

Jupiter Plantation HOA

Synopsis of rules and regulations for Owners

Welcome to Jupiter Plantation. We are 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 Declaration of Covenants and Restrictions for Jupiter Plantation. 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. 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, pet shall be kept on a leash, and any solid waste deposited by the animal must be picked up and properly disposed of in one of the pet waste disposals or otherwise. Incessant barking by any dog shall constitute a nuisance and such animal must be removed from 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 within a receptacle with a tight fitting lid. Recycled materials should be placed in appropriate yellow or blue bins. Unit numbers must be displayed on all receptacles. These items should not be placed at the curb before 5 PM on the afternoon prior to collection day and must be returned to the patio by the night of collection.

Disposal of large items: If you 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 and follow their instructions. When buying a new kitchen appliance or hot water heater the preference is to have the supplier of the new item 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 the current registration. Vehicles must be in operable condition and must display the approved parking sticker. No dual wheel pickup trucks are permitted. 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 spaces. Guest vehicles, displaying a guest pass, may be parked in either of the two guest parking areas or in one of the unit owners numbered spaces. No parking on the grass is allowed. No other materials, objects or plants may be kept in parking areas.

Hurricane shutters: Unit owners may install Board approved anodized bronze permanently mounted accordion hurricane shutters. Temporary hurricane panels may be erected when a “hurricane watch” is upgraded to a “hurricane warning” and then must be removed within 48 hours after the storm has passed.

Common Amenities: Swimming pool/pavilion, docks, tennis/pickle ball areas must be used only for the intended purpose and only during the posted hours of operation. Boisterous behavior or 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 permitted anywhere on these amenities. Fishing is permitted on the docks but not in “NO FISHING” designated areas including the property lakes. Pool rules are posted at the pool area. Please read them before using the pool and pavilion areas.

Docks and R/V areas: Rules regarding docks and the R/V storage area are found in Article VI of the governing documents and can be accessed online at our website (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 nonmember to visit you by boat or to pick you up at the docks.

Unit maintenance: Maintenance of the exterior and interior of each unit is entirely the responsibility of the unit owner including patio, fencing and mansards. See page 12 under Documents (Article VI (2) g.) for paint and fence information.

Patio: A unit may have either two beige or brown triangular sails hung from the lowest balcony railing or one umbrella of any color. The umbrella must be in good working condition. No tarps or temporary awnings are permitted. All patio lighting must be hung on or below the lowest balcony railing. Lighting is allowed along the fence. All lights must be turned off by 11:00 p.m. Holiday lights/decorations are permitted from Thanksgiving until the second Sunday in January and must be removed by that date.

Landscape planting: Residents may plant within the patio and only immediately outside the patio fencing. Anything planted within the patio is the responsibility of the resident to maintain. The Association will maintain turf or ornamental plants immediately adjacent to the patio fence. If the resident wishes to maintain that area, a red or blue reflector may be placed at the beginning and end of said section, and the Association landscaper will not touch anything therein. That does not excuse the need for continual proper maintenance by the resident. No materials or objects of any kind may be stored in front of or behind the hedges on the common walls or fences.

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 the interior of any unit per State Statute.

QUESTIONS OR CONCERNS—Contact Eric Peterson, Community Association Manager by phone at 561-575-6090 or via email at acmsfl@comcast.net.

Or an HOA board member via the website at jupiterplantation.org.