

## **Rules and Regulations for Fountain Place**

1. **No personal items are to be stored or placed on any common property including walkways, stairways, landscaped areas, laundry, or pool area without Board approval.** The stairways and walkways must remain free of any obstruction to be used in the case of emergency (this is by order of the Fire Marshall). This includes chairs, benches, grills, kegs, planters, etc.
2. **No hanging, posting, or installing items on the railings, exterior, facade, or windows of the complex or in any other common area other than on designated bulletin boards.** This includes towels, wiring, antennas, satellite dishes, window air conditioners, hvac system surrounds/trim, banners, posters, stickers, etc. Window air conditioner units will be allowed on the **rear** of the buildings if properly installed and any surround is painted the FP trim color. Contact the management company for vendor information on replacement heat/air units to fit in existing openings or paint colors. Cable wiring is allowed only on the **rear** of the buildings.
3. **Trash is to be thrown in the designated dumpster. Cigarette Butts are to be placed in designated containers.** At no time is trash to be left outside of any unit, left on common ground, or placed outside of the dumpster. Arrangements to dispose of construction debris should be made when contracting repairs or the owner will be charged for the cost of cleanup and removal, including emptying the dumpster.
4. **Quiet hours are 10:00 p.m. to 8:00 a.m. at the complex.** Anyone disturbing residents between these hours is subject to disturbance of the peace action by police. Residents entertaining at the complex must have all guests inside their unit during quiet hours.
5. **Animals are not permitted.** No animals are to be kept on or about the premises except service animals.
6. **No hazardous items are to be kept on the premises.** No unlawful, immoral, or offensive use of the condominium property or any part thereof. Each unit should comply with all state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting their unit. Units are to be used only as private dwellings. **Profanity, taunting, violent behavior, and harassment** directed at residents, property owners, visitors, board members, or the management is not permitted.
7. **All units are to have blinds (beige or white) in good condition on all windows. All exterior doors are to be kept in good condition and painted "Fountain Place" green.** Contact the management company for paint color information. The bulbs in the porch lights outside each unit are the responsibility of the owner. **No washer/dryers allowed in units without Board approval.**
8. **All vehicles parked in designated Fountain Place Parking must display a parking decal or hang tag** as directed in the FPHA Parking Rules or they will be towed. Parking decals are intended for resident use and hang tags for owner use. Not more than one decal per resident will be issued and a maximum of two decals per unit are allowed. Any other use, such as selling of decals/tags will result in loss of parking privileges and/or other association action. Any car blocking access to any part of the parking lot, sidewalks, etc. will be towed. **Parking is for working personal vehicles only**—non-operational vehicles, campers, trailers, etc. are not allowed and will be towed or a fine will be implemented until the vehicle is removed.
9. **Owners are responsible for promptly completing all repairs on their unit which if neglected will cause damage other unit(s) or common property** and are responsible for any damages and liabilities that failure to do so may cause. **Tenants are responsible for promptly notifying the unit owner of any maintenance problems in the unit.** Water leaks or drips must be repaired immediately.
10. **Anyone who damages Association property will be prosecuted and/or charged for damages.** Tenants/Owners hosting parties or gatherings are responsible for their guests and associated clean up of all common areas, however, owners are ultimately accountable for any damages to common property caused by their tenants or guests; and any fines for related cleanup expense.
11. **Pool Rules are to be obeyed at all times.** The pool is for residents and accompanied guests only! No animals are allowed in the fenced pool area. No propping open the pool gate. Anyone in the pool area after 10 pm is trespassing and will be prosecuted. Repeated disregard for pool rules by residents may result in the pool being closed for the season.

*Violators of these rules are subject to a \$100 fine per infraction. Ongoing violations will result in a \$100 increase in fine amount per month. The clean-up fee for the pool/recreation area is \$200. Please be a considerate neighbor and abide by the rules and report those who do not to the management company. If you have rule questions, contact the management company.*

**MAR 17 2014**

# Fountain Place Homeowners Association

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## **IMPORTANT INFORMATION: PLEASE READ AND RETAIN FOR YOUR RECORDS ENSURE THAT YOUR TENANTS RECEIVE THIS INFORMATION**

To: Fountain Place Homeowners and Tenants

From: Fountain Place Homeowners Association Board of Directors

RE: New Rule Violation Policy

Date: March 10, 2014

- EFFECTIVE JUNE 1, 2014: THE FINE FOR AN ONGOING RULE VIOLATION AT FOUNTAIN PLACE WILL INCREASE MONTHLY IN INCREMENTS OF \$100 UNTIL THE VIOLATION IS CORRECTED AND THE UNIT IS IN COMPLIANCE
- EFFECTIVE JUNE 1, 2014: ALL OWNERS WHO LEASE THEIR UNIT ARE REQUIRED TO PUT IN THE LEASE A COPY OF THE COMPLEX RULES AS PART OF THE SIGNED RENTAL AGREEMENT
- REMINDER: WASHERS AND/OR DRYERS ARE NOT ALLOWED IN UNITS WITHOUT BOARD APPROVAL

Due to the many ongoing rule violations occurring at Fountain Place, the Board has instituted a new policy for fines for noncompliance. An "ongoing" rule violation is a violation that once reported to the owner is not corrected within a month's time.

It has become evident to the Board that a \$100 monthly fine is not a sufficient incentive for many of our owners or tenants to correct an ongoing violation of the rules of the complex. The rules are needed to keep the peace and maintain the highest value possible of your property. If all property owners and tenants comply with the rules, a better neighborhood and neighbor relations will result. The Board and Management Company will address rule violations of which they are made aware.

The policy effective June 1, 2014 will require the fine for a violation remain \$100, however in the case of an ongoing violation—one that is not corrected upon notice--the fine amount will increase by \$100 per month that the violation continues.

For instance, a violation involving an improperly installed air conditioner is reported to the Board and a violation and \$100 fine notification is sent to the owner in August. If the owner does not bring the unit into compliance within the month, then in September the fine for the violation will be \$200. This policy is especially pertinent for those who violate the no pet policy as this is an ongoing rule violation.

Also, please note: No washers and dryers allowed at Fountain Place without Board approval. This is also an ongoing rule violation if reported.

The Board also passed a resolution requiring all owners to put the complex rules in their rental agreements to ensure that tenants are informed of the complex rules. This is required for leases written after June 1, 2014.

The Board hopes that this change will address the issues caused by the continuation of rule violations at FP and looks forward to seeing many owners at the annual meeting in August.

**MAR 17 2014**