

The Following Amendments were approved by the membership at the 2025 Annual Meeting

	<p>Declaration of Restrictions:</p>
<p>Approved</p>	<p>14. Garbage No garbage or trash incinerator shall be placed or permitted to remain on a building plot or any part of the land. Garbage, trash, and rubbish shall be removed from the building plots. After the erection of any building on any building plot, the owner shall keep and maintain on said plot covered garbage containers in which all garbage shall be kept at all times, at the option of the building plot owner, either within the residence or garage. or an approved utility yard or within underground garbage receptacles located on the building plot or nearby on the roadway area at such location as shall be approved by the Association. Any such underground garbage receptacles shall be constructed so that garbage containers will not be visible. <u>Trash may only be brought to the curb 24 hours prior to pickup provided it is in a container secured by a lid. All trash must be stored completely in containers and no trash bags are permitted to be left on the properties or street at any time. All trash containers shall be removed from the street and stored inside within 24 hours of the pick up.</u></p>
<p>Approved</p>	<p>16. Animals No animals, livestock or poultry of any kind shall be raised, bred or kept in any dwelling except that two (2) common household pets such as dogs, cats or birds, may be kept, if they are not kept, bred or maintained for commercial purposes. <u>Dogs are limited to 25 pounds adult weight.</u> All owners must pick up after their pets. All animals shall be maintained on a leash and under the control of the animal's owner while outside the unit. No animals shall be allowed to run unsupervised at any time or disturb fellow lot owners with excessive barking or other noises. Any animal who violates these restrictions, or who engages in aggressive behavior towards other animals or residents in the community (including but not limited to biting), is subject to permanent removal from the community, upon written demand by the Board of Directors. <u>Requests for wireless fencing shall be submitted to the Association for approval and limited to the rear of the building plot, located strictly on the homeowner's property, and shall not interfere with lawn maintenance or existing underground cables. Damage caused to said fencing as a result of normal maintenance of the property is the sole responsibility of the homeowner and not the Association.</u></p>
<p>Approved</p>	<p>34. RENTAL PROVISION <u>Property rentals/leases and non-owner-occupied homes at Parkside Village shall be limited to 10% of total units. Regarding new property ownership, owners shall be forbidden from leasing for a period of one (1) year from the date of record title ownership. Only record title owners or managing members of a corporation are permitted to occupy a property within the first year of record title ownership. Owner and Rental applications will be submitted to the Association or its designated property management.</u> A property owner shall not be permitted to lease or rent out his/her premises without the approval of Parkside Village Property Owners Association Board of Directors, which consent shall not be unreasonably withheld. A property owner intending to lease or rent out his/her premises shall provide the Board of Directors with a Notice of Intent to Lease or Rent, at least fourteen (14) days prior to the commencement of occupancy by the tenant <u>and include a background check on the prospective tenants.</u> The Notice shall have a copy of an executed lease or rental agreement attached thereto and shall include the names and ages of the prospective tenants, the number and types of pets, and the number of vehicles the tenant intends to park in the Village. Said lease or rental agreement shall contain a duration of lease or rental term of no less than six (6) <u>twelve (12)</u> months duration. The Board shall approve or deny the lease arrangement by written notice to the property owner within seven (7) days of receipt of said Notice. The Board of Directors shall not approve a lease or rental agreement if a property owner is not current in payment of the monthly maintenance fee assessments.</p>