

# **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 Miami Management, Inc  
14275 SW 142nd Avenue  
Miami, FL 33186

**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:** Arcrequests@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 ARC Application

## What is to be improved, modified or added?

- ☐ Building (roof, shutters, windows, doors, etc.) ) ☐ Land (fence, pool, screen, landscaping, etc.)

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

## Owner's Information (Please print clearly):

Full Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_ Property Account#: \_\_\_\_\_ Village \_\_\_\_\_

The work will be performed by: (Check the box) Homeowner ☐ Contractor ☐

Estimated Job Duration: \_\_\_\_\_

Does the City of Plantation require a Permit for the Improvement ? Yes ☐ No ☐

*If yes, owner is responsible for complying with City requirements and must:*

- (1) Submit a copy of the City permit application with this application.*
- (2) Submit proof of City permit application prior to the start of project.*
- (3) Submit a copy of the completed permit within three (3) days of permit completion.*

## Required Documentation:

- Copy of your lot survey with exact location of proposed improvement drawn "to-scale" only for Land Modification
- Copy of your Warranty Deed
- Plans and specifications including applicable information such as material used, dimensions, color, shape, etc.
- Picture or photo of improvement
- Copy of City Permit application (if applicable)
- Contractor information (if applicable):

Company Name \_\_\_\_\_ Contactor's Name \_\_\_\_\_

Full Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

## Additional Contractor Documentation:

- ☐ Florida License ☐ County License (if required) ☐ City License (if required)
- ☐ Two Certificates of Liability Insurance of \$1+ million FountainSpring 1 HOA as named insured on one and the other with FountainSpring Master HOA
- ☐ Workers Compensation Insurance of contractor and subcontractor(s) (if applicable)

## ACKNOWLEDGEMENT

I hereby make application for approval pursuant to the regulations of my village and FountainSpring Master Homeowner Association (FSM) for the architectural changes noted above. Approval is only valid for sixty (60) days unless otherwise specified.

If said approval(s) are granted, I agree to comply with the conditions stipulated herein. I further understand that either my Village Association, FSM or both Associations can enforce these regulations against me should I fail to comply with any governing document including, but not limited to, rules, policies

and ARC Manual of either Association or the ARC application and process, or if I intentionally or unintentionally misrepresent information on this form. **I also understand that enforcement may mean I can be subject to removal of said improvement and the costs** therein to return property to previous condition if I fail to meet any rules and conditions stated here and that I might be subject to legal costs if required by HOA. I have read the application and applicable documents. If approval is granted, I hereby also agree to comply with the following conditions:

- I will comply with all requirements of this application including any conditions specified for approval.
- **No changes may be made in any plans, materials, color or specifications after approval** without prior written consent of both Village and FSM associations.
- I am responsible for any and all damage to underground utilities, **including but not limited to irrigation**, sewer, water, cable, electric and telephone.
- I must remove all debris (concrete, **fill or excess soil**, etc.) from the area around my home and repair any areas that are destroyed or damaged, **including, but not limited to, replacement of sod, landscaping, fences, or any other item that may have been altered or disturbed.**
- I am responsible for any damage that may be caused to the sidewalks or roadway from heavy equipment or debris.
- I may not alter the drainage or irrigation on my property or any of my neighbor's property.
- I must adhere to the final inspection and approval of both my village association and FSM after construction of my improvement has been completed.
- Any change involving digging, I must contact Village's irrigation company.
- I am responsible for maintaining the alteration.
- **I will notify HOA management by email or letter of job completion within 72 hours.**

I hereby understand that the approval of the Association(s) does not warrant the work done by my selected contractor, or other individuals, nor is it an endorsement of the chosen vendor, or acknowledgement of the methods undertaken to effectuate the approved modification. As owner, I remain solely responsible for obtaining the proper permits and will follow all local, state and local building codes.

Homeowner (print) \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

Village ARC (print) \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

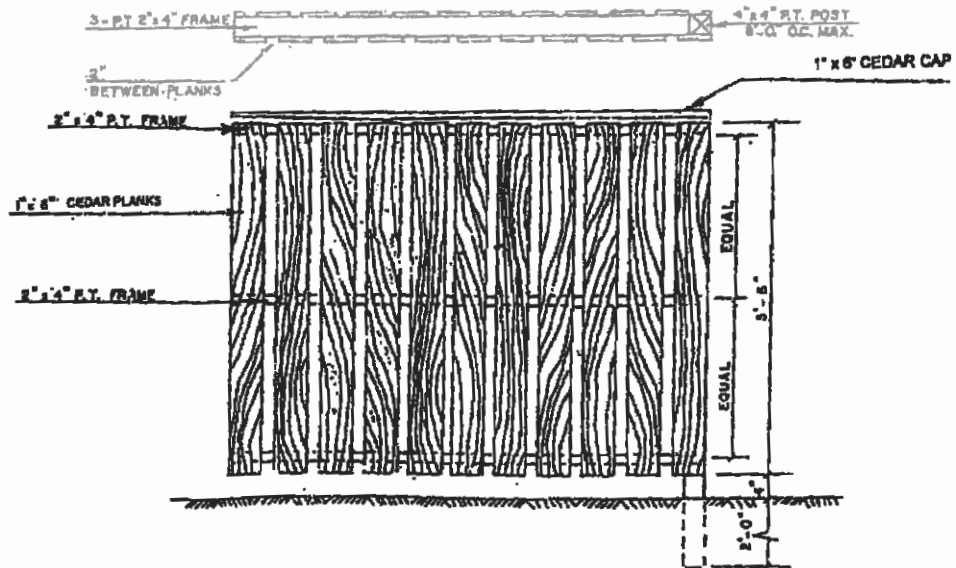
☐ Approved ☐ Denied Comment: \_\_\_\_\_

\_\_\_\_\_

Master ARC (print) \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

☐ Approved ☐ Denied Comment: \_\_\_\_\_

# 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  
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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. *Westlake – Del Crest Tan with White Antique - (formerly Boral/Newpoint)*
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)**