

Jupiter Plantation HOA
PO Box 3642
Tequesta, FL 33469

Welcome to Jupiter Plantation. We're sure that you will enjoy the community, and toward that end we are also pleased to have the opportunity to acquaint you with the rules which apply equally to all residents in the community. We present here a synopsis of the occupancy and use restrictions which are found in our governing documents. This is not intended to be a legal presentation but rather an explanation of the rules found in the actual legal document. Violation of the occupancy and use restrictions will result in a warning; continued violation will result in fines.

Single-family use and leasing restrictions: each unit is intended for single-family residence only, and no subleasing of any portion is permitted. While there is no restriction on the minimum amount of time for a lease nor the number of times per year a unit may be leased, an application **prior to each lessee occupancy** and a \$50 application fee must be submitted.

Animals: a resident is permitted to keep no more than two domestic pets. When outside the unit, pets shall be kept on a leash and any solid waste deposited by the animal must be picked up and properly disposed of. Incessant barking by any dog shall constitute a nuisance and such animal must be removed from the property upon notice by the Board of Directors.

Garbage, trash and recycling: all such materials must be placed in a suitable container. Household garbage and trash must be placed in bags which are then placed for pickup at the curb in a container with a tight fitting lid. Recycle materials should be placed in the appropriate bins. These items should not be placed at the curb for pickup until 5 PM on the day preceding collection, and all bins should be returned inside the patio as soon as is practical.

Disposal of Large Items: from time to time you may have large items such as a sofa, mattress or kitchen appliance to discard. Before you place it at the curb for pickup, please call Waste Management at 772-546-7700. Follow their instructions. Of course, the best thing to do when buying a new kitchen appliance or hot water heater is to have the supplier of the new item agreed to remove the old one at delivery.

Signs: no signs of any kind may be displayed anywhere on the property including within or upon vehicles.

Vehicles: overnight parking is limited to permitted vehicles with a current registration, which must be in operable condition and must display the approved parking sticker. Boats, trailers, work vans, motor homes, vehicles displaying commercial lettering or advertising, or vehicles with visible work equipment, materials or paraphernalia of a trade may not park overnight in the unit parking lots. Motorcycles or mopeds must be parked within the unit patios. Vehicles must be parked only in the assigned parking places. Guest's vehicles, displaying a guest pass, may be parked in either of the two guest parking areas or in the numbered unit space.

Hurricane shutters: unit owners may install hurricane shutters including permanently mounted accordion shutters with Board approval. Temporary hurricane protection may be implemented when a hurricane watch is upgraded to a hurricane warning and must be removed within 48 hours after a storm has passed.

Propane and charcoal grills: no device with an open flame may be used within 10 feet of any structure. No propane tanks may be stored within any unit per State Statute

Common amenities: swimming pool/pavilion, docks, tennis/pickle ball/shuffleboard/basketball areas must be used only for the intended purpose and only during the posted hours of operation. Boisterous behavior and any other conduct deemed a nuisance will constitute sufficient reason to remove privilege of use from the offending party. This may include shutting off the fob access to locked areas. Bicycles are not to be ridden anywhere on these amenities. Fishing is permitted on the docks but not in the areas designated "NO FISHING". Fishing is not permitted in the lakes on the property.

Docks and R/V area: rules respecting docks and storage area are found in Article VI of the governing documents and can be accessed online at our website which is: jupiterplantation.org. There is no provision for occasional use by any boaters not possessing use rights to one of the slips. Do not invite a non-member to visit you by boat or to pick you up at the docks.

Unit and patio maintenance: maintenance of the unit is entirely the responsibility of the unit owner. This includes the patio fencing.

Landscape planting: residents may plant within the patio and only immediately outside of the patio fencing. Anything thus introduced on the patio is a responsibility of the resident to maintain. The Association will maintain turf or ornamental plants immediately adjacent to the patio fence; should the resident wish to maintain that area, a green or blue reflector may be placed at the beginning and ending of the section in question, and the Association landscaper will not touch anything therein. That does not excuse proper maintenance by the resident.