

# **FOUNTAINSPRING IV HOMEOWNERS ASSOCIATION, INC.**

c/o J&L Property Management, Inc.  
10191 West Sample Rd. #203  
Coral Springs, FL 33065

## **ARB APPROVAL REQUEST REQUIREMENTS**

The following items must be submitted with your architectural form when requesting to make any changes or alterations to your home. All items need to be included in order to quickly and accurately process the request. Incomplete architectural forms will be returned to you and will further delay the process.

- **ARB Form**
- **A copy of your warranty deed**
- **Copy of the contract or proposal showing the improvement**
- **All plans and specs**
- **A survey of your property showing where the improvement is being made**
- **A copy of the contractor's license**
- **A copy of the contractor's General and Worker Comp. Insurance both certificate made out to 2 different certified holders (or Exemption Form.)**
  1. Fountainspring IV Homeowners Association, Inc.  
c/o J&L Property Management, Inc.  
10191 West Sample Rd. #203  
Coral Springs, FL 33065
  2. Fountainspring Master Association, Inc.  
c/o Landmark Management  
1941 NW 150<sup>th</sup> Ave  
Pembroke Pines, FL 33028

**Complete architectural forms (ARB Form's) must be submitted back to J&L Property Management for review. Below are the ways you can submit your packet.**

**Email:** Ashley@jlpropertymgmt.com

**Fax:** 954-753-1210 (Keep in mind pictures are not very clear through fax)

**Mail:** 10191 West Sample Road #203, Coral Springs, FL 33065

Once Fountainspring IV HOA reviews and approves the application, the approval will be emailed to the owner. We will copy Fountain Master in the email so they may then review and provide the final approval. Work cannot be started until you receive both approvals.

# FOUNTAINSPRING MASTER ASSOCIATION ARCHITECTURAL APPROVAL REQUEST

Account No. \_\_\_\_\_

Circle One – FountainSpring I, II, III, IV, V, Optima

Homeowner: \_\_\_\_\_

Address: \_\_\_\_\_

Best Phone number to reach you: \_\_\_\_\_ Email: \_\_\_\_\_

DESCRIPTION OF IMPROVEMENT (check appropriate box): Storm Shutters ☐, Roof Modification ☐, Fence ☐, Pool ☐, Paint ☐,

Driveway Modification ☐, Patio ☐, Screen Enclosure ☐, Landscape Modification ☐, Windows ☐, Other ☐

Brief Description: \_\_\_\_\_

Please Forward the This Application and the Required Documents to Your Sub Association Manager.

## REQUIRED DOCUMENTS:

1. A copy of your lot survey with the exact location of the proposed improvement drawn "to scale" in a clear and legible manner.
2. A copy of your warranty deed.
3. A copy of the proposal for the improvement or change with full set of plans, drawings and/or specifications.
4. The name, address, telephone number, license, liability insurance of any contractor performing the improvement.
5. Certificate of Insurance from your Vendor Naming the Master Association and the Sub-Association as an Additional Insured.
6. If you are doing the work yourself include a detailed description

PLEASE NOTE: Other Conditions May be Applicable. These Conditions Will be determined and Stipulated on an Individual Basis.

## ACKNOWLEDGEMENT

I hereby make application for approval pursuant to the regulations governing my Sub-Association and the FountainSpring Master Homeowner Association, Inc. for the architectural changes noted above. If said approvals are granted, I agree to comply with the conditions stipulated herein. I further understand that either my Village Association, the FountainSpring Master Association, or both Associations can enforce these regulations against me should I fail to comply with the Covenants, Declarations and Restrictions of either Association, or if I intentionally misrepresent information on this form. I have read the above application. If approval is granted, I agree to comply with the following conditions:

1. An approval only valid for sixty (60) days unless otherwise specified,
2. I must obtain any permits required from the City, County, or other governmental agencies for implementation of my improvement.
3. No changes may be made in plans after approval without the prior written consent of both my Village Association and the FountainSpring Master HOA.
4. I am responsible for any and all damage to underground utilities, including sewer, water, cable, electric and telephone.
5. I must remove all debris (concrete, fill, etc.) from the area around my home and re-sod any areas that are destroyed or damaged.
6. I am responsible for any damage that may be caused to the sidewalks or roadway from heavy equipment or debris.
7. I may not alter the drainage of my property or my neighbor's property.
8. I must adhere to the final inspection and approval of both my Sub-Association and the FountainSpring Master HOA.
9. I am responsible to maintain the alteration.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Village Association

Approved By: \_\_\_\_\_ Denied By: \_\_\_\_\_  
Signature Signature

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Print Name Print Name

Comment: \_\_\_\_\_ Date: \_\_\_\_\_

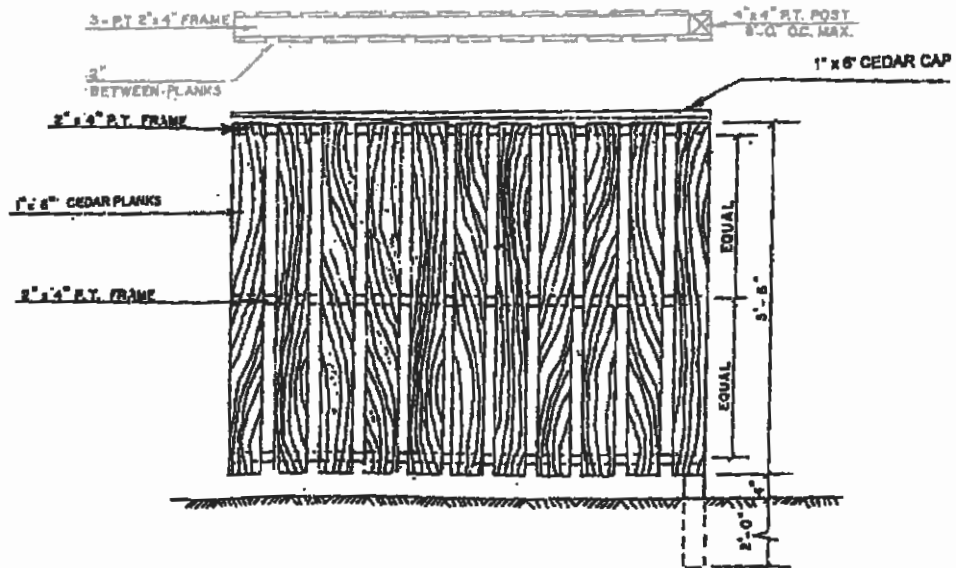
FountainSpring Master HOA, Inc.

Approved By: \_\_\_\_\_ Denied By: \_\_\_\_\_  
Signature Signature

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Print Name Print Name

Comment: \_\_\_\_\_ Date: \_\_\_\_\_

# FENCE AND GATE ASSEMBLY DETAIL



SKETCH

## ASSEMBLY SPECIFICATIONS:

1. The top of the fence and gate should be level. The bottom of the fence and gate can run parallel to the ground or be level. The space between fence/gate and the ground should be no more than 2".
2. Fence planks should be placed vertically. All planks should be 1" X 6". Planks must be cut evenly at the top and bottom, and be placed 2" apart. They cannot be cut in a "dog ear" manner.
3. The top of the fence and gate must be capped with 1" X 6" planks.
4. Fence posts must be 4" X 4" pressure treated pine. Lateral and diagonal fence supports must be 2" X 4" pressure treated pine.
5. Handles, hinges, and locks should be industry standard - painted to match the fence.
6. Height is Village determinate of either five feet (5') or five feet eight inches (5'8") uniform for that Village.
7. Fences must be painted the standard color approved by the Individual Village Association.
8. All new fence installation must conform to present building codes.

# FOUNTAINSPRING IV HOMEOWNERS ASSOC., INC.

c/o J & L Property Management, Inc.  
10191 West Sample Road, Suite 203  
Coral Springs, FL 33065

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4/13/2018

The Board has approved two (2) tile selections for roof replacements from two different manufacturers. From this point forward, the **ONLY** approved roof tiles (until no longer available) for Fountainspring IV Homeowners Association, Inc., are:

1. *Newpoint – Del Crest Tan with White Antique - (formerly Boral)*
2. *Eagle – Malibu – Boca Cream*



### 2507 Boca Cream

**Profile:** Malibu  
**Description:** Hues of Mocha, Cream  
**Category:** Standard Select  
**Weight:** Conventional

[LEARN MORE](#)

Ref	Aged Ref. (3 yr)	EMI	Aged EM
0.32	0.31	0.9	0.9

 **CRRC**  
RATED  
PRODUCT

[Request a Sample](#) [Download T](#)

**FOUNTAIN SPRINGS IV HOMEOWNERS ASSOC., INC.**

c/o J & L Property Management, Inc.

10191 West Sample Road, Suite 203

Coral Springs, FL 33065

Phone: (954) 753-7966 Fax: (954) 753-1210

[www.jlpropertymgmt.com](http://www.jlpropertymgmt.com)

Email: [cici@jlpropertymgmt.com](mailto:cici@jlpropertymgmt.com)

[www.jlpropertymgmt.com](http://www.jlpropertymgmt.com)

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**PLEASE NOTE:**

**PAVERS FOR TREE AND/OR LANDSCAPE BORDERS**

**WILL NO LONGER BE APPROVED  
(FOR NEW OR REPLACEMENT PAVER BORDERS)**

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**THE ASSOCIATION ENCOURAGES YOU TO REMOVE  
ANY EXISTING PAVER BORDERS THAT YOU MAY HAVE  
AROUND YOUR TREES AND/OR LANDSCAPING  
ALTOGETHER**

## **FOUNTAINSPRING IV BASKETBALL HOOP RULES**

**\*Basketball hoop must be modular(base with a capacity of at least 30 gallons filled with sand or water, and a backboard that is clear and at least 48 inches wide. The base must be fully filled when the hoop is in use. The placing of heavy materials on top of the base to improve stability is unsightly and not allowed.**

**\*Basketball hoop can only be placed directly in front of garage door and centered under light above garage door.**

**\*Only one basketball hoop is permitted per household**

**\*Basketball hoop must be mechanically sound, clean, and well maintained. The net must always be intact.**

**\*Owners may not permit basketball hoop to become an unsafe or unsightly nuisance.**

**\*Basketball hoop will not be used between the hours of 9:00pm-9:00am seven days a week.**

**\* Basketball hoop must be stored in garage if a hurricane warning has been issued.**

**\*\*Should any of these rules not be followed, the association has the right to ban ALL basketball hoops within Fountainspring IV.**

**\*\*Please acknowledge that you have read the rules and will comply by signing below and returning with your ARB Request form.**

\_\_\_\_\_  
**Signature of homeowner(s)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**(print name)**