

Welcome to... Lakeside At South Riding

As your Board of Directors & Management Company, we would like to welcome you to Lakeside! Your Board of Directors serves the community as volunteers and desires to maintain the quality and value of all of our homes. We would like to invite you to your next community meeting at South Riding Center, 42420 Unicorn Drive. Meetings are quarterly and notices are sent prior to the meeting date. The budget meeting is in the Third Quarter and the Annual Meeting is in November. Let's work together to ensure that Lakeside at South Riding remains a great housing choice for us all.

Your Board of Directors

- President - David Deavers
- Vice President - Jay Johnson
- Treasurer - Seifu Sertse
- Secretary - Rani Francis
- At Large - Yvonne Hamel

Your Property Management Company—Select Community Services (SCS)

- Diana Fritts, Portfolio Manager (703)631-2003
dfritts@scs-management.com
- John Tsitos, Vice President (703) 631-2003
jtsitos@scs-management.com

Living in a Condo Community — We remember what it was like moving into a condo community, discovering the rules (sometimes the hard way!) and adjusting to them. Buying into a shared building means that what we each do affects many. Our quality of life and value of our investment both hinge on how well each of us adheres to the laws that govern our community. We are governed by these documents: Rules & Regulations, By-Laws, Parking Policy, and Satellite Dish & Antenna Policy. Please read them. Here's a short list of our documents: See your official documents for the details. We realize these might sound like a lot of negatives but they are things owners need to know right away:

Modifications — You must apply to the Covenants Committee for permission before installing satellite dishes, storm doors, etc. You may be subject to fines and/or assessed damages if not done.

Pets — Leashes are required and no waste is to be left behind!

Window Dressings — Keep all exterior views off-white.

Floors — Maintain 80% of your unit covered with carpet. If you inherited hardwood floors, cover them with area rugs. This applies to any unit where people are living below you.

Grills — Charcoal or propane grills are not permitted in the community. Electric grills only. We have two charcoal grills located centrally for your use.

Parking — You have 2 parking spaces per condo unit. If you have a garage, that counts as one parking space. The "Reserved" space at your garage entrance (if applicable) counts as the 2nd space. If you use your garage for something other than parking a vehicle, you have only one parking space.

Garbage — Do not leave any discarded item in our community (including inside the garbage bin enclosure). If you have something that you cannot place IN the garbage bin (i.e. — furniture, appliances) - call to have it removed professionally.

Noise — We have a noise ordinance in effect from 11:00 pm to 8:00 am.

Decks/Patios — You are restricted regarding what you can put on the deck/patio that is attached to your unit. You may only put patio furnishings on it — no storage, storage unit, bikes, appliances, etc. are permitted.

Playgrounds — We do not have playgrounds within Lakeside. Playgrounds are only a walk away.

Have An Issue? — If your issue needs attention, here are some tips:

Address the issue at the quarterly community Board of Directors meeting. In an emergency, call the Management company directly.

Saving Money — Here are a couple money-saving tips:

Some units have caused water damage to other units by not keeping the drainage line from the air conditioner clean. You will be charged for the damage your unit causes if your pipes are the source. During the winter make sure the space heater in your hot water heater closet is on and working to prevent any pipes from freezing. Your hot water heater also provides the heat for your entire unit. NO hot water heater equals no heat! You may also want to turn the water temperature on your hot water heater up in the winter and down in the summer.

Home Owner / Tenant Questionnaire — In your closing documents or at the time you signed a lease, you were given a form to fill out to provide Management important information (i.e., your email address, phone number, emergency contact, etc.) that is extremely important should we need to reach you.

Keep up with condo tips and news by attending the Quarterly Board Meetings.