

Three Fountains Home Owner's Community Rules



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1. Balconies, landings, entryways, and common areas must not be cluttered or used for storage. (i.e. firewood, air conditioners, bicycles, scooters, etc.)
2. Each owner must keep their unit clean and must not sweep or throw any dirt or other substances from the doors, windows, balconies, or landings.
3. Each owner must keep the interior of the patios, storage sheds, and garages clean and free from obstruction. The board assumes no liability for loss or damage to articles stored on the patios, in storage sheds, or in garages.
4. Each resident should keep the common area around their unit free of litter and debris.
5. All painting or decorating of the exterior of the units, patios, fences or garages must be approved in advance by the board and completed at owner's expense.
6. Board approval is required prior to installation of new windows, exterior doors, shades, awnings, window guards, ventilators, air conditioners, and satellite dishes.
7. Board approval is required prior to planting flowers, trees, or shrubs outside of patio areas.
8. Residents should not engage association employees in any private business or personal tasks.
9. Agents of the board and contractors or workmen authorized by the board may enter any unit, patio, or garage at any reasonable hour of the day for any purpose permitted under the terms of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, BY-LAWS, OR MANAGEMENT AGREEMENT. Entry will be made by prearrangement with the owners except in cases of extreme emergency. In the case of an emergency, written notice stating the day, date, time, name of person and purpose will be left in the unit.

10. Any damage to units or common structures caused by owners, their children, or their guests will be paid for by the owner.
11. To prevent additional expense to all homeowners, water should not be left running in the units, in the patio areas, or in the common area for any unreasonable or unnecessary length of time.
12. Owners will not use or permit to be brought into the units any combustible oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed extra hazardous to life, limb, or property.
13. No one is allowed on the roof of the units, garages, clubhouse, or any of the walls or fences.
14. For safety and liability reasons, sling slots, BB guns, pellet guns, archery equipment, target practice, and darts must not be used in any common area.
15. Garage or yard sales are not permitted with the exception of the yearly Three Fountains sponsored garage sale in the summer.
16. Any form of advertisement is prohibited within the complex. (i.e. for sale signs and political signs.)
17. All non-resident owners must advise the board of current address so that Three Fountains' notices will reach them.
18. Owners should notify the board in writing in advance if they intend to sell their unit. When a transfer is made, pool keys, By-laws and Community Rules should be passed on to the new tenant. Access to the clubhouse and pool will be granted after the rules have been presented and understood between the new owner and a board member.
19. GARBAGE
 - a) Each resident is responsible to obtain and maintain a garbage can for their personal use. The garbage can should be labeled and kept in a place that does not intrude or infringe upon their neighbors.

- b) Each resident is responsible to have their garbage cans on the curb site on garbage day before 8:00 a.m. for city pick up. In addition, each resident is responsible to retrieve their garbage cans.
- c) FLOURESCENT LIGHT TUBES should be taken to the compound area for proper disposal. Place tubes along the east side of the storage building.
- d) Christmas trees must be disposed of at proper city disposal sites.
- e) Toilets are not to be used to dispose of sanitary items. Any damage resulting from misuse of the plumbing system will be the responsibility of the offending owner.

20. PETS

- a) The owner indemnifies and holds harmless the Three Fountains Condominium Owner's Association from loss, damage, and liability to third parties caused by pets.
- b) Pets should not be permitted to roam freely in the complex area. They must be carried or on a leash.
- c) Pet owners will immediately remove all pet feces deposited by their pet. Feces will be placed in a plastic bag prior to disposal into the garbage can.
- d) City law requires all pets be licensed and tags properly attached to a collar.
- e) No more than two pets of licensing age (three months or older) should be kept on the premises of any one household.

21. VEHICLES

- a) All vehicles must be parked in parking areas in a manner that will not impede or prevent any resident's access to driveways, walkways and garages.
- b) Vehicles not properly licensed and currently registered or in a state of obvious neglect and disuse should not be parked anywhere other than in an enclosed garage.
- c) Abandoned vehicles will be reported to the police for removal.

- d) Boats, RVs, campers, trailers, and unused cars must not be parked or stored on streets, alleyways, or in parking areas.
- e) The above listed vehicles can be stored in the rental compound area. For information on current availability and rates contact a board member.
- f) When it snows all vehicles must be removed from streets, alleys, and parking areas before 8:00 a.m. for snow removal.

22. SWIMMING POOL

- a) Owners or their guests may use the swimming pool. The owners and their guests must abide by the rules posted in the pool area and other specific rules outlined in this document.
- b) An adult resident must accompany *Invited Guests*. (Invited guests are individuals that are not current residents.)
- c) Each owner and guest must sign in giving correct requested information. Entrance will be denied if the information is not correct or cannot be verified.
- d) In order to maintain the privacy of our pool the gate must remain locked at all times.
- e) Swimmers must wear appropriate swimwear. No cutoff jeans or street clothes allowed.
- f) Children four years of age and under must wear appropriate swim diapers such as "Huggies Little Swimmers"
- g) There is **NO LIFEGUARD** on duty at the pool.
- h) State law requires that persons under fourteen years of age must be accompanied by a **RESPONSIBLE** adult over the age of 18 years.
- i) Only 35 people allowed in the pool at a time.
- j) **NO ALCOHOLIC BEVERAGES** are permitted in the pool area.

- k) No glassware or bottles allowed in the pool area.
- l) Food and drinks must be kept at least eight feet from the pool.
- m) Trash must be discarded in receptacles provided.
- n) **NO SMOKING** permitted in the pool area.
- o) No animals, rigid toys, or sharp objects are permitted in the pool area.
- p) Boisterous or other objectionable conduct including **EXCESSIVE AFFECTION** is prohibited in the pool area. Participating persons will be asked to leave the premises.
- q) Each owner is responsible to pay for any damage caused by their family or guests.

23. CLUBHOUSE

- a) The clubhouse is provided for the use of Three Fountains owners, their families, and guests.
- b) Residents under 16 must be accompanied at all times by a parent or guardian. Owners must accompany guests at all times.
- c) Each owner is responsible for the actions of or any damage caused to the clubhouse or its contents by their family or guests. The owner will pay for such damages.
- d) Smoking, candles, or other open flames other than the fireplace are not permitted in the clubhouse.
- e) The clubhouse may be reserved by residents for parties, meetings, receptions, etc. The reserving of the clubhouse does not include the swimming pool.

- f) To reserve the clubhouse contact a board member for availability. A reservation request must be completed and returned with a refundable cleaning deposit of \$50. A separate fee of \$1.00 per person attending is charged to help defray costs of maintenance with a \$25.00 minimum. A separate check for this cost is to be left with the board member.
- g) Cancellations must be reported to the board member as soon as possible.
- h) All private parties in the clubhouse must be terminated by midnight. No overnight sleeping is allowed.
- i) The board has the authority to revise or change the rules governing clubhouse use at any time.

24. WINTERIZING

- a) Preparations for cold weather should take place prior to November 1st.
 - b) Remove hoses from outside faucets to prevent freezing damage.
 - c) Residents leaving for the winter should make arrangements to have their units checked periodically throughout the season.
 - d) Utility rooms in Executive and Pines units **MUST BE HEATED TO AT LEAST 55 DEGREES** to prevent damage to water heaters and softeners.
 - e) Each owner must ensure fireplace chimneys are professionally inspected and cleaned prior to using.
25. Compliance with Community Rules and their enforcement is the responsibility of every member of the community. If a member observes someone violating a rule, please remind that person of the rule. Property damage or serious violations should be reported in writing to the board.
26. Complaints regarding the management of the units and grounds, or regarding actions of other owners, should be made in writing to the President of the Board, unless it is an emergency. The matter will be addressed as quickly as possible.

27. Any consent or approval given under these Community Rules by management shall be revocable at any time.
28. These Community Rules may be added to, or repealed at any time by the Management Committee.

Approved:



Dale Leatham, President
Board of Managers

Date:

1-12-07

Clubhouse Reservation Request

Three Fountains Owner Name & Address _____

Date Requested _____

Occasion _____

Number in Party _____

Amount Paid _____

Cleaning Deposit Paid _____

Owner's Signature _____

Board Member's Signature _____

Cleaning Deposit Returned _____

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