

Fountain View Villas Master Association  
1800 Fountain View Circle  
Venice, Florida 34292

## 2019 Summary of Rules and Regulations

Fountain View Villas is comprised of forty-eight villas in twenty-four buildings. Additionally, there is a clubhouse and pool. All "Common Areas" shall mean all portions of the property (including without limitation the pool, clubhouse, parking areas, and all other improvements and landscaping thereon, if any) now or hereafter owned by the Association for the common use and enjoyment of the owners.

All unit owners, renters and guests must abide by all the rules and regulations found in the **Declaration of Covenants, Conditions, and Restrictions**, the **Articles of Incorporation**, the **Bylaws**, and the **Architectural Control Committee Rules**. The complete set of these rules and regulations can be found in the Fountain View Villas Homeowner's Handbook, which has been provided to each homeowner, and is also available at the Fountain View Villas clubhouse and at Capri Property Management, Inc. (CPMI)

The following list is intended to serve as a summary, and in no way should be thought of as a substitute for the complete rules and regulations found in the Homeowner's Handbook.

1. All units shall be used only as two-bedroom, single-family homes, with only two people per bedroom. The den shall not be used as a permanent bedroom.
2. All homeowners shall at all times maintain, for each lot owned, current casualty and liability insurance to provide for complete reconstruction of all improvements to such lot after casualty.
3. Annually each owner shall provide the Association with written proof of adequate homeowner's insurance for their unit upon the anniversary renewal date of their policy.
4. Each year all homeowners must complete an updated roster information form that also includes emergency contact information in the event the homeowner is away for an extended period.
5. Dues are paid quarterly and must be sent directly to Truist Bank in Orlando, Florida at the first of the month of each calendar quarter. Dues may be submitted by direct deposit, or by check. Contact CPMI if assistance is needed with payments.
6. The Architectural Control Committee (ACC) and the Board of Directors must approve any requests for any changes to the exterior appearance of a unit including the grounds **prior** to contracted work to begin. Forms are available from CPMI, Board Members, and ACC Members.
7. Units may be rented once for a minimum term of three (3) consecutive months, but no more than twelve (12) consecutive months in a rental year without lease renewal.
8. A rental year is defined as any twelve (12) month period starting with the first day of the rental agreement.
9. The Owner or the Owner's rental agent shall, at the Owner's expense, conduct a background and criminal check of all proposed tenants. A copy of the background and criminal check shall be submitted to the Association with the completed application to CPMI, 395 Commercial Ct Ste C Venice, FL.34392 thirty (30) days prior to the first day of the proposed rental. Any negative background check may serve as enough reason for the Board of Directors to deny an application.

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10. All pets must be kept on a leash when outside, and the owners are responsible, every time, for cleaning up after their pet(s).
11. The number of pets per unit is limited to 2 (two).
12. Cars parked in driveways or on the street should not block the sidewalk or any other driveway.
13. Cars should never be parked on any lawns or landscaped area.
14. Cars may not be parked in the roadway overnight.
15. Application for storm shutter installation must be presented to the ACC and the Board of Directors before any contract for purchase is signed by the homeowner. Details available in the Homeowner's Handbook.
16. Homeowners must remove or secure objects outside the home in the event they are away during any part of hurricane season.
17. Homeowners are responsible for maintaining the lamp post on the lawn in front of their house. This includes illumination, structural integrity, and keeping it free of debris.
18. Mold and/or algae on any part of the home, courtyard wall, lamp post, courtyard pavers, driveway, and yard decorations must be removed.
19. All masonry and paint damage to the house or courtyard walls must be repaired and repainted in a professional and timely manner. Any repairs must match the existing original structure in texture and color. **Current exterior paint code:** Sherman Williams #2193 Eaglet Beige satin acrylic paint. **Trim paint code:** Extra White satin finish.
20. Exterior repairs to a unit must be reviewed and approved by the ACC and the Board of Directors.
21. Use of the pool and clubhouse are subject to the posted rules at the pool and inside the clubhouse.
22. Requests for use of the clubhouse by homeowners for special events must be approved prior to the event by the Board of Directors. Clubhouse Reservation forms are available at the clubhouse and on the CPMI website.
23. Homeowners are responsible for cleaning and straightening up the clubhouse and pool deck area after each use. This includes removal of any trash. See the checklist at the clubhouse.
24. Any signs must be approved by the Architectural Control Committee and the Board of Directors. No sign shall exceed 8 1 / 2 "x 11 " , including "For Sale" signs.
25. Realtor "For Sale" signs may have an attached literature box, not to exceed 9" x 12" x 3", for sales literature relating to that specific home. See Homeowner's Handbook.

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26. On the day of an open house the realtor or the homeowner may post additional signs.
27. In the event of a home sale, the seller is responsible for turning over to the new owner the Fountain View Villas Homeowners Handbook and clubhouse and mailbox keys.
28. The Fountain View Villas Master Association Board of Directors consists of three-five members.
29. All homeowners are eligible and encouraged to run for the Board of Directors.
30. Nominating Committee will begin calling for Board or Committee volunteers early September.
31. The annual Homeowners Association meeting takes place in the month of November with DTBD.
32. The following documents and forms are available for review and use at Capri Property Mgt. Inc., Fountain View's Clubhouse, or on Fountain View's website.
  - Board Meeting Minutes, and Upcoming Agenda.
  - Budget – Dues History, Monthly Financial Statements, Operational & Reserve
  - Directories – Board, Committees
  - Disclosure Summary
  - Forms:
    - Clubhouse Reservation
    - Homeowner Roster Update
    - Notification of House Purchase
    - Rental Application
  - Fountain View Villas Homeowner's Handbook
  - Insurance Policies Summaries
  - Summary of Rules and Regulations
33. Please contact CPMI promptly for any issues that may arise with any of our contractors. Do not contact contractors directly.