

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

Policy Statement Seven
Implementation of Assigned Covenants

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. Owners of lots in Unit II and Unit III, of the Fountains subdivision have covenants, conditions, and restrictions assigned to the deeds of their property. No such constrains pertain to Unit I of The Fountains and Unit IV is no longer an element of The Association. All units of The Fountains must observe constrains and restrictions established by the City of Satellite Beach, the US Coast Guard, the US Army Corps of Engineers, and related County and State entities.

2. Purpose. This policy statement outlines policies pertaining to the implementation of covenant provisions and related regulations, ordinances, and laws of public agencies and governing entities as they may apply to privately owned lots in 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Statement supersedes "Policy Statement Seven, Covenant Implementation, dated: December 13, 1993", which is hereby rescinded.

3. Concept. As stated in our Articles of Incorporation (reference b, above), the overall goal of the Association is to promote the general health, safety, and social welfare of owners of property within the Fountains subdivision. To accomplish this goal, it is advantageous for members to adhere to covenant provisions and applicable laws and regulations related to the use and enjoyment of their private property. To that end, all homeowners in the Fountains community, including those of Unit I and Unit IV, are enjoined and encouraged to comply with the intent, spirit, and specifics of such covenants, laws, and regulations.

4. Responsibility. Overall operational responsibility for implementing and/or enforcing the assigned covenants rests with the Association's Board of Directors. The Vice President of the Association shall monitor and coordinate various aspects related to the encouragement, education, and implementation of the provisions of covenants and other laws and regulations applicable to the Fountains community.

5. The Covenants. The covenants assigned to the deeds of the properties located within Unit II and Unit III of the Fountains subdivision are defined in the documents referred to in Reference a. These documents have been formally registered in the Land Records of the County of Brevard, State of Florida and are available for review at the appropriate county records office. In addition, an informational copy of each document is available at the Association's web site at www.thefountainshoa.com, in the "Residents Area", "Guiding Documents" option.

a. Application/Standardization. Every attempt shall be made to apply the existing covenants on an unbiased, fair, and equitable basis. Any requests for approval required by the covenants shall be made in writing to the Fountains Homeowners Association's Board of Directors, P.O. Box 373082, Satellite Beach, and FL. 32937. For the convenience of the homeowners, written requests for approval may also be submitted electronically to association@thefountainshoa.com.

b. Monitoring Compliance. Members of the Board of Directors shall remain vigilant for possible violations of the existing covenants. Any potential violations observed shall be brought to the attention of the full Board of Directors as soon as practical. In addition, any member of the Association may bring to the Board's attention any concerns they may have regarding a violation of existing covenants.

c. Enforcement Actions. Actions to enforce the covenants shall be taken in accordance with Paragraph 22, "Remedies for Violation", of "Reference a", and/or the appropriate applicable civil laws.

6. Education Actions. The Board of Directors shall periodically advise members of the Association on the contents and provisions contained in the covenant documents. This may be accomplished through newsletter items, briefings at annual membership meetings, and by encouraging members to review the appropriate documents on the Association's web site.

Approved by the Board of Directors, August 4, 2008

original signed

John Sniegowski
Secretary,

original signed

Rob Bracewell
President,

The Fountains Homeowners Association, Inc.

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