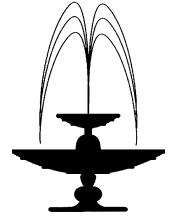


FOUNTAIN HILLS BULLETIN

A Newsletter for the Fountain Hills Community Association
Germantown, Maryland



July, 1999

ABOUT YOUR ASSOCIATION

When you purchased your home at Fountain Hills, you automatically became a member of the Fountain Hills Community Association. The Association was established by the developer through the creation of the Declaration of Covenants, Conditions and Restrictions and the By Laws. These "legal documents" were filed with the State and local government prior to beginning development.

The Declaration of Covenants is a document that is filed in the Land Records and "runs with the land" meaning that all deeds for all lots at Fountain Hills are subject to the provisions of this document.

The By Laws are an associated document that is largely administrative in nature and establishes criteria for meetings, voting, etc..

The Declaration establishes the requirements for assessments, collections and budgeting. In addition, architectural control provisions and "use restrictions" are established that designate parameters for use of and changes to all lots within the community.

All homeowners are encouraged to read these documents carefully. Feel free to contact Vanguard Management with any questions. By heeding the provisions of these documents, the community will remain a nice place for everyone.

ARCHITECTURAL CONTROL REMINDER

All homeowners are reminded that an "Application for Architectural Change" must be submitted prior to making any modifications to the exterior appearance of your home.

An application form has been included with this newsletter for your convenience.



Satellite Dishes "Permitted"

(Under Specific Conditions)

The Board of Directors for Fountain Hills responded to the Federal Telecommunications Act of 1996 by implementing guidelines for satellite dish installations within the community. The guidelines specify the parameters for the installation of satellite dishes.



Per the Telecommunications Act, covenants that prohibit the installation of satellite dishes were pre-empted. Therefore, Fountain Hills cannot prohibit dishes. However, the Federal

Communications Commission issued

regulations that permit community associations to establish controls as long as such controls did not:

- Unreasonably delay an installation,
- Unreasonably increase the cost of the installation, or
- Impair reception of an acceptable signal.

The Board of Directors for Fountain Hills was mindful of these parameters and spent a great deal of time crafting a policy that would address these issues while protecting the appearance of community. Generally, the guidelines are*:

- ◆ No outside antennas will be permitted. All antennas must be placed inside the dwelling unit.
- ◆ Satellite and MMDS dishes under one (1) meter in size (dishes).
- ◆ No dishes shall be installed in the front yards or in front of the rear building line of any dwelling unit.
- ◆ All dishes must be installed in the rear of the home. Preferred locations are lower than six feet (6') from the ground or upon the rear slope of the roof.
- ◆ The dish must be black or grey. No other colors will be accepted.
- ◆ Wiring must be underground or must immediately enter the home. No wire may be visible anywhere on the outside of the home.

** For more detail on the policy, you must read the entire text of the published guidelines.*






PET "Etiquette"

Pet owners are reminded that they should walk their pets **AWAY** from neighbors' homes, the playground area and high traffic areas.

Deposits of "*poop*" around the common areas has become a significant nuisance.

**PETS SHOULD BE ON
A LEASH WHEN ON
FOUNTAIN
HILLS
PROPERTY.
IT'S NOT ONLY
AN ASSOCIATION
RULE, BUT COUNTY LAW!**



The Association covenants, rules and the law also say that you should "pick-up" after your pet. Let's face it, these things are not only the law, but they are also the signs of a considerate pet owner/neighbor.

Please be aware that, failure to follow the proper rules concerning your pet could result in a monetary fine being imposed or action being taken to remove the pet from the community!

Complaints may also be referred to The Montgomery County Department of Animal Control at (301)279-1823
Action will likely be more expeditious and effective!



Anyone wishing to file a complaint concerning a pet owner who allows such problems to occur should

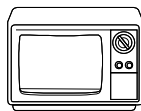
**WRITE to:
Fountain Hills
c/o Vanguard Management**

Your complaint should include:

- The date and time of the incident,
- A description of the pet,
- The address (street #) of the owner to whom the pet belongs.

Action can only be taken upon receipt of a written and signed complaint. Confidentiality will be protected to the greatest extent possible.

CABLE TV INFO



Cable TV Montgomery is the company that is responsible for cable service throughout Montgomery County.

If you need cable service to your home, you should contact them at 294-7600.

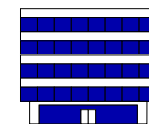
Cable lines must enter your home at the ground level. Wiring to upper levels in your home must be located completely inside your home. No cable wires are permitted on the outside of buildings!

SMOKE DETECTOR MAINTENANCE

Your smoke detectors are a very important part of your new home. They have been installed for your protection in the event of a fire, yet they cannot protect you if they are not operating properly.

PLEASE:

1. **READ** the documentation provided when you moved in.
2. **CLEAN** your smoke detectors every week.
3. **TEST** your smoke detectors at least once



VANGUARD OFFICES

Vanguard Management Associates, Inc. has its office at 19536 Amaranth Drive in Germantown. This location is just off of Middlebrook Road near I-270.

If you are a homeowner who drops the assessment payment off in-person, we are easy to find! We also have installed an after hours drop box for your convenience

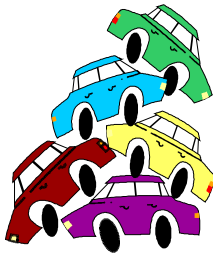
Our office is open **MONDAY through FRIDAY**, 9:00am to 4:30pm. Our phone number is (301)540-8600.



PARKING

A Little Courtesy Goes A Long Way!

It seems as if some parking difficulties have arisen in the some of the townhouse areas of the community, particularly Autumn Mist Circle and Drive, Champions Way, Hamlet Square Court, Niagra Falls Court and Village Fountain Drive.



Some of the problems noted are:

- Owners/residents not using their garage or driveway.
- Vehicles are being parked across driveways and across sidewalks.
- Some neighbors are parking along curbs making flow of traffic difficult and making it difficult for neighbors to enter and exit their driveways and **dangerous for neighborhood children.**

The Association would like to remind all homeowners and residents to use parking “**etiquette**” and be considerate of your neighbors. A bit of consideration and courtesy for your neighbors can go a long way toward reasonable and safe parking arrangements for everyone.

The number of parking spaces required by Montgomery County code **includes** the garage and driveway of the garage townhomes. Therefore, each garage townhome already has 2 “reserved” parking spaces.

All **garage townhome** owners are reminded that Article IV, Section 5. Of the Declaration of Covenants, Conditions & Restrictions (Declaration) provides that:

“For those Townhouse Lots, upon which is provided a garage and driveway, the entitlement to two (2) automobile parking spaces shall be met by such garage and driveway.”

In addition, Article IV, Section 6 of the Declaration notes that:

*“A. All owners and occupants of any dwelling located on a Lot within the Property, which Lot has a garage and a driveway, shall park within such Lot, **either in the garage or on the driveway.**”* (Emphasis added)

“C. Parking shall be permitted in the streets and roadways within the Property only within those areas so designated and properly striped.”

The Board of Directors suggests that, if everyone is considerate of their neighbor, parking problems can be alleviated without any formal intervention. All Fountain Hills owners/residents are asked to adhere to the following practices:



- Garage townhome owners/residents should park their vehicles **in their garage and/or driveway.**

☞ **GARAGE TOWNHOME OWNERS/RESIDENTS:** If you cannot park in your own garage and/or driveway, please **DO NOT** park in front of your non-garage neighbors’ homes - please park your vehicles in designated and marked parking spaces.

- All residents should park in the designated parking areas in a straight manner.
- Please do not park along curbs as this blocks free flow of traffic, may block emergency vehicles should they need to respond to the neighborhood and creates a hazard for neighbors entering and exiting their driveways.

Thank you for your attention and cooperation.

DEVELOPER INFORMATION

The Fountain Hills community is a development project of Elm Street Development of McLean, Virginia.

As the developer, Elm Street performs the preparation of the site including the installation of the water and sewer mains, streets, and sidewalks as well as the amenities and common areas which will eventually belong to the homeowners association.

The development of Fountain Hills is performed based upon a site plan that has been approved by the Maryland-National Capital Park & Planning Commission (M-NCPPC).

In the case of Fountain Hills, Elm Street sells "finished lots" to the various homebuilders, including Craftstar Homes, Pulte Homes, Ryland Homes and Winchester Homes. The builders then construct and sell homes. There are likely to be additional homebuilders at Fountain Hills, however, the development must still be built out in accordance with the approved site plans.



Lawn Maintenance- Private Townhouse Yards

One of the more significant services provided by the Fountain Hills Community Association is lawn mowing maintenance for all individual **townhouse** lots within the community.

Townhome owners pay a higher monthly assessment for this service.

This service is offered under the following parameters:

- **Mowing of grass** includes **both** front and rear yards and
- Trimming is included. (“weedeating”).

Services will **NOT** include:

- Tree and/or shrub care.
- Mulching.
- Fertilization and/or weed control.

In addition, the mowing company will **NOT**:

- Move personal property in a yard;
- Enter a fenced yard if the gate is locked;
- Enter a yard if a pet is there; or
- Enter a yard if there is pet excrement.

Homeowners not desiring to have their private yard mowed must advise management **in writing**. If you have a fenced rear yard, place a RED ribbon in a conspicuous place on the **outside** of the fence or lock the gate.



The contractor should be mowing on a frequency of every **7 to 10 days**.

If this frequency is not being met or if other problems arise with respect to the lawn mowing, please advise Vanguard Management at (301)540-8600, FAX (301)54-3752 or e-mail

cwilson@vanguardmgt.com.

Management would like to address your concerns, but cannot do so unless they know about concerns.

SCHOOLS

Enclosed is a copy of a letter from the Montgomery County Public Schools to Mr. Tom Marshall of Elm Street Development regarding the school “articulation” (e.g. where the kids will go to school) patterns for Fountain Hills school children.


Contact Montgomery County Public Schools for more information.

Questions, comments or suggestions?



Call or write to:

Fountain Hills
c/o Vanguard Management
P.O. Box 39
Germantown, MD 20875-0039
(301)540-8600 • fax (301)540-3752



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