

# Villas at Timber Lakes Condominium Association

## Lease Application



8840 Terrene Court, Suite 102 Bonita Springs, FL  
34135 (239) 454-8568  
Fax: (239) 454-5191

# Villas at Timber Lakes Condominium Association

C/O Pegasus Property Management  
8840 Terrene Ct #102  
Bonita Springs, FL 34135  
Office: 239-454-8568  
Fax: 239-454-5191  
[leases@Pegasuscam.com](mailto:leases@Pegasuscam.com)

## LEASE APPLICATION

Please submit application at least 20 days prior to lease date.

Leases must be a minimum of 30 days. No unit may be rented more than 4 times a year.

### ATTACH THE FOLLOWING:

- **Copy of Lease Contract**
- **\$150 non-refundable Application Fee** - Each tenant over the age of 18 will receive an email to complete the background check. Make sure the email address below is legible.
- **\$50 non-refundable Background Check Fee for each applicant and all occupants over 18**
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**
  
- **Tenants are not permitted to have pets**

I (We) hereby apply for approval to lease:

Names: \_\_\_\_\_

Rental Unit Address: \_\_\_\_\_

Lease Term Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Realtor: \_\_\_\_\_ Phone: \_\_\_\_\_

### PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: \_\_\_\_\_ D.O.B. \_\_\_\_\_

2. Full name of Co-Applicant: \_\_\_\_\_ D.O.B. \_\_\_\_\_

3. Home Address: \_\_\_\_\_

4. Email Address: \_\_\_\_\_

5. Telephone: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Work: \_\_\_\_\_

6. Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

- Co-Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

8. The unit owner's documents of Villas at Timber Lakes Condominium Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the unit regularly.

| Name  | Relationship | Age   |
|-------|--------------|-------|
| _____ | _____        | _____ |
| _____ | _____        | _____ |
| _____ | _____        | _____ |

9. Person to be notified in case of emergency: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

10. Reference 1: \_\_\_\_\_  
Reference 2: \_\_\_\_\_

11. Make of automobile(s) / year / license number: \_\_\_\_\_  
Make of automobile(s) / year / license number: \_\_\_\_\_

12. Name of Current Unit Owner: \_\_\_\_\_

13. I/We are aware of and agree to abide by the Community Association Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Community Association Documents). Property Management does not provide Association Documents.

14. I/we understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, in accordance with the Documents and the Rules and Regulations of the Association.

15. I/we understand that pursuant to Florida Statute 718.166(11), "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the unit owner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the unit owner."

Should the Villas at Timber Lakes Condominium Property Owner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.



**THE VILLAS AT TIMBERLAKE  
CONDOMINIUM ASSOCIATION, INC.**

**RULES & REGULATIONS**

**Revised December 2006, October 2007, January 2009, April 2010, May 2010, January 2015  
New & Revised Rules & Regulations**

The condominium documents of the Villas at Timber Lake provide for rules and regulations to help make condominium living an equitable and pleasant experience for all its residents. The following is a summary listing of the rules outlined in the documents and those recently adopted by the Board of Directors. Please add this list to your document package. Questions regarding rules or violations should be addressed to the Management.

**PARKING AND VEHICLES (Page 16, Document #12.6)**

1. Space is allotted for two (2) vehicles per unit. One space in the garage and one in the driveway.
2. Visitor parking spaces are for their intended purpose only and unit owners must have Association approval before utilizing these designated spaces other than on a temporary basis. Parking on grass area is prohibited.
3. Commercial vehicles are not allowed except for temporary business purposes.
4. Inoperable or recreational vehicles may not be kept outside a garage for more than six (6) hours or overnight, whichever is less.
5. Oversized vehicles that cannot be garaged must be parked in a visitor parking area.
6. Car covers are not allowed.

**PETS (Page 15, document #12.3)**

1. Each unit may keep two small domesticated household pets.
2. Pets may not be kept for commercial purposes such as breeding.
3. Pets must be leashed or carried when they are outside a unit. Owners are responsible for picking up after their pets.
4. No pit bulls, reptiles, rodents, poultry, swine, amphibians or livestock are allowed.
5. Tropical fish and caged birds are allowed.
6. No pets are allowed in any leased units.

**PLANTS (Page 13, document #11.5 & Board rules /regulations)**

Timber Lake Board of Directors reserve the right to regulate all plantings in order to maintain an attractive and well-ordered neighborhood appearance.

1. Planting of annuals is allowed in the established beds. (All succulents, cacti, aloe, century plants, fern, poinsettias, and variegated ginger, bird of paradise and sansevierias plants are not classified as annuals.)
2. Small-scale shrubs and plants are allowed if they are of a size and variety of those in established beds.
3. All unit owner plantings must be mulched with natural cypress mulch only, "not dyed" and must match the existing mulch used by landscapers.
4. Any unit owner's plantings are the unit owner's responsibility.
5. Plantings no longer cared for must be removed by the owner and the beds returned to their original design, or a replacement of Floritam sod must be made if a new bed has been dug in a common area.
6. No exotics and/or plantings that are not indigenous to Florida are allowed. Fruits & vegetables are allowed only in pots and must be on the backside of the unit, not more than 3 feet from the building, and must meet all other rules regarding pots and plantings shown elsewhere in the rules. No flowerpots are allowed on front sidewalks due to hazards and liabilities. No artificial flowers or plants are allowed outside of the residential units.

**Tree Resolution:** Trimming by individuals is prohibited. Upon finding broken or brown palm fronds or tree limbs, the Villas at Timber Lake's landscaper shall trim such when on the property for mowing and edging. Also, while on the property for routine maintenance, the landscaper shall pickup and dispose of all fallen palm fronds and tree branches or limbs. Upon request of the Homeowner and approved by the architectural committee the landscaper will spot trim a specific tree as needed, as soon as possible. See addendum B

**Number 7 requires a written plan and Alteration Approval by the Architectural Committee and the Board of Directors.**

7. A. The digging of new planting areas and planting of any large-scale shrubs or trees, after January 10, 2001, the planting of any trees or palms shall be no closer than 12 feet from any building, a minimum of 10 feet apart and not more than 3 trees total per unit, beyond the original developer's planting. A minimum branch height may be required to insure minimum view impairment by a neighbor. No shrubs or plantings shall have its foliage (groomed or un-groomed) closer than 6", 12" for trees, from the side, eaves or roof of a building. No exotics, fruit-bearing or mahogany trees will be planted. No vines will be allowed on trees or buildings.
- B. (As Amended 5-12-10 by resolution of the Board) No pots are allowed in front or on the side of the units, a maximum of 2 pots will be allowed in the back of units. Only terra cotta colored pots are allowed, pots must be in established planting beds. Pots must be removed if there are no live plants in them. Pots must be inside when owner is gone for an extended period of time.
8. The unit owner is responsible for any damage or alteration of sprinkler heads or parts during the installation (or removal) of new or extended planting beds or patios.

**CHANGES TO LIMITED-USE COMMON AREAS (pages 13 & 15, document #11.5, #11.11 & #11.12) Numbers 1-5 require Approval forms, Waiver of Liability Forms, Architectural Committee and Board of Directors approval prior to installation by approved contractor. Effective 11/8/2000, all new owners shall be informed by Property Manager of any existing alterations, approved by the Board of Directors, to the unit for purchase. New owners shall remain responsible for the maintenance of those items. A form shall be provided for this purpose.**

1. **Lanai enclosures** must be sliding glass or the original Rottlund enclosures. Approved examples are 3717, 3734 & 3671 Stone Way. White aluminum skirting 10:-10.5" high around the bottom of the screened lanai is allowed. See 3736 Stone Way as the approved example.
2. **Hurricane Shutters/** protective shutters must be white aluminum.
3. **Entryway Enclosures** must be of white aluminum and screened with or without the decorative design screened door. 3706 & 3671 Stone Way are the approved examples.
4. **Additional gutters** installed by unit owners must be consistent with the existing front gutters and the maintenance will be the unit owner's responsibility.
5. **Front entrance** door must be 36" wide and retain the existing white color. The door must be in compliance with Florida State and Lee County building codes. The door, its fasteners and hinges, must be able to withstand a 110 mph. wind. If glass is a part of the door, it must have the appropriate area to thickness ratio for safety purposes.

**DOCUMENT CHANGE TO ARTICLE 11.5 ALTERATIONS OF UNITS OR COMMON ELEMENTS BY UNIT OWNERS.**

No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, or in any manner change the exterior of any portion of the Condominium, without first obtaining the written approval of the Board of Directors, which approval may be denied if the Board of Directors determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to the Condominium in part or in whole. No solid, glass or screened roofline extensions to units will be allowed. No elevated roofline extension (i.e. lofts or half stories) will be allowed to be added to individual units. Any

glass, screen, curtain, blind, shutter, awning, or other modifications, additions or installations which may be installed where visible from outside the unit are subject to regulations by the Board of Directors. No unit owner may alter the landscaping of the common elements in any way without prior Board approval. The Board of Directors may revoke or rescind any approval of an alteration or modification previously given, if it appears that the installation has had unanticipated, adverse effects on the Condominium.

### **CHANGES TO THE COMMON AREAS (page 13, document #11.5 and board rules)**

1. **No portable items** such as lawn chairs, toys or bikes may be left on any grass areas over night.
2. **The painting of lanais** and front entries is regulated by the Board. Only existing exterior color of the villas or white is allowed.
3. **Hoses:** Remove all hose brackets at the front faucet by the garage. Hoses may not be kept outside when not in use in this area, except for a green self-coiling hose behind the shrubs. Hoses left outside when not in use at the rear or side faucets must be green, gray or black and stored on a bracket or enclosed hose reel not to exceed the height of the faucet, or coiled out of sight.
4. **Grills** (charcoal, gas or electric) cannot be used inside lanais or garages as this poises a fire hazard and violates Fire Safety Codes. Fire Codes stipulate any type of outdoor grill must be at least ten (10) feet from any building when in use. No grill can be left out overnight except on an approved patio or designated area approved by the architectural Review and Grounds Committee and Board of Directors with proper screening hedge to camouflage from a neighbor.
5. **Trash containers** must be kept inside a unit except for trash pick-up and must be in an approved container.
6. **Lanai and patio** furniture must be kept inside the unit when an owner is gone for an extended period of time. This is to prevent damage to the exterior of buildings during wind/rain storms.
7. **No decorative Items** (Amended 5-12-10) or Statues are allowed in the front or side of the building. An owner may place two (2) statuaries in the rear of the building; a statuary item is hereby defined, but not limited to and object, statue, bird bath, bird feeder, rock or fountain, in an existing mulched area in the rear of the building, not to exceed 3 feet in total height. This item must be stored inside when an owner is away for an extended period and during any major wind event to prevent any damage. No arbors or white or dark colored trellis are allowed.
8. **No signs** are allowed on the common areas. (Note: FLCA sign regulation regarding real estate sale signs and allowed signage will apply.)
9. **Flag holders** are allowed if mounted under the carriage lamp, approximately 4.5" high. Flags may be displayed for a short period of time during a holiday season (limit: one week). The exception to this is the United States of America flag which is covered under Florida statute #718.113.

**The following items: 10 A, B, C require Alteration Approval forms and Board approval.**

#### **10. Lighting/electrical**

**A. Malibu lights** are allowed in the mulched garden beds on either side of the walkway to front entrance. Wiring must be appropriately buried. Owner is responsible for maintenance, repairs and/or replacement. A proper application and approval and be screened from your neighbors with shrubs and must not interfere with a neighbor's enjoyment of the common property and not to exceed six lights.

**B. Floodlights** must be white and reflect straight up and must not interfere with a neighbor's enjoyment of the common property. These maybe removed at the Board's discretion should a complaint arise.

**C. Outside electrical outlets** must be in weatherproof housing and be G.F.I. grounded and a minimum of 12" above inside floor level & meet all Florida and Lee County codes. They must be securely attached to the building or on a post in an existing planting bed and be used for approved lighting purposes-only.

**D. Motion Detectors** or manually operated lighting may be used in the rear of units. The colors must be white and they are no more than 120 degrees. The sensitivity must be adjusted to a length of no more than 10'. Heavy-duty cord must be used and bulb wattage can be no more than 75 watts. This installation will require neighbors' signatures.

11. **Driveways and sidewalks** shall not be painted or the make-up changed. If you wish to waterproof a driveway or sidewalk, Board approval is required. White or gray patio blocks, 12" - 18" are allowed in the existing bed at the edge of the driveway to ease entry and exit from vehicles. These must not interfere with the operation of the sprinkler system.
12. **Extended patio plans** must be submitted to the Architectural Committee and the Board of Directors with a detailed drawing/plan indicating the size, placement and materials to be used. This plan must also indicate the type and size of plants to be used for landscaping. A completed Waiver of Liability form and Alteration Application form must accompany the plans with signed acknowledgement of notification from the adjacent neighbors. Lake front property must have at least the 20' easement between lake and edge of extended patio. There must remain a minimum of 4' between the mulched/shrub area of an end unit owner and adjacent end unit owner patio, if of equal size. Extended patios on other properties must not infringe upon or interfere with any drainage areas (this includes lawn drainage as well as storm drains). Patio design may not interfere with irrigation controls or sprinkler beds. Approved shrubs are required to reduce impact on neighbors, conceal and beautify patio. Plantings are intended to camouflage furniture, grills, etc. Shrubs must be planted in a mulched garden area. The patio must be in conformance with existing landscape and the configuration of individual areas as outlined in the original plans. Retaining walls, where appropriate, are to be of gray or white retaining wall blocks and appropriate amount of fill is required to level land under the patio. Patio must be ground height and level. Patios may extend outward from the rear of the lanai up to 9' with a maximum of 6' wide on the side of end unit. The length of side patios was not specified. Patios cannot be more than a maximum of 220 sq. ft. There must be no impact on lawn maintenance. No poured concrete slabs or other forms of permanent installation are allowed. The changes must be made so that the property can be returned to its original condition if required. Installation must be done by a qualified landscaper/craftsman. According to the bylaws, any alterations to the outside property become the responsibility of that homeowner and must be maintained and repaired if necessary, even if it is an approved project. Any homeowner who constructs their own patio must have a signed waiver and approval before construction. Construction may not take longer than three (3) days from start to finish with job site kept neat looking and picked up during non-working hours. Patio blocks/pavers must be of a white or gray color. No concrete filler may be used between the blocks or on the outside edge. Items left on a patio are the responsibility of the unit owner. The unit owner is responsible for damage caused by items left on patio. By Board approval, only flat patio blocks, white or gray in color, and no more than sixteen (16) inches in size may be installed outside and against an owner's lanai foundation. When approving extended patios for center units and the patio door of the unit is near the middle of the building, the door must be moved, to allow for ingress and egress to the unit, without interfering with the privacy hedge in the middle.

#### **NOISE, NUISANCE & VISTORS (page 15 & 16, document #12.1 and #12.4)**

1. Residents and guests must conduct themselves in a peaceful manner so that they do not disturb their neighbors.
2. Children under 18 years of age must be supervised by an adult.
3. The pool rules for Fountain Lakes are posted by the pools and use of the pools by guests should not inhibit the enjoyment of the pool by residents.

#### **LEASING (page 16, document #13 & amendment 1/13/98, see item #13 page 16 in the documents for the rules on leasing/renting a unit.**

1. Leases may not be for less than thirty consecutive days.

2. The ability of a unit owner to lease his unit is a privilege, not a right. The privilege may be revoked by the Board of Directors if it is abused by the unit owner.

**Article 13.1 Leasing of Units Procedure**

**A. Notice.** An owner intending to lease his unit must give, to the Board of Directors, or its designee, written notice of such intent accompanied by a \$100.00 administration fee payable to the Villas at Timber Lake, at least five (5) days prior to the starting of the proposed lease, together with the name and address of the proposed lessee, and other information about the lessee that the board may reasonably require.

**B. Failure to Give Notice.** Any lease entered into without notice is a violation of the above provisions shall be assessed a one hundred dollar (\$100.00) fine and at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee by summary proceeding without consent to such eviction from the unit owner.

**Article 13.2 Leasing of Units as amended January 2015**

13.2 Term of Lease and Frequency of Leasing. No Unit may be leased more often than four (4) times in any calendar year, with the minimum lease term being thirty (30) days. For purposes of this restriction, the first day of occupancy under the lease shall conclusively determine in which year the lease occurs. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted. However, the Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee or Unit owner is allowed.

13.6 LEASING OF UNITS: In order to foster a stable residential community and prevent a motel-like atmosphere, the leasing of Units by their owners shall be restricted as provided in Section 13. The Board may conduct background searches on proposed lessees, the cost for which shall be paid by the owner. The applicant must sign for having received and read copies of the rules and regulations of the Association.

13.6 (A) Guests. Any guest who occupies a leased Unit for at least seven (7) days in any calendar month shall conclusively be determined to be a tenant and subject to approval pursuant to the terms of this Article 13 in the same manner as a Tenant. All such guests and their vehicles must be registered with the Association and vehicle(s) provided a temporary parking pass.

13.6 (B) Unapproved Leases & Tenants. Any lease of a Unit or Unit occupied by a tenant not approved pursuant to this Section 13 shall be void and the tenant evicted unless subsequently approved by the Board.

13.6(C) Unit Occupants. All persons who occupy a unit when the owners are not present must register with the Association at the local community office.

**LIGHTING AND SECURITY**

The association has purchased heavy-duty filament 2000 hour, 60 watt bug bulbs. These bulbs are long life and will be installed in the coach lamps next to the garage on each villa. The lighting committee will replace the bulbs when existing ones burn out. The coach lights are the security lighting for you and your neighbors in the Villas at Timber Lake and **must** be left on at night to add security and safety. All villa owners are responsible for leaving their lights on. If the bulb needs to be replaced, please contact one of the following lighting committee members.

Ron Johnson 947-0392

Marty Hankey 992-9056

Ron Kick 992-7079

**SATELLITE DISHES**

Satellite dishes as of May 12, 2010 are not allowed and all satellite dishes must be removed by the end of the current contract, but no later than 12/31/2011.

**SOLATUBES**

Require Alteration Approval form and shall state that the owner and assignees here in after shall assume financial responsibility for any damage or leaks that may occur around or below the installation. A maximum of two solar tubes, no more than 14" in diameter each, per unit is allowed one in the kitchen and one in the center of the great room. At no time shall they be installed closer than 6 feet from any party wall. A licensed contractor must do the installation.

**SIGNAGE**

1. For sale and Open house signs: For Sale signs may be erected in the area in front of a unit for the period during which a unit is actively for sale or such shorter period as the Board, in its reasonable direction, may determine. Open House signs may be erected in the area in front of a unit, and such other areas as the Board may approve for a period not to exceed 48 hours before the day of the open house and on the day or days of the open house and must be promptly removed thereafter. All For Sale and Open House signs shall be the same specifications (color, size, configuration, dimensions, etc.) as permitted by the Fountain Lakes Community Association, from time to time such specifications presently include: beige background and green lettering, one sided sign- 10"x32", posts-1.5"x1.5".

2. No other signs shall be permitted without prior written consent of the Board of Directors.

Prepared by and return to:  
Valerie L. Lord, Esq.  
Goede, Adameczyk, DeBoest & Cross, PLLC  
6609 Willow Park Drive, Second Floor  
Naples, Florida 34109  
(239) 331-5100

**CERTIFICATE OF RECORDING  
OF  
RULES AND REGULATIONS  
FOR  
FOUNTAIN LAKES COMMUNITY ASSOCIATION, INC.**

I HEREBY CERTIFY that the attached Rules and Regulations for Fountain Lakes Community Association, Inc., as referenced in the originally recorded Declaration of Covenants, Conditions and Restrictions for Fountain Lakes, recorded in Official Records Book 2171, Page 2817, et seq., of the Public Records of Lee County, Florida, as amended from time to time, were duly approved, adopted and enacted by the affirmative vote of the proper percentage of voting interests of the Board at a Board meeting called for that purpose, at which a quorum was present, held on the 16<sup>th</sup> day of April, 2025.

**FOUNTAIN LAKES COMMUNITY  
ASSOCIATION, INC.,**  
A Florida not for profit corporation

**WITNESSES**

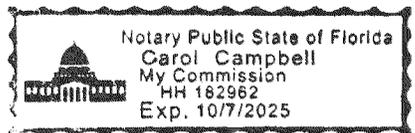
Sherrri Kurtas Schalk  
Signature of First Witness

Janet S. Hildebrand  
By:  
Title: President Fountain Lake  
Community Assc.

Sherrri Kurtas Schalk  
Printed Name of First Witness

R. Delucia  
Signature of Second Witness

RICK DELUCIA  
Printed Name of Second Witness



STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 25<sup>th</sup> day April of 2025 April, 2025, by Janet Hildebrand, as President of Fountain

Lakes Community Association, Inc., who  is personally known to me, or  has produced himself as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of April 2025.

(NOTARY STAMP/SEAL)

Carol Campbell (SEAL)  
Notary Public for the State of Florida  
Print Name: CAROL CAMPBELL  
My Commission Expires: 4-25-2025

NOTE: Document rewritten in its entirety

## Fountain Lakes Rules and Regulations

Please see community governing documents referenced for additional details

Violations of the Rules and Regulations are subject to fines

The Association shall determine, in its sole discretion, whether the use of any part of the Common Areas by any resident violates the Fountain Lakes Documents or any Rule or Regulation promulgated thereunder, and its decision shall be final.

1. No Soliciting is permitted at any time on the Property. No Hand Bills may be distributed or placed on any residence.
2. Contractors may not begin work before 7:00 a.m. and must discontinue all work before 6:00 p.m. Contractors are not allowed to perform outdoor work on Sunday or Holidays.
3. Common Areas (Article 4.4)
  - a. Residents are not permitted to make use of the Common Areas in such a way that it abridges the rights of others.
  - b. No public or private nuisance or offensive activity is allowed on parcels or in or on the Common Areas.
4. Feeding any form of wildlife, including ducks, turtles, alligators, etc., is prohibited.
5. Bird feeders are permissible so long as they are maintained and do not attract vermin. Bird feeders may not be placed on the Common Areas.
6. HOA Exterior Décor
  - a. Front porch – Chairs, benches, and gliders as well as potted flowers are permissible
  - b. Portable fire pits are allowed without approval by the ARC but must be utilized in accordance with all directives of the Village of Estero Fire Marshal and stored properly out of sight after use.
  - c. Portable fire pits shall not be used within 10 feet of any structure or combustible materials in accordance with Village of Estero Fire Marshall guidelines.
  - d. Burn barrels or open burning of materials anywhere on the Total Property are not allowed.
7. Holiday Décor
  - a. Holiday lights or decor may be installed after Thanksgiving and must be taken down by January 31st.
  - b. Other holiday decorations (Halloween, Easter, etc.) may be installed no earlier than a week before the holiday and must be taken down no later than a week after the holiday.
  - c. Wall hangers, garden statues, potted plants, wind chimes, benches, and landscape lights are acceptable if they are not obtrusive and/or do not create a nuisance or hazard.
  - d. Front door wreaths are acceptable.
8. Hurricane Shutters and Screens
  - a. Front shutters, roll-down screens and other removable barrier-type storm protection may be installed not more than 72 hours in advance of a hurricane and must be removed or retracted within 72 hours after the hurricane has passed if the home is undamaged.
  - b. All other shutters, roll-down screens and other removable barrier-type storm protection that comply with ARC regulations and that are not visible from the front of the home or an adjacent parcel, common area or golf course may be installed and used from June 1 to November 30.

- c. Owners who plan to be gone during hurricane season (June 1- November 30<sup>th</sup>) shall be responsible for preparing their residence for hurricanes by removing and storing in their residence, their garage or other enclosed storage unit all furniture, potted plants and other movable objects from their property. Such owners shall also be responsible for arranging for a designated person or firm to install hurricane shutters no more than 72 hours before a hurricane and remove them no later than 72 hours following the hurricane. The Association shall not be responsible for installing or placing any form of hurricane protection on an owner's property.
9. Lake (Articles 4.3 and 4.15) and Halfway Creek usage:
- a. Use of any Water Areas are solely at the risk of the user.
  - b. Residents must take caution as lakes and the creek may contain toxic chemicals from run off from landscaping operations, alligators, bacteria and other parasites not consistent with human consumption or exposure.
  - c. Access to the lakes is permitted via the golf course; residents and their guests may not access the lakes through backyards or side yards of homeowners. To access the water through a homeowner's yard requires the homeowner's permission; that permission is only valid for their property and does not permit walking along the water's edge or through other homeowners' yards to get to another location.
  - d. No swimming is allowed
  - e. No boats, canoes, or kayaks are allowed in lakes or the creek except for Association maintenance equipment
  - f. No lifeguard is on duty.
  - g. Fishing is allowed in any body of water on the Common Areas or by permission from owners of the property adjacent to a body of water.
  - h. Fishing is Catch and Release ONLY.
  - i. No net fishing allowed.
10. Signs: No signs of any kind are permitted in yards or on streets without the prior written consent of the Board or authorized Board Representative. No signs may be placed in any window of any residence. Real estate signs meeting the required specification do not need approval; the specifications are located in the Association main office. (Article 4.18)
- a. Political signs may be posted no earlier than 30 days before a published election date, cannot exceed 24" X 18", and must be removed the day after the election
11. Outdoor Clotheslines: Clothes and other items on outdoor clothes lines must be positioned only where they are not visible from the parcel's frontage, or an adjacent parcel, an adjacent portion of the Common Areas, or the golf course and removed at night
12. Meeting Rules: Owners may speak at the Board Meeting when called upon for a maximum time period of three minutes.
13. Parking (Article 4.25)
- a. Only cars and trucks used primarily for the non-commercial transportation of passengers and their personal goods are allowed to be parked on driveways overnight. These vehicles must fit entirely on the driveway and not block traffic or be parked in the yard. No other vehicles of any kind are permitted on driveways overnight, unless allowed by State law.
  - b. Trucks and cars with commercial advertisement markings cannot be parked on driveways or in common areas overnight.

- c. Overnight parking of any vehicle on the streets or in common areas is prohibited, unless authorized by the Board or an authorized Board Representative.
  - d. Limited duration parking in Common Area lots is with the permission of the Board or authorized Board Representative only.
  - e. Commercial vehicles are only permitted on residential parcels for a maximum of 12 hours when construction or repair activities are conducted on or within the parcel. (Article 4.25 F)
14. Path along the west side of the golf course is restricted
- a. Walking and maintenance carts only
  - b. No bicycles, e-bicycles, scooters, skates, skateboards, or resident carts are allowed
15. Pets – additional information (Article 4.17)
- a. Only 3 total pets- dogs, cats, or other non-exotic pets- are permitted per household. (ADA/FHA animals excluded with proper certification and/or documentation).
  - b. Individual neighborhood (HOA or COA) requirements for pets must be followed and those that are more restrictive will take precedence.
  - c. Aggressive animals will be reported to Lee County Animal Control and the owner of these pets could be asked to remove them from the property. An aggressive animal is any individual animal so determined based on its actions to be a danger to the health, safety and welfare of residents and their visitors in the sole and exclusive discretion of the Board after consultation with animal control authorities.
  - d. All pets and animals must be on a leash not longer than 6 feet or held when outside of the owner’s residential property. Retractable leashes are not permitted.
  - e. All pet and animal waste is to be picked up immediately by the pet/animal owner or “walker” and disposed of properly.
  - f. An Owner is responsible for the cost of repair or replacement of any Common Areas damaged by such Owner’s pet.
  - g. No commercial breeding or boarding of animals of any type is allowed.
16. Posted speed limit within Fountain Lakes is 25 mph.
17. Resident’s Playgrounds (Article 4.32)
- a. Swing sets with slide and monkey bars or playhouse with swing sets are permissible at the rear of the property.
  - b. No playhouses or other constructions may be placed in trees.
  - c. No trampolines are permitted.
18. Single Family Homes. (Articles 4.21, 4.24, 4.29, & 4.1.a)
- a. No Air B&B or VRBO or similar short-term rentals (less than 30 days) are permitted. To prevent overtaxing of the facilities, an Owner whose residence is leased may not use the recreation or parking facilities during the lease term.
  - b. In order to foster a stable residential community and prevent a motel-like atmosphere, the leasing of residences by their Owners is not permitted unless, at least twenty (20) days prior to the first day of occupancy under the lease, the Owner provides the Association with the name and address of the proposed tenant, a fully executed copy of the proposed lease, and such other information as the Association may reasonably require. Residences may be leased by the owner for a minimum of 30 days with no more than 4 leases per calendar year. The Association requires that all owners submit a lease registration form before any tenant occupies the unit, regardless of whether money or other due consideration is exchanged.

- c. Individual neighborhood (HOA or COA) requirements for property leasing must be followed and those that are more restrictive will take precedence.
- d. No trade or business that involves customers coming and going or that disturbs neighbors is permitted.

19. Sports Equipment

- a. Mobile or portable basketball hoops may be set up and used on the driveway but must be removed or appropriately secured during a hurricane or severe storm warnings. Basketball hoops may not be set up in the Common Areas, or any street, street gutters or on drainage grates.
- b. Soccer goal nets, volleyball nets and other temporary sports equipment must be taken down after play and stored in a garage or out of view.

20. Trash

- a. All trash containers must be stored out of sight; either inside the garage or behind screening material (see ARC Rules and Regulations #10). Trash containers may be placed at the end of the driveway up to 24 hours before they are to be picked up.
- b. All garbage containers must be stored within the garage or behind screening within 24 hours of the pick-up.
- c. No dumping of trash, household items, or yard debris in lakes, bodies of water, storage unit area or any common property is permitted.

21. Golf Cart and other motorized off-road vehicles

- a. Must be registered with the Fountain Lakes Community Association
- b. Acquire and display a FLCA Decal
- c. Drivers under 18 years of age must possess a valid learner's license or valid driver license. Drivers 18 years of age or older must possess a valid form of photographic identification.
- d. Golf carts may only be driven on roads or designated pathways.
- e. Drivers must follow the State of Florida Rules of the road.

22. Bicycles, scooters, skateboards and personal wheeled recreational devices

- a. Refer to the policy Bicycles and Personal Wheeled Recreational Devices for use guidelines and community rules.

## ARC Rules and Regulations

Please complete the ARC form in its entirety or it WILL NOT be processed by the ARC Committee.

1. ARC forms are required for any external addition, change or modification including but not limited to painting and paint colors, landscaping changes, pools, expansions of lanais, external changes to the residence, satellite dishes, fences, and permanent constructed firepits. (See the ARC form for details).
2. Antennas and satellite dishes (Article 4.8 ARC form)
  - a. Only those designed to receive direct broadcast satellite services or video services - which are 1 meter or less in diameter- are permitted. ARC form approval is required for the installation of an antenna or satellite dish or other reception device before it can be installed.
3. Driveways – Altering a driveway in size, material or color requires ARC approval.
  - a. Must be concrete or pavers. Gravel, shell or other materials are not permitted driveway materials.
  - b. Standard straight driveways must be no wider than the width of the outside corners of the garage.
  - c. Circular or design-specific non-standard driveways may not be installed within set back limits of property lines, storm sewers or utility lines and must be approved by the Board or Board representative.
  - d. Driveways may be painted but color must be approved per the approved color chart. Painted driveways must be maintained. Paver color must coordinate with the color of the home and be aesthetically pleasing.
4. Flags - (Article 4.8, ARC)
  - a. Owners whose residences are located within an association governed by Chapter 720, Florida Statutes, may display no more than two flags described in Sec. 720.304(2)(a), Florida Statutes (see details below). Such owners are permitted to install one freestanding flagpole no more than 20 feet high so long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. Homeowners are permitted one flagpole installed at a location on their property approved by the ARC.
    - i. Sec. 720.304(2)(a) The homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:
      1. The United States flag.
      2. The official flag of the State of Florida.
      3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
      4. A POW-MIA flag.
      5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term “first responder flag” means a flag that recognizes and honors the service of any of the following:
        - a. Law enforcement officers as defined in s. 943.10(1).
        - b. Firefighters as defined in s. 112.191(1).
        - c. Paramedics or emergency medical technicians as those terms are defined in s. 112.1911(1).
      6. Correctional officers as defined in s. 943.10(2).
      7. 911 public safety telecommunicators as defined in s. 401.465(1).

8. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. 464.003.
  9. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. 252.35.
  10. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).
- b. Owners whose residences are located within an association governed by Chapter 718, Florida Statutes, may display one flag described in Sec. 718.113(4), Florida Statutes (see details below) on a wall-mounted bracket. Sec. 718.113(4) (4) Any unit owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, Patriot Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
  - c. Banners – are acceptable for college and professional sports teams; seasonal banners (e.g. Thanksgiving, Easter, Passover, Yom Kippur), Nautical, and Beach Themes.
5. Gardens
    - a. Potted plants, herb or vegetable gardens are permissible within reason with ARC approval. They must not obstruct the “curb appeal” of the neighborhood. Vegetable gardens must be positioned only where they are not visible from the parcel’s frontage, or an adjacent parcel, an adjacent portion of the Common Areas, or the golf course. No plantings may be installed within setback limits.
    - b. No compost piles are allowed.
  6. Lighting (Article 4.22, ARC)
    - a. Any new outdoor lighting installations require ARC approval before installation.
  7. Landscaping: Any substantial landscaping changes to the lot require ARC approval.
    - a. No plant or tree removal, destruction, pruning, or damage is to be done to common area landscaping.
    - b. No plant material is to be planted over or within easements or set back limits of property lines, storm sewers, or utility lines.
      - i. Setback limits vary by lot and must be verified by the ARC committee.
    - c. Fruit trees are permissible but must be kept neat and orderly. All fruit must be collected from the ground to prevent attracting rodents or other vermin.
    - d. Dead trees must be removed within 60 days.
    - e. Homes adjacent to lake banks
      - i. Owners are encouraged to plant bald cypress trees as their root system is the best for stabilizing banks and preventing lake bank erosion.
      - ii. Lake set back is 25 feet for plantings or other landscaping activities
    - f. Before planting, owner must “call before you dig” to mark utility lines. Any damages which occur will be the financial responsibility of the owners if this step is not taken.
    - g. All lawns and landscaping must be kept in good condition and to the standards established by the HOA.
  8. Hardscaping (Lanais, patios, firepits, etc.)
    - a. Patios and permanent firepits may be added with ARC approval.
    - b. Patios or lanais may not extend beyond the width of the home

- c. No permanent hardscaped area may be placed in the setback limits or over utility or irrigation lines or any easements on the property

9. Outdoor equipment (Article 4.20, ARC form)

- a. ARC approval is required for installation of the following equipment: pool equipment, oil or bottled gas tanks, generators, water purification equipment and other externally installed equipment. ARC approval and all necessary permits are required before installation can begin. This equipment must also be screened from sight from the street and from neighboring residences.
- b. All air conditioning and heating outdoor units must be shielded from view from the street and from the view of other residences.
- c. Window or wall air conditioners must receive ARC approval prior to installation.

10. Fences and Screening (ARC)

a. Fences

- i. Individual neighborhood (HOA) requirements for fencing must be followed and those that are more restrictive will take precedence.
- ii. Fences are prohibited on property bordering any lake.
- iii. Must be installed subject to community specifications adopted by the ARC, with ARC approval prior to installation.
  - a. Must be black powder coated aluminum of the picket style.
  - b. Must not be over 4 feet in height.
  - c. Fences must not extend beyond the width of the home and may not be placed in setback limits over utility, drainage or easements on the property.
  - d. Fences NOT placed in the back yard or that are wider than the house, must have ARC and Master Board approval.
  - e. Underground electric fences are permissible.
  - f. Walls, fences, and vegetation barriers may be placed on the lot line of Fountain Lakes property that borders NON-Fountain Lakes property (ex. Williams Road and along the western boundary of Fountain Lakes similar to the Manors, Greens, Forest Ridge, Forest Ridge Shores and Apartments) with approval of the ARC and Master Board (Perimeter Fencing Resolution, 5/22/2012).
    - i. Perimeter fence must be constructed of six-foot-tall natural wood material, shadow box style fencing.
    - ii. Perimeter fence must extend along and within the property line, until it reaches the property line of the abutting property to the left or right and must not alter or obstruct drainage, irrigation, or ability to access utility or community infrastructure.

b. Screening

- i. Landscape material used for screening must be non-invasive.
- ii. White vinyl fencing or fencing painted to match the color of the house may be used as a screening. Maximum height is 6 foot and maximum length not to exceed 8 foot or the length required to screen the equipment. All external installations must be built on the owner's property using set back limits – not on common areas (Article 4.9) and an ARC must be submitted and approved prior to any installation of a screening fence.

11. Residents Pool (Article 4.31)

- a In-ground pools are permitted following set back guidelines (ARC).
- b Inflatable toddler pools under 12” deep are allowed as long as they are temporary. They must be removed daily.
- c In neighborhoods where fences are not permitted or the home is on a lake, screen enclosures are required.

12. Painting

- a. ARC approval is required for exterior painting; this includes all single-family homes, condos, villas, and apartments.
- b. Paint colors must adhere to the approved color palette and provisions found in the Fountain Lakes Community Office or on the Fountain Lakes Website.

13. Roofs

- a. ARC approval is required for replacing a roof, gutters, and/or fascia.
- b. Roof material may be shingle, tile or metal.
- c. Metal roof colors must adhere to the approved color chart found in the Fountain Lakes Community Office.

14. Hurricane Protection

- a. Hurricane protection is permitted on windows and doors with ARC approval.
- b. Allowable hurricane protection includes shutters (accordion, rolldown, and Bahama), hurricane screens, impact glass and corrugated panels.
- c. Hurricane shutters and/or screens must be a neutral color, clear or the color of the home except for removable galvanized aluminum panels used for temporary hurricane protection.

## Amenities

The hours of use for the Amenities may be revised by the Board and will be posted at the Amenity site. The hours available for use will be based upon the Monitor's Schedule and Daylight Hours. Amenities may be closed without advance notice due to emergencies, weather conditions, daylight hours, maintenance, and health issues. The Association, Management and monitors have authority over the amenities. Their instruction regarding use of the facilities must be followed. Failure to do so may result in suspension of use.

### 1. General:

- a. The Association, Management and staff are authorized to ask for identification for use of the amenities. Anyone without identification may be directed to leave the premises.
- b. Disorderly conduct, nuisance behavior, and/or harassment of staff or other residents and/or their guests is strictly prohibited and may be reported to authorities.
- c. Residents and their guests using the amenities should do so in a manner that is respectful to others and to the property.

### 2. Golf Course Rules

- a. The Golf Course is for golf only. Using the golf course as a playground, sandbox, walking path or other non-golf activity is prohibited
- b. For hours of operation please see sign at Golf Course
- c. Private Golf Course for use by residents and their guests only
- d. Recreation Permit required for all Players (ID Badge or Key Fob)
- e. Children under the age of 16 must be accompanied and supervised by a responsible adult at all times.
- f. Children under 7 years old not allowed.
- g. Shirts and soft spiked or non-spiked shoes are required
- h. Repair all ball marks on greens, divots on tees, fairways and Bunkers
- i. Tees must be used when teeing off
- j. Play the course as designed (Hole one through nine)
- k. All blacktop paths are out of bounds - ball must be moved in bounds
- l. Course not to be used as a driving Range; Limit 2 ball Play when course is not too busy
- m. The course is closed for maintenance if pins are out and/or signs are displayed
- n. No animals except ADA/FHA animals
- o. No glass bottles allowed on golf course area
- p. No smoking or vaping is permitted.
- q. No loitering is permitted.
- r. Golf carts allowed on golf course.
- s. Please report any misuse of golf course to Management

### 3. Community Pool Rules

- a. Residents only and their guests – ID required (ID Badge or Key Fob)
- b. Everyone using the pool should be aware that a lifeguard is not present at either swimming pool. Use of the pools and hot tub at any time is at the user's own risk. The Association accepts no responsibility for whatsoever for loss or injury. Any injuries or accidents must be reported to Management immediately.
- c. Supervision. The Association does not provide supervision or organized play. All pool users are cautioned that excessive noise, horseplay, running and other activities which disturb other pool users may result in suspension from use of the amenities. Children 14 years and younger must be accompanied and supervised by a responsible adult at all times.

- d. Persons who are incontinent must wear swim diapers at all times when in the pool areas.
  - e. Trash must be placed in the proper receptacles located throughout the pool areas
  - f. Pool hours dawn to dusk to coincide with pool permit hours of operation
  - g. No diving, jumping, horseplay, running or other disruptive conduct is allowed.
  - h. Children and adults must wear proper swim attire while in the pool.
  - i. No food or beverages in pool or within 6 feet of the pool except for plastic bottled water. No glass or other breakable containers are permitted on the pool deck.
  - j. No animals except ADA/FHA animals in fenced pool area
  - k. All pool users must shower before entering pool
  - l. Maximum pool load 17 persons
  - m. No night swimming, no parties in the pool area
  - n. Audio equipment is permitted only when played at a sound level which is not offensive to, or which would disturb, other residents and guests.
  - o. Do not swallow pool water
  - p. Do not use pool if ill with diarrhea or any virus
  - q. No profanity
  - r. No smoking or vaping in the pool area
  - s. Please report any misuse of pool area to Management
4. Fitness Center Rules
- a. Hours of operation 5 AM to 9 PM
  - b. Residents and their guests only - Key Fob is required for entry
  - c. Use Equipment at your own risk. Fountain Lakes is not responsible for any injuries
  - d. Read and heed instructions attached to each piece of equipment
  - e. Be sure to warm up and stretch prior to strenuous exercise
  - f. Proper attire and shoes are required, no wet bathing suits, flip flops, or sandals
  - g. Children under the age of 16 must be accompanied and supervised by responsible adult at all times. Children under 7 not permitted to enter the Fitness Center.
  - h. No animals except ADA/FHA animals No glass bottles or other breakable containers or food allowed in gym area
  - i. No smoking or vaping
  - j. No loitering
  - k. For your safety, exercise with a friend
  - l. No cell phone calls in the gym
  - m. Must use headphones to listen to music
  - n. No profanity
  - o. Disinfect machine and equipment after use
  - p. The door is to remain locked and not propped open by any means
  - q. Please report any misuse of fitness center to Management
5. Playground Rules
- a. Hours of operation dawn to dusk
  - b. Children under the age of 12 must be accompanied and supervised by a responsible adult at all times.
  - c. No animals except ADA/FHA animals.
  - d. No glass bottles allowed in play area
  - e. No smoking or vaping
  - f. No loitering
  - g. Please report any misuse of playground to Management

## 6. Billiards Rules

- a. Residents and guests only. Key Fob is required for entry
- b. Hours of operation 9 AM to 9 PM
- c. Children under the age of 14 are not allowed in billiards room. Persons between the age of 15 and 17 must be accompanied and supervised by a responsible adult at all times.
- d. No animals except ADA/FHA animals
- e. Food and drinks are not permitted in the billiards room
- f. No Smoking or vaping is permitted.
- g. No wet bathing suits may be worn.
- h. Shoes and shirts are required
- i. No loitering
- j. The door is to remain locked and not propped open by any means
- k. Please be courteous, and limit your play if others are waiting
- l. Please report any misuse of Billiards to Management

## 7. Tennis and Pickleball Courts, Shuffleboard, and Bocce Rules

- a. For use by residents and their guests only. Recreation Permit required for all Players (ID Badge or Key Fob). Children under the age of 16 must be accompanied and supervised by a responsible adult at all times.
- b. Hours of operation will be approximately 7:30 am to 7:30 pm or to coincide with monitors hours of operation
- c. Courts are for Tennis, Basketball and Pickleball.
- d. Basketball may be played on the court, but basketball players must cede the court to tennis and pickleball players
- e. No animals except ADA/FHA animals. No glass bottles or other breakable containers are allowed in court area.
- f. Appropriate tennis attire (shorts or skirts, polo shirts or sleeved tops, and appropriate athletic shoes) must be worn. No cutoffs are permitted.
- g. No rollerblades, skateboards, Heelys, or bicycles are allowed on the courts.
- h. No smoking or vaping is permitted.
- i. No loitering is permitted.
- j. Please report any misuse of these Amenities to Management

## 8. Screen Room and Picnic/Grill areas

- a. Hours of operation 9 AM to 9 PM
- b. Children under the age of 16 must be accompanied and supervised by a responsible adult at all times.
- c. No animals except ADA/FHA animals. No glass bottles or other breakable containers are allowed in screen room area.
- d. No smoking or vaping is permitted.
- e. No loitering is permitted.
- f. Screen room and picnic/grill areas are on a first come first serve basis
- g. The screen room and picnic/grill area must be cleaned and vacated by 9 PM.
- h. Please report any misuse of screen room or the picnic/grill area to Management

## 9. Library Rules

- a. Hours of operation 9 AM to 9 PM
- b. Children under the age of 14 must be accompanied and supervised by a responsible adult unless approved by the Board or Board representative.
- c. No animals except ADA/FHA animals. Food and drinks are not allowed in Library area.
- d. No wet bathing attire or clothing may be worn while in the Library area.
- e. Shoes and shirts required.

- f. No loud talking
- g. No smoking or vaping
- h. No loitering
- i. Library may be used for game and card playing
- j. Books may be taken and returned in good faith.
- k. The door is to remain locked and not propped open by any means
- l. Residents and guest only. Key Fob is required for entry
- m. Please report any misuse of Library to Management

#### 10. Club House Rules

- a. Hours of operation 9 AM to 9 PM. Extended hours for Bingo, planned social activities, and planned special activities are allowed upon approval by the Board or Management.
- b. Children under the age of 16 must be accompanied and supervised by a responsible adult at all times unless approved by the Board or Board representative
- c. No animals except ADA/FHA animals
- d. No smoking or vaping is permitted.
- e. No loitering is permitted.
- f. All private events must be scheduled through the Management Company and meet all requirements as detailed in the Rental Agreement. The rental of the facility does not include the use of Fountain Lakes supplies and any missing supplies will be deducted from the security deposit. The pool and deck area may not be used during any event.
- g. Please report any misuse of Club House to Management
- h. Some events are free of charge:
  - i. Fountain Lakes Board Meetings, Committee Meetings, Neighborhood Board Meetings, which will have a priority over other events.
  - ii. Any Fountain Lakes function that is open to all residents and guests.
  - iii. Any neighborhood function that is open to all neighborhood residents.
  - iv. Any memorial service for a deceased resident.
  - v. Any amenity club under jurisdiction of membership services committee such as: sports events, sewing, arts, cards, etc. are responsible for any hall damages their club might cause.
  - vi. Any social event sponsored by a resident that is open to all neighborhood residents and guests, or Fountain Lakes residents must be approved by the Master Board and publicized accordingly.
  - vii. All free events must be scheduled with the Property Manager,
  - viii. If the event is of a commercial nature and the sale of goods or services is processed, then the event would not qualify to be free of charge. Fee-based Classes, seminars, Dances, and activities for the benefit of the community may request usage of the Activity room at no charge.
  - ix. All events scheduled at the Club House are subject to the rules and restrictions contained in these rules and any other rules posted by the sponsor of the event.
- i. Private Events:
  - i. There is a fee to reserve a facility for private events as may be determined by the Board from time to time. A security deposit may also be charged which may be, at the Association's discretion, refunded to the owner or renter after the facility has been inspected.
  - ii. Use of a facility for a private event is available only to owners and renters.
  - iii. The owner or renter must complete the Fountain Lakes Community Hall Registration & Utilization Agreement, which is found on the website and in the Club House.

- iv. The owner or renter who submitted the Agreement must attend the entire function. Such owner or renter shall be responsible for all damage occurring to the facility during the event.
  - v. The facility must be cleaned and vacated by 9:00 p.m. If the event goes past 9:00 p.m., there will be an additional fee for each additional 30 minutes, and those charges will be deducted from the security deposit.
  - vi. County elections polling place and any civic function that has been approved by the Board in advance shall be charged at the discretion of the board.
  - vii. If liquor is served at a function, the owner or renter who submitted the Agreement must sign an indemnity form prior to the event. No liquor may be sold at any event.
- j. Signs:
- i. Private Events: one directional sign at the divide (past entry gates on US 41) of Fountain Lakes Blvd the day of the event only.
  - ii. Sponsored events by Membership Services open to the public: two signs, one at the US 41 entry to be a banner type sign and professionally made not more than six days prior to the event, and one directional sign at the divide (past entry gates on US 41) the day of the event.