
parkwoods homeowners association, phase III, inc.

WELCOME TO PARKWOODS PHASE III

2024

Dear Homeowner,

We are very proud of our community and hope you will enjoy being a part of it. Attached are various types of information that we hope will be helpful to you.

You should have received a copy of Association Rules and Regulation, By-Laws and Deed Restrictions from your owner or rental agent. You should have also received a Pool Pass and key which is mentioned below. If you have not, contact your owner/agent regarding same. If unable to obtain that way, you may request a new set from the board. The above mentioned documents will advise you on the requirements of keeping our community a nice place to live. Please be sure your guests and all household members are aware of them. It is every resident's responsibility to keep the area in a clean and orderly manner.

Please remember your quarterly maintenance dues which are due Jan 1st, April 1st, July 1st, and October 1st in the amount of \$375. Checks can be made out to **Parkwoods Phase III and may be mailed to the letterhead address, or may be submitted online at ParkwoodsIII.com. Please note there is a \$12 credit card convenience fee to submit online, which makes the total \$387. We do not send invoices or reminders, so please mark your calendar.**

POOL RULES

In addition to the rules posted at the pool, our residents and their guests need to note the following:

Cut-offs and any other types of street clothing are not permitted in the pool. Clothing contains soap residue in addition to thread, etc., that clog pool filters.

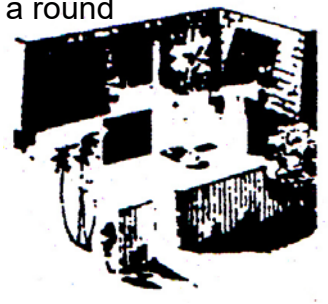
PETS OF ANY TYPE, DOGS, CATS, BIRDS, ETC., ARE NOT PERMITTED IN THE POOL.

Children under 12 years of age must be accompanied by an adult. An adult is someone over 18 years of age and NOT a teenaged babysitter.

Radios are not permitted at the pool unless earphones are used.

Tables, lounges and ropes at the pool are to be placed back to original positions.

Residents should limit their guests to two (2) per unit. Guests may only use the pool area if they are actually a guest visiting the resident's home. Although residents need not be present, guests must present the Pool Pass when requested. It is a round green rubber keychain that says Pool Pass. Having this will serve a two-fold purpose. It will identify the party using the pool and also identify a key should it be lost. The Pass may be replaced at a cost of \$25.00.



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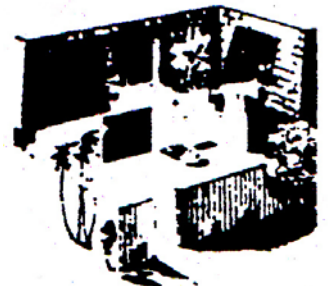
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Parkwoods III is one of seven Associations in Parkwoods. Our units are located in driveways C-1 thru C-5. Each Association is governed by its own Board of Directors., etc., and each has its own pool.

CHILDREN'S PLAY ACTIVITIES SHOULD BE CONFINED TO THE RESIDENT'S UNIT AND PATIO. COMMON AREAS AND PARKING LOTS ARE FOR ACCESS TO UNITS ONLY.

RULES AND REGULATIONS OTHER THAN POOL

1. No owner or lessee shall create or permit any disturbance that would interfere with the rights, comforts or convenience of other owners. This means no loud parties, stereos or TV, etc. Please place such items on the outside walls of your unit.
2. Offensive pets may be removed by the Association after notice to the owner with the prevailing party being entitled to cover the cost of proceedings and reasonable attorney's fees. A restriction is made of no more than two pets per dwelling. A pet shall mean a dog or cat which shall not exceed forty (40) pounds. Pets SHALL BE ON A LEASE AT ALL TIMES WHEN NOT confined to the owner's courtyard. Dogs can be walked on the grass by the ditch on our northern boundary, behind the hedge. ALL DROPPING MUST BE PICKED UP.
3. Trash will be placed in receptacles furnished. For sanitary reasons, all trash shall be in a plastic bag tied securely. All furniture and appliances will be placed on the outside of the fenced area to the right of the fence when facing it. The trash company is to be called by the person leaving the items; this is not the responsibility of the Board. Small children cannot reach the dumpsters and parents should handle the disposal of trash themselves. Boxes are to be broken up before being placed in the dumpster. Recyclables are to be placed in the containers on the back wall of the dumpster.
4. Barbeque cookers shall be used in the courtyard only.
5. No clothes or similar articles shall be hung on balconies, fences or outside the courtyard for any purpose whatsoever. If hung in the courtyard, it must be below the height of the fence.
6. Bicycles, toys or clutter shall not be left outside the courtyards at any times. Bicycles or clutter so left shall be impounded. Such articles must be stored within the owner's townhouse or courtyard. Yard sales are prohibited.
7. There shall be no assembling or disassembling of motor vehicles except for changing of a tire or battery.
8. Large trucks, boats, trailers, motor homes, buses and other such vehicles shall not be allowed to park overnight in the parking areas, except as allowed by the Association. All motor vehicles must be maintained as not to create an eyesore in the community.



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ALL VEHICLES MUST HAVE CURRENT LICENSE TAGS AND ONLY TWO (2) vehicles per unit are allowed. Towing will be imminent if the infraction continues after the first warning from the board.

9. Parents shall be responsible to the Association for any property damage to the common areas caused by their children.

10. Owners and their guests must use only those parking spaces assigned to the particular townhouse. Parking in another's assigned space or on the grass surrounding the structures will result in the vehicle being towed away at the owner's expense.

11. Yard clippings and Christmas trees are to be placed behind the dumpster fence for pickup once a month. NO OTHER ITEMS ARE TO BE PLACED THERE.

12. In addition to the foregoing, all owners and lessees of the dwellings in Parkwoods III shall abide by the Provisions of the Protective Covenants, Conditions and Restriction for Parkwoods Articles of Incorporation and By-Laws of the Parkwoods Phase III Homeowners Association, Inc. and the Rules and Regulations stated above.

13. A copy of these rules and regulations are to be given to tenants before they move in by the owner or agent who rents the unit at the owner's expense or a copy of the rules can be posted in the unit.

14. No townhouse owner or tenant shall in any way deface or change the exterior of their townhouse. It shall be illegal to construct anything which can be viewed from outside the fence of a townhouse, such as screening, trellises, arbors, roofs or covers over the balconies or courtyard areas and any such construction not in compliance with the original architectural plans and specifications unless agreed to by the Association, acting through its Board of Directors. Antennas, dishes, and like objects are not permitted on a townhouse roof.

As your current acting home-owner's association board, we are happy to hear from you whenever needed. You may find us on facebook.com, or we are reachable by phone.

President, Delaney Mullan
Vice President, Nancy Rose
Treasurer, Tatanisha Brown
Secretary, Amanda Lasher
Assistant Secretary, Margaret Adams

parkwoodsphaseiiiHOA@gmail.com

www.parkwoodsiii.com

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