LINKSIDE VILLAS NEWSLETTER

JUNE, 2011

Dear Linkside Owners,

ANNUAL MEETING:
Please mark your calendars for our Annual Meeting, scheduled for Saturday, October 15, at 9:00 at the Property Owners Beach House. We will also be hosting an owners' party around our pool at 5:00 that evening. Please join us for the meeting and dinner.

ANNUAL JULY ASSESSMENT:
The annual July assessment of $1750.00 will be billed in July, and payable in July and August. This assessment is used for capital expenses such as our recent pool renovation. The assessment has not been increased for over ten years

MONTHLY REGIME ASSESSMENT:
The monthly $350.00 assessment will remain the same for the fiscal year beginning July 1, 2011. However, Linkside's operating expenses have increased in the last two years. The Board and our property managers, Trey Grissom and Lona Vest, have taken steps to reduce operating expenses. The monthly assessment, which has remained the same since 2007, will continue to be evaluated during this fiscal year.

Summer is in full swing here on our beautiful barrier island. The season brings many visitors and rental guests into Wild Dunes, but Linkside is generally free of the problems that beset ocean front Regimes. Nevertheless, a few complaints have been lodged. If you rent your unit or friends and relatives use your Linkside townhouse, please remind them of the following:

POOL:
No dogs are permitted in the pool area and are not allowed into the pool. The SC Department of Health and Environmental Control (DHEC) has numerous rules governing our pool because it is not considered a purely private pool. Dogs in the pool area can and will result in fines and the indefinite closing of the pool. Dogs in the pool water can and will result in draining, cleaning, and re-filling the pool at a cost of about $1,000.00.

Please keep the pool gate closed at all times and abide by all the posted rules.

An emergency exit button has been installed near where the hose hangs on the pool house for your safety. Please inform all rental guests and family members about the exit button.

Please use ear phones when listening to music.

POOL AND TENNIS COURT FOBS:
Many renters arrive here and have no idea how to enter the pool or tennis courts. Please inform your renters and family members about the fobs and how they work. If you require fob replacements, please contact Lona Vest or Trey Grissom. Replacement fobs cost $25.00.

A number of trespassers were asked to leave the tennis courts this year. All the trespassers reached into the tennis court area and tripped the exit button. That problem has now been fixed and appears to be working.

PARKING:
Please do not park in anyone's driveway without the owner's permission. Parking on grassy areas is not permitted because cars damage grass and destroy irrigation heads. Please use overflow parking across from units 41-48. In addition, parallel parking is permitted beside the drainage pond along the marsh. Please make sure your renters or family do not park parallel to the buildings' front vegetation beds.

BEACH TOWELS:
Linkside Covenants prohibit hanging towels or other laundry on front or back rails. Please hang wet towels inside the garage.

COMMERCIAL TRUCK PARKING:
Linkside Covenants prohibit the overnight parking of commercial trucks, trailers, and moving trucks. If you rent, it is your responsibility to give this information to potential renters.

DOGS:
Dogs on Isle of Palms must be leashed at all times. Dogs may be off-leash on the beach from 5:00 a.m. until 8:00 a.m. Please leash and pick up after your dog as a courtesy to owners and visitors.

EMERGENCY PROPERTY MANAGEMENT NUMBER:
If an emergency occurs after 5:00 p.m. that affects your property, please use this number to contact one of our property managers: 843-863-6700.

Please feel free to contact Linkside's property managers, Lona Vest and Trey Grissom, for questions and comments at 843-881-5459.

Warmest regards,

Lona Vest
Trey Grissom

Linkside Board of Directors:

Nancy Windler 843-886-6951
Scott Edwards
Dan Waldsmith
Tom Harrison
Lesly Livengood