

WELCOME TO



Clearwater, FL 33761

<http://faccondos.com>

Unit # _____ Parking Space # _____

Dear Neighbor,

On behalf of the Board of Directors of The Fountains at Countryside, we'd like to welcome you to our community.

We are very pleased that you chose our community as your new home. We hope that the enclosed information will be informative and helpful as you settle into your new surroundings.

We continue to attract conscientious owners/tenants like you by making every effort to maintain a high standard of living here. The RULES AND BY-LAWS adopted by the Association explain the procedures that every homeowner agrees to follow when they purchase or rent a condo in The Fountains. Please take the time to read through the enclosed information.

As the newest neighbor in our locale, we encourage you to become active in the community. The Board is always looking for suggestions on how to improve our community.

We look forward to meeting you in the near future.

Sincerely,

**The Fountains at Countryside Association
Board of Directors**

The Fountains at Countryside

Management Company

KW PROPERTY MANAGEMENT, LLC
2963 Gulf to Bay Ste. 265
Clearwater, FL 33759

Property Manager

Greg Reed (813) 448-3981
greed@kwpropertymanagement.com

Condominium Association Board of Directors

Marilyn Busardo – President

James Gill - Vice President/Secretary

Joan Mikalauskas – Director

Danielle Bonjovi – Director

The Fountains at Countryside official website

<http://facondos.com>

Tune to Channel 96 on your television for
The Fountains at Countryside Community Channel
(courtesy of Bright House Networks).

**TO REPORT A PROBLEM , PLEASE CONTACT THE COMMUNITY PROPERTY
MANAGER Alan Ramsay.**

Office: 813-448-3981

Fax: 786-363-3429

After Hours Emergency Number: (800) 514-5770

IMPORTANT EXTRACTS FROM THE RULES AND BY- LAWS

(For complete set of rules and regulations refer to your condo docs)

Only one family may reside in a unit.

Each Unit is limited to two (2) domesticated dogs and/or cats. Pets may not be a nuisance to residents of other units or a breed determined by the Association Board of Directors to be dangerous. The current list is Pit Bull, Rottweiler, Chow, Doberman and Bull Mastiff or any mix with those breeds.

All pets, including cats, must be on a leash and accompanied by their owner whenever they are outside. Owners are required to pick up and properly dispose of all pet droppings.

“Reserved” parking spaces are all assigned to each unit. If you do not know which space is yours, please contact the Community Property Manager. Parking outside of designated assigned parking spaces is a violation that could result in the towing of your vehicle. Any automobiles left unattended for an extended period or without current tags will be subject to towing.

No trucks or commercial vehicles allowed.

No commercial advertising is allowed on any vehicle. Automobile repairing in the parking lot is prohibited. However you may wash your car or change a flat tire.

You own everything in your unit. All windows, doors, plumbing, insulation, floors, sinks, electrical, cables, etc. are the sole responsibility of the owner. The Association maintains the roof and exterior of the buildings only.

No linens, towels, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind whatsoever or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium or Association property. Exterior windows or glass doors of units shall be white or off white in color. **NO GRILLS ARE PERMITTED ON THE BALCONY.**

Breezeways must remain free of bikes, shoes or other items. Only a doormat is acceptable.

Trash must be placed inside the dumpsters and **MAY NOT BE LEFT ON THE BALCONIES, BREEZEWAYS OR AROUND THE DUMPSTERS.** Appliances, building materials, or other materials that cannot fit into the dumpsters must be hauled away at your own expense. **THE NUMBER FOR COUNTY PICK-UP IS 727-572-6800.**

PARKING LOT RULES AND REGULATIONS

July 11, 2012

With the asphalt project now completed, all parking spots in our lot are clearly marked. All reserved spots are assigned to a specific unit. All guest spots are open for your second vehicle or your guest's vehicle. If you park in someone else's reserved spot, your vehicle will be towed at your expense. The approximate cost to retrieve a towed vehicle is in excess of \$200. If anyone is in your reserved spot you need to contact our property manager (Dina Kuna 813-448-3981) to request that the vehicle be towed. You cannot contact the towing company yourself. The request must go through the property manager who will confirm the violation with our maintenance man.

We also want to remind everyone that no commercial, recreational vehicles, boats, jet skis or trailers are permitted to be parked on the grounds. All trucks must have their beds clean at all times. You are allowed to cover up your bed with a professional cover. A tarp is not acceptable.

Please ensure that your guests are aware of the rules. Residents living here are getting tired of coming home and finding the reserved spot that they are paying for occupied by another vehicle. It is an inconvenience to them and a lack of consideration on your part by not abiding by our condo rules. Please do not assume that when a part-time resident owner is away, their reserved spot is available for your use. This is still their reserved spot and they can come back at any time. You do not know their schedule and should not take it upon yourself to occupy their paid spot.

Thank you for your cooperation.

POOL AND SPA RULES AND REGULATIONS



- **Pool hours are 08:00 a.m. to 10:00 p.m. Spa hours are 09:00 a.m. to 10:00 p.m.**
- **Owners must accompany their guests at the pool and spa at all times. No more than two (2) guests per unit are permitted at the pool and spa.**
- **Do not leave the pool/spa gates unlatched.**
- **Do not let strangers into the pool/spa area. Everyone who lives here should have a key.**
- **No pets permitted in the pool and spa area per Health Department regulation.**
- **No glass of any kind in the pool and spa area.**
- **No radios or other audio sound systems may be played at the pool/spa by any resident or guest of the condominium property without personal headphones.**
- **No parties may be held on the pool deck or other Common Element without the approval of the Association.**
- **Shower before entering the pool and spa.**
- **Proper attire required.**
- **Swim at your own risk.**
- **Children under 13 must be supervised by an adult (18 or older) at the pool/spa.**
- **Diaper aged babies must wear “swim panties” in the pool.**
- **No large floating items permitted in the pool. Noodles are acceptable.**
- **After using the tables and grills clean them and dispose of your personal trash.**
- **Do not leave grills unattended.**

RULES AND REGULATIONS FOR PET OWNERS



- **Each Unit is limited to two (2) domesticated dogs or cats.**
- **Dogs or cats are not to be left unattended on patio/balcony areas.**
- **Dogs or cats must be carried or leashed at all times when on Association common area property.**
- **Each resident shall be responsible for the actions of their pets and for cleaning up after them. A violation of the pet regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the Unit Owners and/or to require any pet to be permanently removed from the Condominium Property.**
- **Please not leave your windows open. If your unattended dog barks or howls, this is a violation of the nuisance rule. Picking up after your pet is mandatory in all common areas INCLUDING THE DOG RUN.**

GYM AND YOGA ROOM RULES AND REGULATIONS



- **No smoking, food or alcoholic beverages are allowed in either facility.**
- **Wipe down gym equipment after use.**
- **Shut off all lights when finished.**
- **Proper attire required.**
- **Children under the age of 16 must be accompanied by an adult (18 or over) to use these facilities.**

The Fountains at Countryside Condominium Association

Welcome Meeting Acknowledgement

On _____ a meeting was held between

Board member(s) _____

Owner(s)/Tenant(s) _____

regarding The Fountains at Countryside Condominium **Unit** _____.

The undersigned received the Welcome Packet and reviewed the rules and regulations outlined in the packet. The undersigned agree to comply with all rules and regulations of The Fountains at Countryside Condominium Association. **(init)** _____x

The undersigned is aware that their condominium unit has been assigned the following parking spot(s) _____. All **GUEST** parking spots are available to anyone. However, parking in any other reserved parking spot other than your assigned spot(s) is prohibited. **(init)** _____x

The undersigned is aware of the Rules and Regulations for Pet Owners. If applicable, a board member has met the new resident's dog. **(init)** _____x

The undersigned **unit owner** is aware that they must provide a current door key in case we need to enter the unit in an emergency situation. Key provided _____ **(init)** _____x

Signature of Owner(s)/Tenant(s)

Email Address

Phone

X _____

X _____

Signature of Board Member(s)

X _____

X _____