

THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC.
P.O. Box 373082
Satellite Beach, FL 32937
August 4, 2008

Policy Statement Six
Landscape Plan and its Application

References. The Fountains Homeowners Association, Inc.:

a. Declaration of Restrictions, Limitations, Conditions, and Agreements (The Covenants), dated: February 18, 1975 assigned to properties within Unit II; and dated: January 23, 1978 assigned to properties within Unit III, of the Fountains subdivision.

b. Articles of Incorporation, dated: August 7, 1990,

c. By-Laws, dated: October 20, 2007

d. Policy Statement One, Organization and Functions, dated: August 4, 2008

1. Background. The appearance of the Fountains subdivision is closely related to proper landscaping and maintenance of all properties and public-rights-of-way. A full and cooperative, and in some cases voluntary, compliance with all appropriate covenant provisions contributes to the successful achievement of the purposes of our Association, as stated in our Articles of Incorporation.

2. Purpose. This policy statement establishes policies related to the planning efforts associated with the landscaping and overall maintenance of the Fountains subdivision. In the case of any conflict between the references cited above and this Policy Statement, the provisions contained in the referenced documents shall control. This Policy Statement supersedes "Policy Statement Six, Landscape Plan and Its Application, dated: December 13, 1993", which is hereby rescinded.

3. Concept. Successful achievement of our Association's objectives will ensure the continuation of the Fountains subdivision as a unique up-scale water front community. Our efforts in achieving the desired appearance in our community should, in turn, produce a high sense of pride in our neighborhood and contribute to the protection and enhancement of our property values. The compliance with covenant provisions, proper maintenance of both public-rights-of-way and private areas, and cooperation with the City of Satellite Beach in maintaining and improving areas for which they are responsible will contribute to the achievement of our desired goals.

4. Responsibility. The responsibility for landscape planning rests with the Board of Directors. The Grounds and Maintenance Coordinator monitors day-to-day support and maintenance activities and executes plans as directed by the Board of Directors.. Appropriate committees may be appointed for specific tasks and projects, as required.

5. Master Planning. In accordance with current agreements, all related planning activities for major changes in the landscaping within the public-rights-of-way in the

Fountains subdivision shall be approved by the Board of Directors and coordinated with and, if appropriate, approved by the City of Satellite Beach.

6. Complaints. The Grounds and Maintenance Coordinator may accept and initially consider complaints related to the landscape and maintenance of areas within the Fountains. In the event an accommodation cannot be reached the matter shall be referred to the Board of Directors for appropriate action.

7.. Association Property. Association property used to carry out the policies contained herein shall be secured, and accounted for as specified in Policy Statement Four, Property Accountability.

Approved by the Board of Directors, August 4, 2008

original signed

original signed

John Sniegowski
Secretary,

Rob Bracewell
President,

The Fountains Homeowners Association, Inc.

Copies: One each Board Member, Officer, Support Activity Person,
and Committee Chairperson, as required