (the "By-laws") define the operation of the Community Association, the rules of membership and the restrictions on the use of the property. The Declaration, the Articles and the By-laws are referred to herein as the "Governing Documents". Every homeowner in Parkside is a member of the Association and is bound by the provisions of the Governing Documents.

In order to maintain the appearance of the community, provide for the safety and enjoyment of the residents, and make Parkside a desirable place to live, the Governing Documents specify the responsibilities of the members and the permitted and prohibited uses in Parkside. The Board of Directors of Parkside at Boca Trail ("The Board") is authorized to establish additional rules deemed in the best interests of the Association and its members.

Provisions for enforcement of the restrictions identified in the Declaration and of the rules are included in the Governing Documents, and include the right of the Association to suspend the use of the Common Areas, the right to fine, and the right to initiate legal action to enforce the Governing Documents. The Architectural Review Board may assist the Board in its enforcement responsibilities.

The Architectural Review Board ("ARB") is charged with approving all new construction and proposed improvements to existing structures and landscaping. Contact Haag Management at 241-0285 if you have any questions.

As set forth in the Declaration (Article X, Section 2), failure to obtain ARB approval (when applicable), and failure to comply with the rules and regulations and policies of Parkside, may result in a fine being imposed. In addition, fines may be levied on a continuous basis up to the highest amount allowed by law.

An overview of the current rules and information follows. The current rules may include restrictions provided for in the Declaration, but may not include the full text. Please review both these rules as well as the restrictions provided for in the Declaration with all the members of your family. Please also note that homeowners are responsible for the actions of their family members, tenants and guests.

ADDITIONAL STRUCTURES

No additional temporary or permanent structures including hedging, fencing, sheds, play houses, swing sets, etc. without prior ARB approval.

AIR CONDITIONERS

No window or wall air conditioners are allowed.

ANTENNAS/DISHES

No exterior antennas or satellite dishes in excess of one (1) meter per FCC regulation will be allowed. Placement of dish must be approved by the ARB prior to installation, or at a location previously approved by the ARB or by virtue of the ARB promulgating guidelines from time to time regarding allowable locations for the installation of allowable antennas and/or satellite dishes.

AWNINGS/SHUTTERS/HURRICANE PROTECTION DEVICES

No awnings, canopies, shutters or storm shutters shall be added without prior ARB approval. Storm shutters and hurricane protection devices should be removed or completely opened if there is no foreseeable hurricane activity.

BAR CODES FOR RESIDENT ENTRY

Bar code entry stickers may be purchased by residents for $5.00. Vehicles must be registered to a Parkside address in order to purchase a bar code. Contact Haag Management at (561) 241-0285 for purchase information.

CLOTHES LINES

No exterior drying facilities.

COMMERCIAL ACTIVITIES

No business activities - Parkside is strictly residential.

COMMON AREAS

Common areas within Parkside are useable by residents and their guests at their own risk. Parkside entrances and the Clubhouse have cameras which are monitored at the main guard house, but other common areas are not monitored. Any damage to common areas, including damage to entrance gates, caused by a

resident or its guest is chargeable to the homeowner and such charges may include administrative costs in addition to the actual cost of repairs. Damage costs are collectible in the same manner as other costs as provided in the Governing Documents. In addition, if applicable, such action can be a violation of the Rules and be subject to the levying of a fine in accordance with the Governing Documents or Florida law.

EXTERIOR ALTERATIONS

No exterior structural, landscaping or color changes or alterations without prior ARB approval.

EXTERIOR APPEARANCE

No car maintenance at residence. Garage doors should be kept closed except for temporary purposes.

EXTERIOR EQUIPMENT

All pool pumps and filters, air conditioner units, water softeners, etc. must be screened from view with landscaping.

FENCES/HEDGES

Any fence or hedge requires prior ARB approval. No fence/hedge beyond property lines. Dog runs and electric fencing for pets require prior ARB approval.

FENCE GUIDELINES

Essentially, fences are discouraged. If separation or privacy is desired, then landscaping is preferred.

PROPERTY FENCING

1. *REQUESTS:* All requests for fences must be submitted to the Architectural Review Board. The design and materials of any fence must be shown either on a site plan or by separate drawing with property lines detailed. The proper height, setbacks, color and fence material must be documented. Requests for removal, staining or painting must also submitted. Approval must be obtained to any action.

2. *LOCATION:* -Properties along lakes may have fences that are parallel to the rear of the house and do not setback from the house further than any pool or patio.
   -No fence may be closer than thirty (30) feet to the front corner of the house and do not setback from the side or rear property lines (does not include properties abutting lakes).
   -All fences facing a street must be screened with approved landscaping except for gates which may remain visible.

3. *MATERIAL:* Aluminum is the approved material for property fencing. Chain link, concrete, PVC (vinyl), wood or chicken wire fencing are not permitted.

4. *HEIGHT:* Maximum allowed height will be four (4) feet measured from the adjacent ground surface under the fence or must comply with the current minimum City Code.

5. COLORS: The following are the approved fence colors:
   a. Bronze
   b. White

PRIVACY FENCING

1. Privacy Fencing may enclose up to 400 square feet and may be constructed of concrete, PVC (vinyl) or wood and be no higher than six (6) feet and contain up to 25% of their area of an additional material such as glass block. No such fencing shall be further than ten (10) feet from the structure at any point. No single length of fencing may be no longer than twenty-five (25) feet except when the privacy fencing wraps the corner of the home in which case a single length of wall may be thirty (30) feet.

2. Approval of the installation of privacy fencing and its placement shall be at the discretion of the ARB.

No fencing of any kind shall be installed unless and until the approval thereof shall be obtained in writing from the Architectural Review Board.

IRRIGATION

No use of lake, canal, or well water for private residential irrigation.

LAKE/CANALS

No swimming or boating permitted.

LANDSCAPING

All landscaping changes and improvements require prior ARB approval. Keep lawns, shrubs, and trees properly trimmed. No "hat-racking" of trees. Avoid overgrowth of foliage. Keep all flower beds properly weeded.

LEASES

Leasing of properties within Parkside is governed by Article IX, Section 12 of the Declaration. Application forms are available from Haag Management. In order to

ensure a community of congenial residents and thus protect the values of the properties within Parkside, leasing is subject to the following provisions: Prior written approval of the Association is required; Single family occupancy only; No more than one lease per year and each lease cannot be for less than four months; Owners remain liable for the performance of tenants; the Board reserves the right to evict tenants in the case of unapproved leases or tenants who are in violation of the governing documents.

LIGHTING/FOUNTAINS/STATUARY

Requires prior ARB approval. Clear lenses only. No colored landscape or exterior light bulbs.

MAILBOXES

Standard mailbox design and color, which shall be determined by the Association, are required. The Association shall be responsible for determining the style and color of the mailboxes and shall also be responsible for the scheduled periodic replacement of mailboxes throughout the community. The Homeowner shall be obligated to maintain the mailbox in a state of proper repair and up to the standards as determined by the Association, and if at any time a mailbox needs to be replaced prior to the Association's scheduled periodic replacement it shall be replaced by the homeowner and at the homeowner's expense. Further, the replacement of mailboxes shall satisfy the standard mailbox design and color promulgated by the Association, as long as such a mailbox is available. If the mailbox is not available, which would conform to the mailbox design and color as determined by the Association, the replacement mailbox must be approved by the ARB. Nonconforming mailboxes shall only be approved by the ARB if a conforming mailbox is not available.

PAINTING (EXTERIOR)

Color samples (even if repainting the same color) must be submitted to the ARB for approval prior to any work starting.

PARKING

In order to maintain the appearance of Parkside and minimize the dangers of on-street parking, vehicles should be parked in garages or on driveways. Vehicles parked on the street shall be parked parallel and in a manner so as to not create a dangerous condition (such as: parking directly across from another vehicle on the other side of the street, or parking so as to impair the ingress and egress of emergency response vehicles). Parking across sidewalks is prohibited at all times. Parking on swales should be avoided.

No commercial or recreational vehicles are permitted to be parked or stored outside at any place within Parkside. Commercial or recreational vehicles may be parked within an enclosed garage. Commercial vehicles shall be defined to include, but not be limited to, limousines, vehicles with exposed commercial

signage or lettering, vehicles intended to be used for commercial purposes, vehicles with commercial license plates and/or registration, and vehicles with exposed equipment suitable for commercial activity. These restrictions do not apply to temporary parking of commercial vehicles for contractors or delivery services so long as the services are done during designated hours and only for the period of time necessary for performing services.

PETS

All pets must be on leashes when being walked, and owners must clean up solid waste after pets (in accordance with the Governing Documents and Boca Raton City Ordinance). Pets cannot be left outside if they create a nuisance. Call Code Enforcement (393-7934) when violations occur. No dogs are allowed inside the fenced playgrounds and court areas. Pets which create a nuisance, which can include excessive barking or pets which are not properly leashed and/or cleaned up after, should be reported to Code Enforcement at the above number.

PLAYGROUNDS & PARKS

Community playgrounds are located at the Clubhouse and at the eastern end of the park in Phase I. Parents are responsible for supervision of their children at all times. No dogs are allowed in the playground. Lighted areas close at 10:00 pm; unlit areas close at dusk.

ROOF REPLACEMENT

All roof replacement materials and colors must be approved by the ARB prior to work starting.

SAFETY

To ensure everyone's safety, please use caution while driving within Parkside. Please keep in mind that there are many children in the community. Moving vehicles should obey speed limits and stop signs and keep a safe distance from other moving vehicles. Also, moving vehicles should yield to bicyclists and joggers, and bicyclists and joggers should yield to pedestrians. Adult bicyclists and joggers should travel in the streets with the flow of traffic, and children on bikes should remain on the sidewalks. Parks and playgrounds within Parkside are not monitored and residents are responsible for their own safety.

SECURITY GUARDS

Security should be notified of any suspicious activity.
The Security Guards have exclusive access to parking adjacent to front entrance.

SERVICE PERSONNEL

Service personnel and workmen are not permitted in Parkside on Sundays, Holidays or before 8:00 AM on Saturdays and weekdays, and must exit the community no later than 6:00 PM.

SIDEWALKS

Cleaning of the sidewalks in front of each house is the responsibility of the homeowner.
The obligations of the homeowner and of the Association regarding sidewalks, earthen swales, and driveway aprons, are more specifically defined in Article VIII. Section 13 of the Declaration and are hereby deemed incorporated into this Rule.

SIGNS

A Realtor sign in front of a residence is permitted during an open house ONLY. All other signs shall be prohibited, except signs which the Association is prohibited from restricting pursuant to Florida law.

SPEEDING/STOP SIGNS

The Parkside speed limit is 25 mph. Obey Stop signs. Boca Raton police will enforce traffic Laws.

SWIMMING POOLS/SCREEN ENCLOSURES

Prior approval of the ARB is required before the installation of swimming pools and/or screen enclosures. Screen enclosures are not allowed to be visible from the street located in the front of the home. Screens and fences must be screened with landscaping, as approved by the ARB, and in accordance with the ARB guidelines.

TENNIS COURTS

Tennis shoes only. No bikes, skates, skateboards, ball playing, etc. Resident must be present when guests are playing on the courts. Keep courts clean.

TRASH AND VEGETATION (DEBRIS)

All scheduled trash pickups are currently on Tuesdays and Fridays, except holidays. See Boca Sanitation Collection Schedules for any changes. No containers at curbside until the morning of the scheduled pick up, and containers must be removed from the street by 7 PM on collection day. All trash containers must be secured to prevent animal/rodent access when stored, and must be stored out of sight from the street.

Homeowners shall be responsible for making sure that landscape debris and landscaping materials which are generated by a landscaper are removed from the property by the landscaper at the completion of the work day. At no time may this debris be left on the street overnight.

All vegetation debris generated by a homeowner must be kept out of sight bundled and placed for collection in the swale no earlier than 7:00 p.m. prior to collection day and no later than 7:00 a.m. on the scheduled collection day.

The City of Boca Raton Curbside Solid Waste Collection Services and Separation Guidelines (the "Guidelines"), which clarifies the removal of vegetative waste, bulk items, and unacceptable materials, shall be considered incorporated herein. For a copy of the Guidelines, please contact the City of Boca Raton Municipal Service Department, Sanitation Section (phone: 416-3367).

As noted in the Guidelines, vegetation may also be removed on a pay-for-pickup basis, which allows for pick up on an unscheduled collection day, but all other requirements as set forth herein, including the time and manner of placement of debris, must be adhered to. Additionally, all garbage, even garbage within an appropriate bin, should be bagged and sealed. The homeowner shall be responsible for the removal of any debris and/or garbage on the common areas or other lots, by virtue of any reason, including the failure to adhere to these guidelines.

The Association has the authority to remove and charge the homeowner for any significant debris (of any type) that creates a hazard or is a continuing violation of these rules.

USE OF COMMON FACILITIES

Parkside common facilities are for the enjoyment of residents and their guests. Use of common facilities can be suspended when assessments are delinquent. Residents are responsible for guests at all times.

VEHICLES

Only licensed vehicles driven by licensed drivers are permitted. Unlicensed vehicles (go-carts, go-peds, golf carts, motor scooters, etc.) are banned within Parkside.

The East Gate ("Back Gate") entry and exit is for residents only at all times.

Vehicles pulling trailers are not permitted to enter through the resident back gate as the trailer will break the speed arm gate off (see ***Common Areas*** above for damage fees). Vehicles pulling trailers should enter through the Visitor entry lane at the front gate.

PARKSIDE CLUBHOUSE RULES

The clubhouse is for the use and enjoyment of Parkside residents and their guests. The Community Association encourages its use for social gatherings, meetings and private parties.

ACCESS

- The Clubhouse will be locked when not in use.
- Children are not allowed in the Clubhouse or the Clubhouse patio without adult supervision.
- Lighted areas close at 10:00pm; unlit areas close at dusk.
- The key must be signed out from the security guard and returned immediately after use.

FEES

- For under ten (10) people, there is no fee to use the Clubhouse.
- A deposit of $300 is required when reserving the clubhouse for over ten (10) people. From the deposit, $90 is used for the security guard and $60 is used for standard cleanup. After inspection by a person designated by the Board, the balance of $150 will be returned provided there is no damage or excessive cleanup required.
- The homeowner is liable for all damage to the Clubhouse and its furnishings. Damages in excess of the deposit will be billed to the homeowner who reserved the Clubhouse.
- At the time of your function please sign the checklist that is provided by HAAG Management or the Guardhouse.

RESERVATIONS

- The Clubhouse can be reserved for Parkside homeowner's functions only. The homeowner must be in attendance at events.
- Call Haag Management at 241-0285 for availability of the Clubhouse.
- Clubhouse may be reserved 60 days ahead.
- Send or deliver to Haag Management a completed Clubhouse Reservation form (available at the
  Guardhouse) and a check to cover the $300 deposit. For under ten (10) people, there is no fee to use the
  Clubhouse, but a reservation is required.
- The reservation is not firm until the money is confirmed as received.
- Functions and clean up must be complete by 12:30 am.
- Cooking is permitted only in the rear of the building and in the kitchen.
- Doors must remain closed during functions to prevent noise from annoying the neighbors. No outdoor speakers or outdoor music is permitted during evening functions.

VISITORS LIST

- A list of all outside visitors attending a function at the Clubhouse must be provided to the Guardhouse.
  Parents must deliver guest lists for children's functions.
- All passengers in a car must be on the visitors list or the car will not be admitted.
- Remember that parking space is very limited in Parkside. Parking for guests is limited

to the parking spaces directly in front of the Clubhouse and on the west side of Parkside Avenue and the east side of

Parkside Circle North. Please advise your guest **NOT** to park on swales, lawns or driveways of Neighbors' homes. All expected guests should be pre-registered with security to expedite entrance.

FUNCTIONS FOR MINORS

- Functions where residents and guests are under the age of 21 must be supervised by adults on not less than a 1 to 20 ratio. The security guard will have the authority to terminate the party if proper supervision is not present.
- The Parkside homeowner who reserved the Clubhouse must be present at all times.
- The serving of alcohol to any person under 21 years of age, or the consumption of alcohol by any person under 21 years of age, shall be deemed to constitute objectionable conduct.

CLEANING

- Clean tables and place trash in outside containers and secure containers.
- Remove all decorations and return furniture to proper positions.
- The Clubhouse is a nonsmoking facility.
- The bathroom doors must be locked from the inside of the Clubhouse prior to leaving.

PARKSIDE GATEHOUSE PROCEDURES

POLICY

Entry to Parkside will be limited to residents, guests of residents, and service personnel authorized by residents or by the Community Association.

GATEHOUSE RESPONSIBILITIES

The primary duty of the gatehouse is to admit visitors in accordance with rules established by the Association. All visitors will be logged.

Gatekeepers will accept delivery of envelopes and small packages at the request of the residents.

RESIDENT RESPONSIBILITIES

Maintain an up-to-date "Resident Information Sheet" in the Guardhouse.

Provide a "Temporary Visitor List" to the Guardhouse when houseguests are staying in Parkside. Include specific arrival and departure dates.

Give the assigned "Code Number" to the Guardhouse when requested. Do not give it to anyone else to access the community.

Notify the Guardhouse when guest/service/delivery is expected. To leave packages at Guardhouse a release form must be on file.

CONSTRUCTION/SERVICE ADMITTANCE

No construction or service admittance prior to 8:00 am and after 6:00 pm Monday through Saturday. No construction or services will be permitted in the community on Sundays, Holidays or before 8:00 am on Saturdays. No service vendors are permitted to bring dogs into the community.

GENERAL RULES

Residents and guests are not permitted in the Guardhouse.

Visitors on the "Resident Information Sheet" will be admitted without calling the resident.

The resident will be called if the visitor is not on the "Resident Information Sheet". The visitor will be admitted only if the resident so directs.

Residents inviting a group to their homes or to the Clubhouse will give the Guardhouse a list of visitors. **All expected Guests to Parkside should be pre-registered/called-in to security, in advance, to expedite entry.**

Residents arriving at the visitor's gate will be admitted if recognized by the Security

Officer. Otherwise, the "Code Number" must be given, the driver's license checked, or the home called to identify them.

Residents with homes for sale must notify the Guardhouse when an open house is held. Visitors will be admitted without calling the residence. Residents are not to authorize the admittance of door-to-door salesmen, flyer distributors, survey takers, etc.

No garage sales are permitted in Parkside.

Residents should call the Boca Raton Police (911) when an alarm goes off. The Guardhouse is not authorized to respond to an alarm.

EAST GATE

The east gate is for resident use ONLY. No tailgating at either gate is permitted.

PARKSIDE STREETS

- SW 11th Place
- SW 12th Place
- SW 14th Place
- SW 15th Place
- SW 16th Place
- SW 21st Avenue
- SW 21st Way
- Park Court
- Parkside Avenue
- Parkside Circle North
- Parkside Circle South
- Parkside Street