

ADDENDUM B

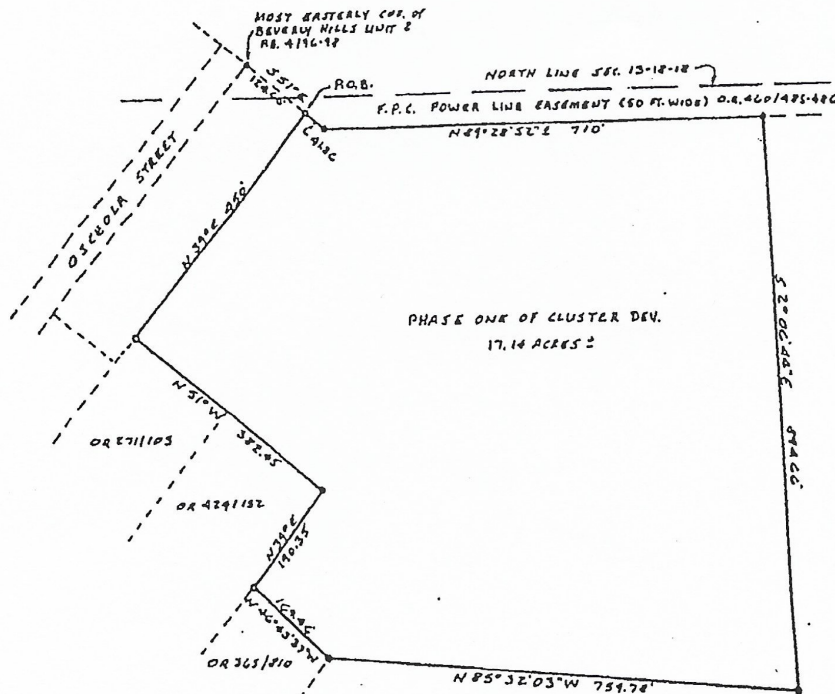
THE FOLLOWING ARE DEEMED THE **RESPONSIBILITY OF THE UNIT OWNERS IN  
PARKSIDE VILLAGE**

1. Any repair or replacement which is ordinarily covered by the standard homeowners 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.
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 outside of villas.
10. Repair and maintenance of storage areas.
11. Tree removal for cosmetic purposes.
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.

A PLAT FOR  
PLAN-CO., INC.  
OF

Exhibit A

Commence at the most Easterly corner of Beverly Hills Unit No. 2, as recorded in Plat Book 4, pages 96-98, public records of Citrus County, Florida, said point being on the centerline of a 50 foot wide Florida Power Corporation power line easement as described in Deed recorded in Official Record Book 460, pages 485-486, public records of Citrus County, Florida, thence S 51° E along a Southeasterly projection of the Northeasterly line of said Beverly Hills Unit No. 2 and along said centerline and along a Southeasterly projection thereof a distance of 124.60 feet to the Point of Beginning, thence continue S 51° E along said Southeasterly projection a distance of 41.36 feet to a point on the South right-of-way line of said Florida Power Corporation power line easement, said point being 50 feet from, measured at right angles to, the North line of Section 13, Township 18 South, Range 18 East, thence N 89°28' 52" E along said South right-of-way line and parallel to said North line a distance of 710 feet, thence S 2°06'44" E 894.66 feet, thence N 85°32'03" W 759.78 feet to the most Easterly corner of lands described in deed recorded in Official Record Book 365, page 810, public records of Citrus County, Florida, thence N 46°43'37" W along the Northeasterly line of said lands a distance of 169.46 feet to the most Northerly corner of said lands, said point also being the most Southerly corner of lands described in deed recorded in Official Record Book 424, page 152, public records of Citrus County, Florida, thence N 39° E along the Southeasterly line of said lands a distance of 190.35 feet to the most Easterly corner of said lands thence N 51° W along the Northeasterly line of said lands and along the Northeasterly line of lands described in Official Record Book 271, page 103, public records of Citrus County, Florida, a distance of 382.45 feet to the most Northerly corner of lands described in said Official Record Book 271, page 103, thence N 39° E along a Northeasterly projection of the Northwesterly line of said lands a distance of 450 feet to the Point of Beginning. Containing 17.14 acres, more or less.

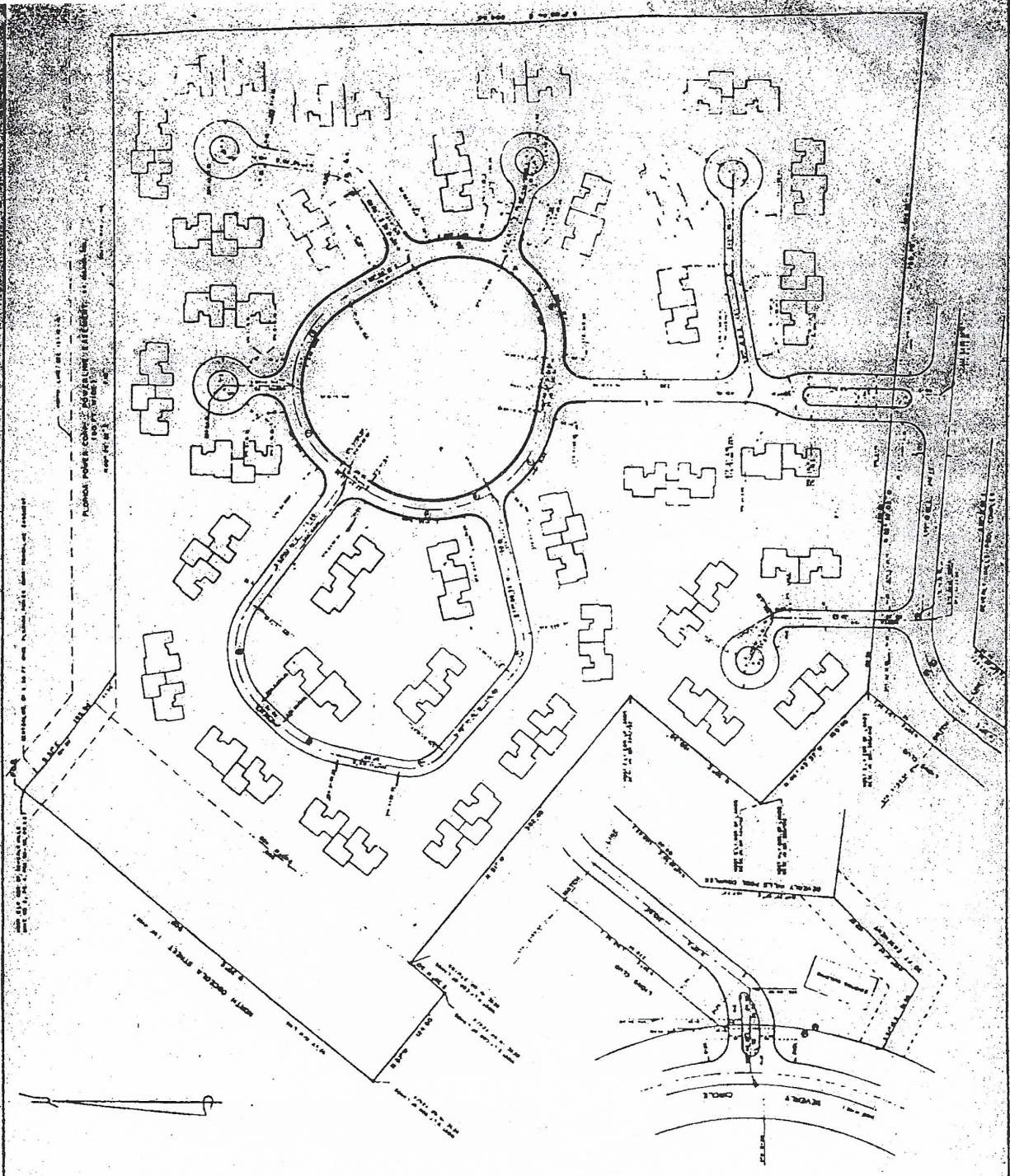


BOOK 624 PAGE 1815

NOTE: BEARINGS SHOWN HEREIN ARE BASED ON THE RECORD PLAT OF BEVERLY HILLS UNIT 2, P.B. 4, PG. 96-98, P.A.C.C.F.

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA 32629  
TELEPHONE: (904) 795-6351

SEC 13 TWP 18 RGE 18  
DAT.: 11-23-82  
SCALE: 1" = 200'  
DRAWN BY: ADA  
F.B. 232 PG 31 F.F. 11



GENERAL DATA

NO.	DATE	DESCRIPTION
1	11/11/78	PRELIMINARY PLAN
2	11/11/78	REVISED PLAN
3	11/11/78	REVISED PLAN
4	11/11/78	REVISED PLAN
5	11/11/78	REVISED PLAN
6	11/11/78	REVISED PLAN
7	11/11/78	REVISED PLAN
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50	11/11/78	REVISED PLAN

Exhibit B

PROPERTY DATA

NO.	DATE	DESCRIPTION
1	11/11/78	PRELIMINARY PLAN
2	11/11/78	REVISED PLAN
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11/11/78 (Date entered)  
 11/11/78  
**POND SECURITY PLAN**  
**NEWBY HILLS CLUSTER DEVELOPMENT**  
 PHASE 1  
 RODGEE & BAY ENGINEERING ASSOCIATES, INC.  
 11101 Highway 101, Suite 100, Jacksonville, Florida 32216  
 904/744-1111  
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 904/744-1150

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 30 day of March, 2016.

PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

Emily M. Holder  
by: Emily Holder President

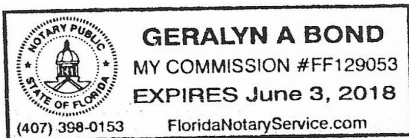
Megan Barber  
Witness: Megan Barber

Carol Jensen  
by: Carol Jensen Secretary

Amy Martin  
Witness: Amy Martin

STATE OF FLORIDA  
COUNTY OF CITRUS

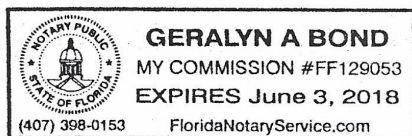
I HEREBY CERTIFY that on this 30 day of March, 2016, before me personally appeared Emily M. Holder as President of the Parkside Village POA  who is personally known to me or  produced Driver License/Identification Card as identification, and who did take an oath.



Geralyn A. Bond  
Notary Public

STATE OF FLORIDA  
COUNTY OF CITRUS

I HEREBY CERTIFY that on this 30 day of March, 2016, before me personally appeared Carol Jensen as Secretary of the Parkside Village POA  who is personally known to me or  produced Driver License/Identification Card as identification, and who did take an oath.



Geralyn A. Bond  
Notary Public