

ADDENDUM A

THE FOLLOWING ARE DEEMED THE **RESPONSIBILITY OF PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

1. Lawn care to include mowing, edging, fertilizing and pest control.
2. Exterior painting on a cyclical basis-as needed when determined by the Board of Directors but not when necessitated by fire, vandalism, storm damage, hail, lightning, winds, hurricanes, tornados or other specific occurrences or acts of God. Enclosed areas are excluded.
3. Replacement and repair of roofs when necessitated by normal wear and tear or deterioration but not when necessitated by fire, vandalism, storm damage, hail, lightning, winds, hurricanes, tornados, or other specific occurrences or acts of God.
4. Shrub, tree, and hedge trimming to include fertilizing.
5. Total care and replacement of lawn sprinkler system.
6. Total care and replacement of roads.
7. Total care of common areas.
8. Regularly clean all vents that were originally installed in the villas by the builder.
9. Removal of trees that are diseased, dying or causing significant damage.
10. Repair and/or replace all pole lamps located in the front of villas and around the N. Cluster Circle Drive, and the lights by the entrance sign and flagpole.
11. Repair and replace as needed fences, benches, retaining walls, berm, drains, and curbing.
12. Total care and replacement as needed of pump, fountain, flagpole and entrance sign.
13. Maintain and replace as needed, house numbers.
14. Repair and replace damaged red paver bricks on front porch only but not when necessitated by fire, vandalism, storm damage, hail, lightning, winds, hurricanes, tornados, or other specific occurrences or acts of God.

ADDENDUM A-CONTINUED

15. Repair and replace sidewalks and driveways but not when necessitated by fire, vandalism, storm damage, hail, lightning, winds, hurricanes, tornados, or other specific occurrences or acts of God,
16. Repair and paint front and back porch ceilings that are not enclosed but not when necessitated by fire, vandalism, storm damage, hail, lightning, winds, hurricanes, tornados, or other specific occurrences or acts of God.
17. Removal of leaves from roofs, gutters and downspouts as needed, when determined by the Board of Directors.