

Courtside Commons HOA  
106 Blackhawk Ct.  
West Columbia, S.C. 29169  
September 30, 2008

Dear HOA Member:

Following is an update on recent and future events affecting all HOA members:

1. Two (2) overflow parking areas have now been completed in the community. Off street parking for three cars is now available on Courtside Dr. along the common area adjacent to the Fire Dept. Also off street parking for five cars is now available along Marianne Ct. beginning near the intersection of Volley Ct.

This additional parking is provided for guests of residents of Courtside Commons in order to reduce the amount of parking in the street. We have experienced several incidents recently where on street parking has created congestion and difficulty for residents accessing their driveways. In the future, please encourage your guests to utilize the off street parking areas to reduce this congestion. Cars parked on the street for extended periods will be subject to being towed.

Lexington County has approved two (2) additional off street parking areas to be added in Phase 2. The first will be at the beginning of Phase 2 along the right side of Courtside Dr. The second will be along the common area at the end of Courtside Dr.

2. We are beginning the fall landscape maintenance period. The schedule for landscape visits for the fall is as follows: Oct. - 2, Nov. - 1, Dec. - 1. Pine straw for all of the homes on Courtside Dr. will be replaced in October. Pine straw on Volley Ct. and Marianne Ct. will be replaced in April.

Sprinkler systems will be turned off during November and turned back on next March.

3. Regulations for Holiday Decorations on the exterior of your home:
  - a. Christmas holiday decorations on the exterior can be placed no sooner than Thanksgiving Day and must be removed no later than January 2 of each year.
  - b. Placement of all decorations are restricted to the confines of your porch on the front of your home. No decorations may be installed on any eave, roof or in your front yard.
  - c. Placement of any decoration on the rear of your home must not extend above the height of your backyard fencing.
  - d. Decorations are permitted on your mailbox as long as they do not obstruct mail delivery.

We would like to take this opportunity to wish all of you a wonderful and safe holiday season. Look forward to seeing you soon.

Ken Hall  
Chairman HOA