

REALTOR FACT AND INFO SHEET

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.

WEBSITE: Jupiterplantation.org (forms & docs available here)

Jupiter Plantation is a Homeowners Association; not a Condominium Association.

There are 57 Buildings, 4 units per Building for a total of 228 Units.

The current Association dues for 2025 are **\$1,324 billed quarterly**.

There is no Capital Contribution Fee at closing at this time.

Included in the Association Fees are:

- Basic Cable TV and High Speed Internet Service with Comcast/Xfinity – 1-800-xfinity.
- Building Insurance (Johnson-Brady Agency in Jupiter – 561-745-8894)
- Landscape maintenance excluding interior of patio area

Management Company:

Capital Realty Advisors, Inc.
600 Sandtree Drive #109
Palm Beach Gardens FL 33403
561-624-5888

Property Manager:

Donna Tagg, LCAM
dtagg@cra.email (best contact) or 561-624-5888
On-Site Office Hours are Monday, Wednesday, & Friday from 9 am to 2 pm
Office located by entrance gate to swimming pool

Amenities Included:

- Swimming Pool
- Tennis Courts
- Dog Run
- Dock Slips – Waitlist Only (currently up to 3 years) – Owners only. Must live at JP address six (6) months, one (1) day annually to qualify for waitlist.
- RV Storage Yard – Waitlist (currently up to 3 years) – Owners only. Must live at JP six (6) months, one (1) day annually to qualify for waitlist.

Commonly Asked Questions:

- Pickup trucks are allowed per Florida Statute
- Two (2) parking spaces per unit – vehicle must display JP parking decal
- Visitor parking overnight by permit only in designated lots
- Two (2) pets allowed per unit – no weight limit on dogs – pet must not be obnoxious or a nuisance (barking for a long period of time on the patio is a nuisance)
- Trash Pickup Days are: Tuesday (also recycle and bulk) and Friday
- Trash must be placed a designated Town provided container on which the unit number is to be clearly marked
- Each homeowners is responsible for the maintenance/replacement of their roof and mansard. All four (4) unit must replace roofs and mansards at the same time.
- No signs are permitted other than Open House Signs during an open house.

Leasing Info:

- All lease applications must be submitted with a \$50 application fee to management prior to tenant taking occupancy. Submit form to Capital Realty Advisors, 600 Sandtree Drive #109, Palm Beach Gardens FL 33403.
- No lease shall be for less than thirty (30) days
- No unit can be leased more than six (6) times in a calendar year.

Helpful Contact Information:

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| • Florida Power & Light (FPL) - | 561-697-8000 |
| • Management - | 561-624-5888 |
| • Comcast/Xfinity - | 1-800-Xfinity |
| • Waste Management - | 561-804-7000 |
| • Water - Town of Jupiter - | 561-746-5134 |
| • Post Office (Military Trail) | 561-744-2799 |
| • Jupiter Police (non-emergency) | 561-799-4445 |

At Closing:

- Obtain two (2) key fobs for access to swimming pool, dock and tennis courts from seller. Replacement fobs are \$50 each.
- Mailbox keys with mailbox location and box number