
parkwoods homeowners association, phase III, inc.

WELCOME TO PARKWOODS PHASE III

2026-2027

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, Bylaws and Deed Restrictions at the point of purchase. 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 Rules contained in this letter pertain to every owner, resident and guest.

Quarterly maintenance fees can be paid either in monthly installments of \$200 due the 1st of each month, or in quarterly installments of \$600 due Jan 1st, April 1st, July 1st, and October 1st. Checks should be made out to Parkwoods Phase III HOA and mailed to our lockbox at: Parkwoods III, PO Box 162988, Altamonte Springs, FL 32716-2988 – OR, you submit payment online at www.ParkwoodsIII.com, but you must include the 4% convenience fee. Please mark your calendar with reminders of the due dates.

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 and fibers 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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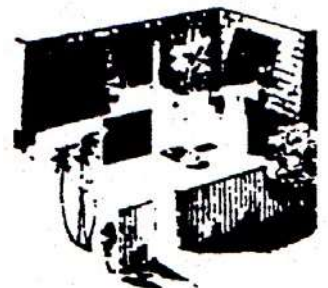
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Parkwoods III is one of seven associations/phases in Parkwoods. Our units are located in driveways C-1 thru C-5. Each phase is governed by its own Board of Directors and bylaws, and each has its own pool.

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 LEASH 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 DROPPINGS 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. Furniture and appliances can be placed on the outside of the fenced area to the right of the fence when facing it. Small children cannot reach the dumpsters and parents should handle the disposal of trash themselves. Bags too heavy to lift should be split into two bags for lifting. Boxes must be broken up before being placed in recycle bins. 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 permitted upon request by the Association. All motor vehicles must be well maintained and actively registered.



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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 at the owner's expense.

11. Brush, hedge clippings & Christmas trees can 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.

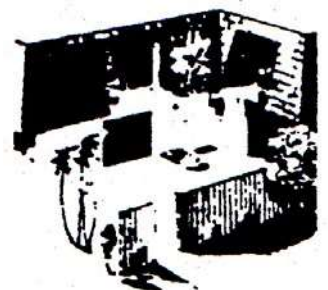
14. No townhouse owner or tenant shall in any way deface or change the exterior of their townhouse. It shall be illegal to construct anything which can be viewed from outside the fence of a townhouse, such as screening, trellises, arbors, roofs or covers over the balconies or courtyard areas and any 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. Please use the address below, or visit our website and submit.

Anthony "Tony" Ceresoli, President
Amanda Lasher, Vice President
Margaret Adams, Secretary
Cheryl Lynn, Assistant Secretary

parkwoodsphaseiiiHOA@gmail.com

www.parkwoodsiii.com



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