

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.
825 Center Street
Jupiter, FL 33458

ARCHITECTURAL REVIEW GUIDELINES

APPROVED
BY THE BOARD OF DIRECTORS
ON _____ 2024

SECTION 1 - INTRODUCTION/GENERAL

Pursuant to the Declaration of Covenants and Restrictions for Jupiter Plantation (hereafter the "Declaration"), no exterior changes (including color changes) are permitted unless approved in advance in writing by the Jupiter Plantation Homeowners Association, Inc. (hereafter the "Association"). The purpose of these Architectural Review Guidelines (hereafter the "Guidelines") is to provide certain standards and requirements to achieve a balance in building with the natural environment and a consistency with the quality and character of the community.

All exterior improvements, additions, changes or alterations will require the submission of a completed Architectural Review Form (hereafter the "Application") to the Architectural Review Committee (hereafter the "ARC") or the Board of Directors (hereafter the "Board"), through the assigned Property Manager. No exterior improvements, additions, changes or alterations can be made until submission of the Application and written approval has been issued by the ARC or Board.

In reviewing an Application, the ARC or Board may issue: (1) approval; (2) approval with conditions; or (3) disapproval after consideration of whether the following criteria are complied with. The ARC or Board can reject a proposed project or Application purely for aesthetic considerations if, in its sole judgment, the project is not consistent with the intent and objectives of these Guidelines, as well as the Declaration or is inconsistent with the community appearance or environment.

Any member of the ARC, the Board or the property manager shall have the right, but not the obligation, during reasonable hours, to walk onto the individual Property for purposes of reviewing the area which is the subject of the Application, or for purposes of reviewing any construction or work that is under way, and such entry onto the Property shall not be deemed a trespass.

Permits: For any projects in which permits are required, the permits must be posted at the job site and all work must be performed by either the home owner(s) or a licensed and insured contractor. Contractor information, including license and proof of insurance, must be provided to the Association with the Application.

Setbacks and Easements: All setbacks must be adhered to and there shall be no interference with easements. This includes, but is not limited to: Property lines, utilities, electric lines and meters, water lines and meters, sewer lines and sewer cleanouts, cable lines, irrigation lines, and miscellaneous community services.

Codes/Ordinances: All work must comply with any and all applicable Town of Jupiter building codes, as well as any applicable County, State or Federal codes or ordinances.

Completion of Projects: Upon completion of a project, the Owner shall notify the Association through the property manager. An ARC representative or designated Board Member will inspect the work and provide a written Certificate of Compliance.

SECTION 2 – COURTYARD FENCES, CLOSETS AND GATES

All courtyard fences, closets and gates must be constructed to conform to the below guidelines, including but not limited to, use of Board-approved materials and colors, and all design and construction specifications regarding the location, size, type, and appearance of any courtyard fences, closets and gates.

All courtyard fences, closets and gates must be installed to comply with all building code and hurricane requirements for the Town of Jupiter and the State of Florida, in effect at the time of installation.

No Owner shall install, remove, change or alter any courtyard fence, closet or gate without first submitting an Application and obtaining the written approval of the ARC and/or Board. To the extent that any repairs to an existing courtyard fence, closet or gate will alter the appearance, then the Owner must submit an Application and obtain the written approval of the ARC and/or Board prior to making the repairs.

Materials:

- 1"x6"x8' pressure treated wood pickets are required for closets
- 1"x6"x6' pressure treated wood pickets are required for fencing
- All externally visible hardware (latches, hinges, etc.) must be black in color
- All externally visible wood must be stained using PPG Paints (Alt A1A in Jupiter) SABLE stain
- Minimally 4"x4"x8' pressure treated fence posts are required. 6"x6"x8' or 4"x6"x8' posts may also be used.
- 2"x4" pressure treated crossmembers are required for fence shadow box effect
- For water tight closets, either 2"x4" or 1"x4" pressure treated crossmembers must be used for shadow box effect
- For non-water tight closets, 2"x4" pressure treated crossmembers must be used for shadow box effect
- Half moon iron gate stabilizer, painted either black or anodized bronze

Kitchen side Closet Dimensions:

- At a minimum, a closet must be installed on the unit's kitchen side spanning from the edge of the brick to the corner of the courtyard wall.
- The closet may be extended into the courtyard under the courtyard mansard overhang only and cannot extend past the unit's property line.

- The depth of the closet may be extended along the brick wall, as long as all setbacks are adhered to. The maximum depth from the corner of the mansard cannot exceed 150”.

Living Room Side Closet Dimensions:

- A courtyard closet may be added to the unit’s living room side under the courtyard mansard overhang only and cannot extend past the unit’s property line.
- The depth of the closet may be extended along the brick wall, as long as all setbacks are adhered to. The maximum depth from the corner of the mansard cannot exceed 175”.

Fence/Courtyard Gate:

- The fence cannot extend past the unit’s property line as found on the unit’s survey. If a survey is not available, the iron rebar property marker should be used.
- The courtyard gate may be either squared off or indented. If indented, the minimum depth should be 36”.
- The courtyard gate may open either inward or outward. If the gate opens outward, when it is in an open position, it cannot impede or interfere with any walkway or common area and must remain in a closed, securely latched state while not in immediate use.
- A single fence viewing window is allowed on each side of the fence. The window must be constructed of the same materials as the fence and must comply with all picket spacing, placing, and alignment requirements. The window must dropdown or swing open into the courtyard. In the closed state, the exterior of the fence is seamless.

Fence & Closet Construction:

- Pickets must be installed shadow box style and must be evenly spaced. The space between pickets cannot be less than 1 ¾” or more than 3”.
 - Recommendation: Use the narrow edge of a straight 2”x4”
- If dog eared pickets are used, the dog ear must be downward facing and the top of the pickets must evenly align. Non-dog eared pickets are permitted.
- Whether building new or replacing any portion thereof, all courtyard fences, closets, and gates must use pickets of one continuous length except in areas where operable viewing windows are located. Using two or more pickets in a single vertical column is not permitted.
- For water-tight closets, plywood may be used on the interior only and must be anchored according to Town of Jupiter code.
- A single exterior facing door is allowed for each of the two closets. The door must be constructed with the same materials as the closet and must comply with all picket spacing, placing, and alignment requirements. In an open position, the door cannot impede any walkway or common area. The door must remain in a securely latched state while not in immediate use.
- The exterior of the courtyard fence should seamlessly align with the exterior of the closets.
- The fence requires three evenly spaced 2”x4” crossmembers. The closet requires four evenly spaced 2”x4” or 1”x4” crossmembers. Crossmembers should

seamlessly align across the entire closet/fence span. If installing a water tight closet, the 2"x4" fence crossmember and the 1"x4" closet cross member must seamlessly align.

SECTION 3 – SCREEN ENCLOSURES

The screened patio portion in each townhouse courtyard shall be constructed to conform to the below guidelines, including but not limited to, use of Board-approved materials and colors, and all design and construction specifications regarding the location, size, type, and appearance.

Additionally, all screen enclosures must be installed to comply with all building code and hurricane requirements for the Town of Jupiter and the State of Florida, in effect at the time of installation.

No Owner shall install, remove, change or alter any screen enclosure without first submitting an Application and obtaining the written approval of the ARC or the Board. To the extent that any repairs to an existing screen enclosure will alter the appearance, then the Owner must submit an Application and obtain the written approval of the ARC or the Board prior to making the repairs.

- A permit is required for any screen enclosure installation
- All metal must be bronze in color
- A dome is permitted but may not exceed the height of the balcony floor
- 7" super gutters may be used where necessary, and reinforcement brackets must be used at all beam connections (where needed). Gutter downspouts must be inside the fence.
- All walls must be screened to the interior (allows for replacing a screen without tearing out the fence)
- If you are installing a screened enclosure on your existing courtyard slab, be aware that water will not easily drain, especially in heavy downpours. Consult your contractor for drainage options.
- If you are replacing your courtyard slab, it is highly recommended that you have deco drains installed in the slab to allow for water drainage.