

LAKESIDE WOODS HOMEOWNERS ASSOCIATION
Venice, Florida

September 2, 1999

Dear Neighbor:

A concerned homeowner has reminded your Board of Directors about a section of the covenants that spells out what we have to do when any of us want to alter or add to, the outward appearance of our houses. Its a little bit of an inconvenience, but quite simple.

If you think of some change or addition to the outside of your house, your job is to put the idea on paper and hand it to one of your Board members, or mail it to 1200 Lakeside Woods Drive.

It's the Board's job to see if there is any reason why your idea would down grade the appearance of the neighborhood, and if not, give you an approval in writing, to go ahead with your idea, the way you have it spelled out.

It's always irksome having to ask someone's permission to do anything, but in any organization, there has to be some amount of red tape, to make it work.

If you and our Board each do our parts, we can be guaranteed that we will always be pleased and proud of the appearance of our neighborhood.

In addition, prior written approval from the Board is required for Landscaping changes except for flower beds and fruit trees.

Section 5.32.01 Owner to obtain Approval has two paragraphs; the first pertaining to the Common Areas and the second to the Owners Lot and Unit. The latter is as follows:

OWNER'S LOT and UNIT: No OWNER shall make, install, place, or remove any building, fence, wall, patio area, pool, spa, landscaping except for flower beds and fruit trees, or any other alteration, addition, improvement, or change of any kind or nature to the OWNER's LOT, or the exterior of the OWNER's UNIT, unless the OWNER first obtains the written approval of the ASSOCIATION to the same, except that such approval shall not be required for replacements in pre-existing landscape beds or any maintenance or repair which does not result in a material change in any improvement including the color of same.

The bottom line is - the covenants bind us to do it this way.

Your Board of Directors

Andy Anderson
Ed Bonafino
Ed Foley
Grace Grote
Nancy Polk

Board voted OK to have enclosures
(Ford) He talked to several board members about it & that it was OK! No one told him he needed written approval

PROPOSED CHANGES TO COVENANTS:

Current Covenants - P. 6 -- 3.10.02:

LANDSCAPING -- In addition to the common areas, the Association shall maintain the grass areas of all the lots, including mowing, trimming, fertilizing and insect and disease control. In connection therewith the Association shall also maintain the sprinkler systems of all lots and common areas. The Association shall be responsible for the common areas metered water cost, and the owners shall be responsible for the metered sprinkler water cost of their lots. The Association shall be responsible for the maintenance of any landscaping on any lot. If any lot contains landscaping which is substantially more extensive than the landscaping on other lots, the Association may charge the applicable owner an extra fee reasonably related to the extra cost of maintaining such landscaping.

Proposed Revision of Above Covenant:

In addition to the common areas, the Association shall maintain the grass areas in all the lots including mowing, EDGING, trimming, fertilizing INCLUDING FOUNDATION PLANTS AND TREES and insect and disease control. In connection therewith the Association shall also maintain the sprinkler systems for all lots and common areas. The Association shall be responsible for the metered sprinkler water cost of the common areas, and the owners shall be responsible for the metered sprinkler water cost of their lots. The Association shall be responsible for any landscaping on any lot, EXCEPT FOR FLOWER BEDS AND FRUIT TREES WHICH WILL BE THE RESPONSIBILITY OF THE OWNERS. If any lot contains landscaping which is substantially more extensive than the landscaping on other lots, the Association may charge the applicable owner an extra fee reasonably related to the extra cost of maintaining such landscaping.

Current Covenants - P. 11 -- 5.10

LANDSCAPING: The Association shall be required to maintain existing landscaping on each LOT, and on any contiguous property between each LOT and the pavement edge of any abutting road or the waterline of any abutting lake or canal, all in accordance with landscaping plans approved by the Association. All such landscaping shall be maintained as reasonably required, mowing, watering, trimming, fertilizing, and weed, insect and disease control shall be performed. All landscaped areas shall be primarily sodded with grass,

and shall not be paved or covered with gravel or any artificial surface. All dead or diseased sod, plants, shrubs or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be promptly removed. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior of any LOT. No OWNER shall install or maintain any landscaping on any portion of his LOT to be maintained by the Association pursuant to Paragraph 3.10 of this Declaration, without the prior written consent of the BOARD.

Proposed Revision of Above Covenant:

5.10 -- LANDSCAPING: The Association shall be required to maintain existing landscaping on each lot, EXCEPT FOR FLOWER BEDS AND FRUIT TREES (THE LATTER NOT TO BE PLANTED IN FRONT YARDS) and on any contiguous property between each lot and the pavement edge of any abutting road or the waterline of any abutting lake or canal, all in accordance with the landscaping plans approved by the Association. All such landscaping shall be maintained as reasonably required; mowing, EDGING, watering, trimming, fertilizing, and weed and insect control shall be performed. All landscaped areas shall be primarily sodded with grass, and shall not be paved or covered with gravel or any artificial surface. All dead or diseased sod, plants or shrubs shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be promptly removed. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior of any lot. No owner shall install or maintain any landscaping, EXCEPT FOR FLOWER BEDS AND FRUIT TREES, on any portion of his lot to be maintained by the Association pursuant to Paragraph 3.10 of this declaration without the prior written consent of the board.

Current Covenants - P. 12 -- 5.23.01

OWNER TO OBTAIN APPROVAL: NO OWNER shall make, install, place or remove any building, fence, wall, patio area, pool, spa, landscaping, or any other alteration, addition, improvement, or change of any kind or nature to, in or upon any portion of the COMMON AREAS, the OWNER'S LOT, or the exterior of the OWNER'S UNIT, unless the OWNER first obtains the written approval of the ASSOCIATION or DECLARANT to same, except that such approval shall not be required for any maintenance or repair which does not result in a material change in any improvement including the color of same.

Lakeside Woods Association Inc.
1200 Lakeside Woods Drive
Venice, FL 34292
FIN# 59-3196187

SERVICE

Irrigation Service and inspection of irrigation system
Includes:
checking sprinkler head height
checking sprinkler operation
cleaning around sprinkler heads
general inspection of complete system

FREQUENCY

Quarterly -
months of
February
May
August
November

HOMEOWNERS RESPONSIBILITY

Notify a board member if you notice a
sprinkler head not functioning properly or
any plant or grass not getting water.

Notify a board member of any dead or
diseased area of lawn. We will have the
area assessed and proper treatment or
replacement will be done

Fertilization and Pest Control of Turf, Shrubs and
Trees

Turf Includes:

Fertilizer and weed control during the month of
Fertilizer and weed control during the month of
Fertilizer and insecticide during the month of
Fertilizer and insecticide during the month of
Fertilizer and insecticide during the month of
Fertilizer and insecticide during the month of
Fertilizer and weed control during the month of

January
March
May
July
September
November

Trees & Ornamentals Includes:

Fertilizer and insect control during the month of
Insecticide to ornamentals & trees during the month of
Fertilizer and insect control during the month of
Insecticide to ornamentals & trees during the month of
Fertilizer and insect control during the month of
Fertilizer and insect control during the month of
Dormant oil & insecticide ornamentals & trees in

February
April
June
August
October
December

Notify a board member immediately if you
notice a diseased or dead plant. We will
have it looked at. DO NOT Fertilize or
treat the plant yourself. Supplemental
nutrients will be applied as needed to
maintain plant health. Duplication by
homeowner may damage or kill plants
Flower beds and fruit trees are EXCLUDED
from this service. They are the
responsibility of the homeowner.

Lawn Care
includes mowing, trimming and edging of turf, pruning
of trees, shrubs and palms and weed control in basins

Turf-cut once
a week from May
1 to Oct 1 and
as necessary
Oct 1 to April
30th.

Pruning once a
month

Flower beds and fruit trees are EXCLUDED
from this service. They are the
responsibility of the homeowner.

Mulch once a