

Welcome to...

Lakeside



As your Board of Directors and 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 our homes. We would like to invite you to your next community meeting at The South Riding Center, 42420 Unicorn Drive. Meetings are held on the second Monday of each month. The budget meeting is in October and the annual meeting is in November of each year.

Let's work together to ensure that Lakeside at South Riding remains a great housing choice for us all.

Property Management Company

Diana Fritz, Portfolio Manager – Select Community Services (SCS)
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Board of Directors

Barbara Hall – President
Madeline Allen - Vice President
Tyler Walker - Member
Samuel Masters – Member-At-Large

Living in a Condo Community —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** – Only one pet per unit. 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. Not on your balcony, not in your garage, not at all. Electric grills only.
- **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 management to arrange a special pick-up. You are responsible to pay for the pick-up. If you don't, your neighbors pay for your pick-up.
- **Noise** – We have a noise ordinance in effect from 11:00 pm to 8:00 am. Of course, noise that disturbs your neighbors at any time is not permitted.
- **Decks/Patios** – You are restricted regarding what you can put on the deck/patio that is attached to your unit. Remember, you do not own the deck/patio. It belongs to the condominium but is reserved for your exclusive use. 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. Children may not skateboard, play ball, etc., on the grassy areas or parking lot. Playgrounds are only a walk away.

Have An Issue?

- Address the issue at the monthly Board of Directors Meeting.
- Email the Board of Directors and management company at lakesideatsouthriding@gmail.com.
- In an emergency, call the Management company, SCS, 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.

Homeowner / 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. Much of our communication to you as an owner or as a tenant is via email. If you need a blank Form, email us and we will get one to you.

Keep up with condo tips and news by attending the monthly Board of Directors meetings!