

Villas of Fountain Lakes Condominium Association

Lease Application



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

Villas of Fountain 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

LEASE APPLICATION

Please submit application at least 15 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.
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**

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: _____
7. Co-Applicant Employer: _____
Position Occupied: _____

8. The unit owner's documents of Villas of Fountain 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 of Fountain 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.

16. I (we) are aware of, have received a copy of, and agree to abide by the Declaration, By-laws, and Rules & Regulations (otherwise known as the Governing Documents) for **Fountain Lakes Community Association**. A copy can be retrieved from www.HomewiseDocs.com.

Initial ____/____

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Terrace I at Babcock National Condominium POA to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

Applicant Date

Co-Applicant Date

Applicant Approved Applicant Disapproved

Board Member / Property Manager Date

The Villas of Fountain Lakes

Rules and Regulations

Introduction

Condominium living can be a very different lifestyle for those who have lived historically in a single-family residence. A condominium has many advantages because the routine tasks such as landscaping, mowing and overall maintenance of all the common areas and building exteriors are managed for the owners by the Board of Directors and The Property Management Company, a contracted service.

Residents share in the use of the common amenities such as the pool, spa, and screen room, creating economies of scale that result in lower costs, collective security, and a sense of community. These advantages also result in an important need for community responsibility and compliance with rules established by the community.

Please read and become familiar with the enclosed.

Rules and Regulations

Updated: June 2023

THE VILLAS OF FOUNTAIN LAKES

RULES & REGULATIONS

TABLE OF CONTENTS

CARS, TRUCKS, PARKING..... 3

MAINTENANCE..... 4

COMMON AREAS 5

TRASH 6

PETS..... 6

HURRICANES... 6

RENTALS & GUESTS..... 7

MOVING IN 7

ARC'S..... 7/8

PATIOS 8

A/C UNITS..... 9

NOISE 9

EXHIBIT A – APPROVED EXCEPTIONS..... 10

EXHIBIT "C"
THE VILLAS OF FOUNTAIN LAKES CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

CARS, TRUCKS AND PARKING:

1. Only Fountain Lakes Community Association registered, roadworthy and appropriately licensed passenger automobiles and non-commercial pickup trucks and vans may be parked in the areas provided for that purpose. Boats, trailers, commercial vehicles, campers, and recreational vehicles shall not be parked on the grounds for longer than 24 hours without the approval of the Association through its Board of Directors. This includes vehicles used by owners, renters, and guests. If an owner has a commercial sign on their vehicle, it must be kept inside the garage.
2. The owner(s) of each unit is entitled to the exclusive use of their garage and the driveway directly in front of the garage attached to the unit.
3. A common parking area is defined as any parking spot in the Villas that is not a garage or a driveway directly in front of a unit's garage. Common parking areas are available to any owner, renter, guest, or service vehicle to use on a first come, first served basis.
4. There is a maximum of two vehicles per unit. This includes vehicles owned by unit owners and/or renters. Motorcycles, golf carts, trailers along with cars and trucks are considered vehicles. If there is any exceptions to this rule it will be listed in Exhibit A – Approved Exceptions.
5. Covered cars must be parked in the garage or in the drive-in front of the garage, not in a common area
6. Motorcycles, golf carts, trailers and any other recreational vehicles must be parked in the garage. The unit owner or renter may use one common area parking spot for their second vehicle.
7. Unit owners, or renters, with one vehicle must utilize their driveway or garage as their primary parking space.
8. Unit owners, or renters, with two vehicles must utilize their driveway or garage for one vehicle. They may use one common area parking spot for their second vehicle.
9. Unit owners approved by the Board with three vehicles must utilize their garage for one vehicle, and their driveway in front of their garage for their second vehicle. They may use one common area parking spot for their third vehicle. The third vehicle may not be replaced when it is no longer owned by the Unit owner without approval of the association through its Board of Directors.
10. Guests are allowed to use their host's garage or driveway in front of their host's unit, or a common area parking spot. As an alternative, the host may choose to park their car in a common area parking spot while their guest is visiting, but then the guest must park either in the host's garage or in the driveway directly in front of the host's garage.
11. All vehicles parked on driveways or common parking areas must be clear of the roadway and not extend past the edge of the concrete slab.
12. Car covers may be used to protect a vehicle from the elements, the vehicle must be parked either in the Unit owner's garage or in the driveway directly in front of the garage - not in a common area. Car Covers must be a neutral color and there can be no signage on the cover, aside from the manufacturer's label.
13. Unit owners are encouraged to share their primary parking space with neighbors when the Unit owner is away, or their primary parking space is otherwise not in use. The Owner or renter using another's primary parking space must have that Unit owner's prior approval to do so.
14. Parking on the grass is not allowed.
15. Parking on the street is not allowed except for service vehicles while on duty.
16. Guests may park in a common area parking spot or over at the pool common area. If there is a shortage of common area parking spaces on the street where they are visiting, they should be encouraged to park at the pool common area. Parking on the grass or the street by Guests is not allowed.
17. Any exceptions to the above will require the Board of Directors' approval.

MAINTENANCE:

1. The upper boundary of a Unit is the underside of the finished undecorated ceiling of the Unit, extended to meet the perimetrical boundaries. (Ref. Declaration of Condominium, Paragraph 5.4.)
2. The lower boundary is the upper side of the finished undecorated surface of the floors of the Unit, extended to meet the perimetrical boundaries.
3. The perimetrical boundaries shall be the interior surfaces of the perimetrical walls of the Unit and the interior surfaces of the Unit's windows and doors that abut the exterior of the building or common areas. (Ref. Declaration of Condominium, Paragraph 5.6.)
4. Limited common elements are those portions of the common elements that are reserved for the use of a certain Unit or Units to the exclusion of other Units. (Ref. Declaration of Condominium, Paragraph 4.18.)
5. Each Unit owner has exclusive use of the following limited common elements that may exist balcony, garage, driveway directly in front of the garage, lanai and/or front entrance. (Ref. Declaration of Condominium, Paragraph 5.10.)
6. It is the Unit owner's responsibility to maintain, repair or replace, at his/her own expense, all windows, balcony and patio glass, doors, screens and associated frames, hardware, electrical appliances, fixtures, switches, fan motors, compressors, wiring, smoke detectors, piping, plumbing fixtures, and ductwork serving only the Unit whether located inside or outside of the Unit. Skylights are considered windows and are owner responsibility. (Ref. Declaration of Condominium, Paragraph 6.2.)
7. Owners are responsible for, and maintenance of, any alteration made to the original Unit.
8. All interior painting, including the lanai and garage areas, is the responsibility of the individual owner. The front entrance areas, whether open or screened, is part of the exterior and will be painted with each building on the approved rotational schedule.
9. A Unit owner shall not paint, decorate, alter, modify, remodel, or otherwise change the appearance of any portion of the building not within the defined interior walls of the Unit or any part which is visible from the exterior of the Unit including the front entrance, unless the written approval of the ARC is obtained in advance. (Ref. Declaration of Condominium, Paragraph 6.2.2.)
10. Certain requirements exist to alter, modify, or remodel your Unit whether located inside or outside of the Unit. (Ref. Declaration of Condominium, Paragraph 6.2.)
11. Approval for any of the above stated activities will require the written approval of the Villas of Fountain Lakes Architectural Review Committee and may also require the approval of the Architectural Review Committee of the Fountain Lakes Community Association. Unit owners are responsible to obtain written approval from this entity if it is required and obtain all permits required by the Village of Estero, Lee County, or the State of Florida.
12. The Association shall maintain, repair, and replace at the Association's expense, such portions of the Unit as contribute to the support of the building including but not limited to the perimeter walls, columns, roof, and floors. Also, wiring, piping, ductwork and other mechanical or electrical or other installations or equipment serving the common areas of more than one Unit. If maintenance, repair, or replacement is necessary because of the negligent act or omission of a Unit owner, their family, lessees, or guests, it shall be the liability of the Unit owner to pay all costs. (Ref. Declaration of Condominium, Paragraph 6.1.)
13. The Association is responsible for gutter maintenance, cleaning, and replacement.
14. The bushes around every unit are owned and maintained by the Association with input from the Unit owner.
15. Unit owners cannot plant bushes or trees around a unit unless approval is gained from the ARC. Failure to obtain an ARC approval could result in the required removal of any alterations, fines, and penalties in accordance with Florida State Statute 718. Flowers can be planted and removed within an existing flower bed.

16. Hurricane shutters are allowed but must be approved by the ARC. It is the responsibility of the owner to maintain and clean all hurricane shutters.
17. The Association is responsible for all tree trimming. The Association landscaper does minor trimming weekly, and a tree service is contracted as necessary to trim all Villas of Fountain Lakes trees. Unit owners are asked to be vigilant that trees are not touching the building to mitigate access of vermin to attics.
18. Tools are available for Unit owner use and kept in the storage room. Available are ladders, a wheelbarrow, a power washer, and miscellaneous tools.
19. Skylights and solar tubes may be added but requires Board and ARC approval. Owners are responsible for all installation and maintenance of any skylights or solar tubes installed.

COMMON AREAS:

1. Use of the Villas common recreational facilities within community boundaries is solely for owners, tenants and guests and will be used in such manner as to respect the rights of other Unit owners, tenants, and guests. Should a Unit owner wish to use the screen room for a private event, the Unit owner must complete and submit the appropriate forms available on the Villas of Fountain Lakes website (<https://pegasuspm.vmsclientonline.com/Default.aspx?aspxerrorpath=/resident.aspx>) to the Board for approval. All facilities utilized by any Unit owner for a private function must be cleaned, all trash removed and disposed of appropriately on the same day as the event. Failure to do so could result in restriction of future access privileges, fines, and penalties. Villas of Fountain Lakes does not assume any liability for the use of any common areas or recreational facilities for Unit owner, Unit owner guest or Unit owner tenant sponsored private gatherings of any kind.
2. Unit owners, renters or house guests who are staying in a unit may invite guests to use the pool area, but the Unit owner, renter or house guest must be on the property when their guests use the facilities. Consideration of other Unit owners utilizing the pool should always be offered.
3. Smoking, smokeless tobacco use, and vaping are not allowed within the pool area, immediately outside fenced pool area or in the screen room.
4. Those playing music in the screen room and pool area should keep the volume low, so the music is not heard outside the pool area.
5. No antenna, satellite dish, cameras or wiring for any purpose may be installed on the exterior of any unit building without the written approval of the ARC.
6. To maintain uniformity of exterior appearance, no sign of any kind, advertisement, notice, object, awning, screen, plastic, or glass enclosure shall be exhibited, inscribed, painted, or affixed by any Unit owner on any part of the condominium property visible from the exterior of the buildings or from common areas without the prior written approval of the ARC. For clarification, the street side is referred to as the front side.
7. Placement of gas/charcoal grills/fire tables, when in use, must be 10' from any building. Chiminea's and/or open firepits are not allowed. Propane tanks may not be stored indoors or in garages, even if they are empty.
8. These rules and regulations and all other posted signs in the common areas shall apply to Unit owners, their family, tenants, and guests. For safety, children under the age of 12 years are not permitted in the pool area unless accompanied by an adult 18 years of age or older.
9. All common areas inside and outside the buildings will be used for their designated purposes. A Unit owner may place lawn furniture adjacent to the unit only if such areas are kept free of obstruction when maintenance occurs in the area including weekly mowing and landscaping preservation. Up to 2 lawn chairs and a small side table that are placed in front of a unit may remain outside of the unit overnight. All other lawn furniture, grills, or similar items that are placed in front of a unit may not remain outside of the

unit overnight. Any exception must have an approved ARC. Flowerpots must be planted or stored in the garage.

10. A Unit owner may properly display one portable, removable United States flag on a staff mounted in a bracket attached to the painted white trim on the right side or left side of the garage door only.
11. A Unit owner may display official flag(s) representing the United States Army, Navy, Air Force, Marine Corps or Coast Guard on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day in the same manner as above. Such flags will be displayed respectfully and shall not be larger than 4 ½ feet by 6 feet [F.S. 718.113].
12. Flags that represent colleges and professional teams may be flown on game days only. They must be removed by noon the day after the game.
13. The size limit for all flags is 4 1/2' x 6'.
14. A Unit owner who desires to display any other type of flag or similar emblem must obtain permission from the Board of Directors before so doing. (i.e.: political signs, etc.).
15. Standalone flag poles are not allowed in common areas.
16. Any flag or emblem which becomes worn or tattered must be removed by the Unit owner.
17. Flags, banners, or emblems are not permitted to be displayed on balconies or in the back of a unit.

TRASH:

1. Disposal of garbage and trash shall be only by use of receptacles approved by the Association or by use of garbage disposal units within the condominium units. Recycling bins are in the dumpster area and marked for disposal of items to be recycled as designated by Lee County. No trash cans may be kept outside a unit.
2. If dumpster is full, keep trash/recyclables in your garage until dumpster/recycle bins are emptied. Do not leave it on the ground inside or outside the dumpster area.
3. Construction waste must be removed daily by contractors, not left in yard or dumpster. Construction waste caused by Unit owner remodeling/demolition must be removed by a hired trash removal service. Dumpster and surrounding area shall not be used for construction waste disposal.
4. Old furniture, hot water heaters, appliances etc. may be left outside the dumpster. Contact Property Management Company to arrange for pickup by Waste Pro.

PETS:

1. The owner of each unit is allowed no more than two dogs, or two cats, or one dog and one cat, and no more than two small domestic birds, and tropical fish in reasonable numbers not being kept or raised for commercial purposes. No other type of pet/animal shall be permitted in any unit or on the common elements. Any exceptions to this rule are listed in Exhibit A - Exceptions
2. Pit bulls are prohibited.
3. Pets shall be kept leashed when outside a unit. All pet owners are responsible for the immediate removal and proper disposal of pet excrement. According to Florida Law, pets are not permitted on the pool deck.
4. Pets are also not permitted on screened porches and/or lanais when the pet owner is absent from the unit.

HURRICANES:

1. Any flowerpot or item weighing less than 50 pounds and anything that is not attached securely to the ground which could be a flying item during a storm must be removed or arrangements made for its safe storage or relocation before Unit owners vacate the property in the spring. For year-round Unit owners or renters in residence at the time, those items must be properly secured prior to any named storm's arrival.
2. Access to any unit may be necessary to check for damage and or leakage. Unit owners are required to provide approval and an access key to the Board for such urgent and emergent situations.

RENTALS & GUESTS:

1. All persons occupying residential units when the owner(s) is not in residence shall be registered by submitting a Guest Registration Form to Property Management Company and payment of the appropriate processing fee as noted on the Guest Registration Form prior to the time of occupancy of the unit. See Attachment A - Guest Registration Form. This includes children, relatives, and friends.
2. A Unit owner may lease his/her residential unit for a minimum term of one month and not more than four times in a calendar year. The Association shall require prior notification. No Units may be rented to or occupied solely by guests which are under the age of 18. This will be accomplished by filing THE VILLAS OF FOUNTAIN LAKES CONDOMINIUM ASSOCIATION, INC. ANNUAL/SEASONAL RENTAL FORM, with the Property Management Company, no later than fifteen (15) days prior to occupancy. A copy of the Rules and Regulations must be given to the tenants by the Unit owner. Renters MUST register their vehicles with the Fountain Lakes Community Association. Each owner shall be responsible for any violation by tenants or guests. See Attachment B – Annual/Seasonal Rental Application. Any fines or penalties incurred by a rental tenant or guest will be the financial responsibility of the Unit owner.
3. When a unit is rented or leased, the Unit owner shall give up all rights to the use of amenities and shall park on the property only while tending to duties as a landlord. There shall be no dual usage of the common elements by tenants and Unit owners: as per Florida Law
4. All units shall be used for residential purposes only. Unit occupancy of individual residential units occupied by single family only and shall not exceed six (6) persons.
5. Subleasing or subletting a unit is prohibited.

MOVING IN:

1. A \$100 Application Fee is payable upon purchase to the Property Management Company.
2. Unit owners shall provide the Association with a key(s) to his/her unit for the use of the Association pursuant to its statutory right of access to the premises. No access to an unoccupied unit shall be made unless two Villas of Fountain Lakes representatives are present, one of which should be a board member and only during reasonable hours, except that access may be made at any time in case of an emergency. Private arrangements for access such as pest control or internal unit maintenance are not the responsibility of the Board.
3. The Association purchases insurance for all common areas. The Association does not purchase insurance for personal property, including all portions of the inside of the Unit owner's condominium that are the owner's responsibility, as defined by Florida Condominium Law.
4. The Villas of Fountain Lakes is not a "55 and older community" as defined by Florida and Federal Law. The original developer filed the Declaration of Condominium without age restrictions and did not build or plan the property to include the specifications of an adult community. Therefore, sale of units and occupancy at the Villas of Fountain Lakes cannot be discriminated against due to age, ethnicity, gender, national origin, sexual orientation, religion, or skin color as defined by law.
5. The Fountains Lakes Community Master Association requires each new owner to pay, at closing, a \$2,000.00 Working Capital Contribution to be held in an account used solely for capital improvements in Fountain Lakes. The Board of Directors for the Master can change this amount at any time.

ARC's:

1. An ARC is required for ANY change or alteration to the common area of the unit which includes garages and lanais.
2. An ARC will be required when any internal changes or alterations are made to a unit that include removal of any walls whether the walls are of a structure or non-structural nature.

3. Any change, alteration or addition to the landscaping must receive prior approval by the Board of Directors through an ARC application request. The "ARC APPLICATION REQUEST, TO CHANGE, ALTER OR ADD TO AN EXISTING RESIDENCE OR LANDSCAPE" is the method to request any change to the landscaping. Owners may plant annuals, perennials, or green plants in pots that may be placed in the common areas. Annuals and perennials may be planted in existing beds only. No artificial plants, artificial flowers, any lawn decorations, or ornaments are permitted except for Holiday decorations, which may be put up no more than two weeks before and removed no later than one week after said holiday except for the Christmas and Hanukkah season. Those Holiday decorations are permitted from Thanksgiving until January 7th. No objects or decorations are permitted to be hung over the railing of any balcony.
4. New shrubbery must be planted at least 2' from the building after approval of an ARC application request and new trees must be shown on the ARC application request as to how far they are from the building.
5. Approved landscape alterations (shrubs, trees, and all other plantings) are owned by the Association and will be maintained by the Association with input from the Unit owner.
6. Unit owners may ask the landscapers for assistance for a landscaping project at the Unit owners' expense.

PATIOS:

1. A Unit owner seeking to add a patio must submit a Villas of Fountain Lakes Condominium Association, Inc., ARC Application Request to Change, Alter or Add to an Existing Residence or Landscape and receive written approval prior to initiating any alteration. Patios for single story units may extend out a maximum of 12' from the Unit owner's wall. Patios for two story units may extend out 12' from the corners of the two adjacent one-story units. A patio may not extend beyond the width of the unit unless approved. A side patio or wrap around patio must also be approved. A wrap around patio may not go more than 9' from the corner down the side of the building. Patios may not impede drainage (swales) or create a drainage issue for another unit. Each patio is subject to Board approval based on its situation. Any new shrubs or plantings placed around the patio must be approved through an ARC application request.
2. Any irrigation system changes must be approved by the Board through an ARC application request process and are at the expense of the Unit owner requesting the change.
3. Unit owners are responsible for obtaining all appropriate permits from the Village of Estero and/or Lee County for any patio installations.
4. A patio must be installed at ground level using blocks or pavers approved by the Board, set in sand for evenness. Concrete patios are not allowed. The Unit owner is responsible for all expenses associated with the patio addition including redoing the sprinkler system and for maintaining the patio in good and useable condition.
5. A grill and lawn furniture are allowed. Table and chairs for dining, chairs for seating, two umbrellas, fire tables (10' from building when lit) and storage bins are allowed. Flowerpots must be planted and kept clean. If the flowerpots are empty, they must be kept in the garage. If an item is not listed above, that item is not allowed without an ARC application request approved by the ARC. Benches, lawn ornaments, towels, swimsuits, cleaning supplies, blowers, and garbage cans are examples of items not allowed. See exceptions for holidays.
6. Patios, while installed and maintained by Unit owners, are common property and must be maintained in a manner that mitigates the risk of injury by any user of that patio. Furniture, chairs, tables and other accessories or fixtures must not create an unsafe situation which could cause harm or damage to any individual(s) or property.

AC UNITS:

1. If a replacement of an outside compressor of an air conditioner unit is unable to be physically reconnected from the end of a residential building, permission for repositioning will be determined by the Board through an ARC application request.
2. Window air conditioner units are not allowed except in an emergency and only on a temporary basis. Any installation lasting more than two weeks must be approved by the Board through an ARC application request.

NOISE:

1. Outside work of any kind may not begin before 8:00 A.M. and must be finished by 7:00 P.M., Monday through Saturday. The Master Association has a rule that no contracted construction work can take place on Federal holidays and Sunday. Unit owners may make alterations to their unit on Sunday between the hours of 9:00 A.M. to 6:00 P.M. and must abide by the Florida Noise Law which limits the amount of noise allowed. Emergency repairs are allowed outside these stated hours, but such emergency repairs must abide by the Florida Noise Law which limits the amount of noise allowed.

AWNINGS:

1. Awnings over a patio are allowed with an approved ARC. See the Villas of Fountain Lakes web site for specifications available at <https://pegasuspm.vmsclintonline.com/Default.aspx?aspxerrorpath=/resident.aspx>

ENFORCEMENT OF VIOLATIONS:

1. If a suspected violation occurs, the first step is to politely and respectfully discuss with your neighbor to see if the situation can be easily resolved. If the friendly conversation does not result in a resolution of the issue, communication of the specifics of the issue, times and dates of the suspected violation and the steps taken to attempt to resolve the issue need to be sent in writing to Property Management Company and the Villas of Fountain Lakes Board of Directors, via email if possible.
2. Once the issue has been communicated in writing to Property Management Company and the Villas Board of Directors, a review of the issue will be conducted and a path toward resolution will be developed as appropriate for the issue under concern. The party providing notice will be notified in writing of the final resolution decision.
3. The Villas of Fountain Lakes maintains a Rules and Regulations Enforcement Policy which requires under Florida Statutes 718 the establishment of an Appeals Committee to which any Owner upon which a violation has been noted and a fine imposed can appeal the action. Please see the Rules and Regulations Enforcement Policy on the Web Portal.

All the provisions and limitations of the Protective Covenants of the Fountain Lakes Community Association are incorporated herein by reference. **Whichever set of rules and regulations is more restrictive takes precedent.** The Board of Directors is authorized to adopt policies in conformance with the Villas of Fountain Lakes By-Laws. The Board of Directors is authorized to modify the Rules and Regulations in a specific case if a special request is made to the Board.

Exhibit A – Approved Exceptions

The following are the Board approved exceptions to the Rules and Regulations Dated February 21, 2023. This Exhibit will be updated to document the actions of the Villas of Fountain Lakes Board of Directors in response to exceptions appropriately presented, reviewed, and acted upon by the Board in accordance with the Bylaws of the Villas of Fountain Lakes.

1. Pam Dionise in Unit 303 is allowed three vehicles – two (2) cars and one (1) golf cart. If one of these vehicles is sold or transferred, the exception will expire.

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 16th day of April, 2025.

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

WITNESSES

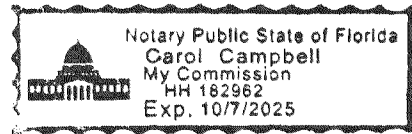
Sherrri Kurtas Schalk
Signature of First Witness

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 25th 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 30th) 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.