

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.
Triton Property Management
900 E Indiantown Road, Suite 210
Jupiter, Florida 33477
O: (561) 250-6565 | F: (561) 277-2535

APPLICATION TO PURCHASE

APPLICATIONS MUST BE RECEIVED BY THE ASSOCIATION **AT LEAST TWO (2) WEEKS IN ADVANCE** OF CLOSING. SUBMISSION OF THE FOLLOWING **MUST** BE COMPLETED BEFORE PROCESSING WILL BEGIN:

- 1) JUPITER PLANTATION HOA APPLICATION TO PURCHASE
- 2) COPY OF **FIRST TWO PAGES ONLY** OF CONTRACT FOR SALE AND PURCHASE.
- 3) CHECK PAYABLE TO JUPITER PLANTATION HOA IN AMOUNT OF \$50.
- 4) SIGNED **LAST PAGE** ONLY OF RULES AND REGULATIONS

A CERTIFICATE OF APPROVAL FROM THE ASSOCIATION IS REQUIRED PRIOR TO ANY OCCUPANCY IN JUPITER PLANTATION. FAILURE TO PROVIDE THE ABOVE REFERENCED DOCUMENTS AND/OR OBTAIN THE REQUIRED CERTIFICATE OF APPROVAL MAY RESULT IN YOUR CONTRACT BEING VOIDED BY THE ASSOCIATION.

THIS APPLICATION SHALL BECOME AN ADDENDUM TO THE CONTRACT FOR SALE OF ANY UNIT IN JUPITER PLANTATION.

PROPERTY ADDRESS: _____

DATE OF CLOSING WILL BE: _____

REALTOR NAME: _____ PHONE CONTACT: _____

NAME OF APPLICANT AS WILL APPEAR ON DEED: _____

NAMES OF CHILDREN (IF APPLICABLE): 1) _____ AGE:- _____

2) _____ AGE _____ 3) _____ AGE _____

PRESENT ADDRESS _____

HOME PHONE NUMBER: _____ Cell #: _____

email: _____

EMERGENCY CONTACT: _____ PHONE: _____

VEHICLES: ALL VEHICLES PARKED ON JUPITER PLANTATION PROPERTY OVERNIGHT MUST BE REGISTERED WITH THE ASSOCIATION AND DISPLAY AN APPROVED IDENTIFICATION STICKER OR GUEST PASS. ALL VEHICLES MUST BE LICENSED AND IN OPERATING CONDITION. ONLY TWO NUMBERED SPACES ARE DELEGATED TO EACH UNIT.

VEHICLE 1 : _____

YEAR: _____ MAKE: _____ COLOR: _____

VEHICLE 2: _____

YEAR: _____ MAKE: _____ COLOR: _____

REGISTERED PETS: Up to two domestic pets are permitted. Pets are not allowed to run free on the grounds except for the designated pet run area between the tennis courts and the recreational vehicle storage area. In all other areas pets must be under the direct control of their owner. You **MUST** clean up pet feces wherever you walk your pet. Failure to do so may result in a fine.

Pets: Type: _____ Breed: _____ Name: _____

Type: _____ Breed: _____ Name: _____

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Synopsis of rules and regulations for Owners

Updated June 2023

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. In addition, you are responsible for reading, and for acknowledging that you have read the Declaration of Covenants, and Bylaws for the Association which can be found under **Docs/Fin** on our website: **www.jupiterplantation.org**

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, pets 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. 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 the appropriate containers required and provided by the Town of Jupiter. Household garbage and trash must be placed in bags within the blue receptacle with the lid closed. Recycled materials should be placed in the 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 they must be removed from the street and returned to the unit 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 a current registration. Vehicles must be in operable condition and must display the approved JP parking sticker. 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. Parking on the grass is not 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 and riverfront but not in areas designated “NO FISHING” including the canal and property lakes. Pool rules are posted at the pool area. Please read them **before** using the pool and pavilion.

No furniture or personal belongings of any kind may be placed outside of units on common grounds except for short term temporary activities and must be removed immediately thereafter.

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.) on the website for paint and fence information.

Patios: 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. Tarps and temporary awnings are not 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 pm. Holiday lights/decorations are permitted from Thanksgiving until the second Sunday in January, and they must be removed by that date.

Landscape planting: Residents may plant within the patio and only immediately outside of 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 ending 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 planting may be done by owner on common areas beyond the area immediately next to their courtyard fence. No materials or objects of any kind may be stored in front of or behind the hedges of 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 any unit per State Statute.

QUESTIONS OR CONCERNS – Contact **Angie Prieto LCAM** Email: jpmgr@tritoncam.com

Jupiter Plantation HOA website is: jupiterplantation.org.

JUPITER PLANTATION HOMEOWNERS'
ASSOCIATION

Rules and Regulations acknowledgement

The undersigned buyer (s), hereby agree(s) to abide by and strictly comply with the Association's Rules and Regulations as presented herein. It is further agreed that I/we will be responsible for compliance of the same Rules and Regulations by all persons who occupy our unit including family members, invitees and guests. Any violations occurring as a result of actions by ourselves or any family members, invitees and guests can be enforced by imposition of fines upon the owner of the unit.

Date: _____ Purchaser/Lessee: _____

Date: _____ Purchaser/lessee: _____

PLEASE SIGN AND RETURN TO THE OFFICE THIS PAGE ONLY. KEEP THE Rules & Regulations PAGES IN YOUR UNIT FOR HANDY REFERENCE.

**JUPITER PLANTATION HOMEOWNERS'
ASSOCIATION, INC.**

**CONSENT TO PARTICIPATE IN ELECTRONIC
VOTING**

OWNER INFORMATION

Owner Name: _____ Co-Owner Name: _____

Address of Property Owned in Jupiter Plantation: _____

E-Mail Address: _____

CONSENT TO PARTICIPATE IN ELECTRONIC VOTING

I hereby consent to participate in electronic voting for all matters that require a membership vote for Jupiter Plantation Homeowners Association, Inc. ("Association"):

_____(yes) _____(no)

By signing this Consent to Participate in Electronic Voting, I hereby acknowledge and agree I shall be solely responsible for determining and providing the equipment necessary to comply with these Procedures, cast vote(s), or otherwise utilize the software facilitating the Electronic Voting including, without limitation, computer(s), mobile device(s), cable(s), speaker(s), camera(s), e-mail account(s), and/or internet connectivity. I further acknowledge and agree that technology is susceptible to potential errors, internet interference, and other factors outside of the Association's control including, without limitation, issues with my own equipment and internet reliability. I hereby agree to release, indemnify, and hold harmless the Association, and its officers, directors, shareholders, employees, attorneys, agents (including, without limitation, the company providing Electronic Voting software to the Association and their members), affiliates, affiliates' officers, directors, shareholders, employees, attorneys, agents, members, partners, representatives, and all other related parties who may be jointly liable with them from any and all claims arising in connection with Electronic Voting including, without limitation, viruses, malware, spam, and/or challenges to a vote conducted where an owner's electronic vote was not received or counted by the Association.

This Consent shall revoke all prior Consents and shall remain valid unless or until I opt out of electronic voting, in accordance with the electronic voting procedures adopted by the Association.

Owner Signature: _____

Date: _____

Co-Owner Signature: _____

Date: _____

Please return the signed consent to the Association via hand delivery, first class or certified mail, or e- mail to: jpMgr@tritoncam.com

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VOTING CERTIFICATE INSTRUCTIONS

In order to comply with the Jupiter Plantation Homeowners Association governing documents, all units that meet any one of the following criteria must have a voting certificate on file in order to cast a vote or be counted toward a quorum.

1. Your unit is owned by more than one individual, **OR**
2. Your unit is owned by a Trust, Corporation, or LLC, **OR**
3. Your unit is leased or rented at any time throughout the year.

If you answered YES to any of the above, please complete the Voting Certificate form and return it to Jupiter Plantation's office.

1. Drop it off at the office or the drop box, OR
2. Take a picture or scan the completed form and email it to: jupiterplantation@outlook.com, OR
3. Mail the completed form to:

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Guidelines:

1. Designate an individual as your "designated voter".
2. The signers on your Voting Certificate must be:
 - a. If unit is owned jointly – all legal owners of the unit.
 - b. If unit is owned by a Trust – all Trustees that have the current right to manage or vote regarding the property.
 - c. If unit is owned by a Corporation – either the President or Vice-President and attested by the Secretary or Assistant Secretary.
 - d. If unit is owned by an LLC – either the same as required of a Corporation, or all legal owners if there are no registered Officers.
 - e. If unit is owned by a single individual AND is leased or rented – the sole owner of the unit.
3. When needed, the "designated voter" or Sole Owner of a non-rented or non-leased unit, can assign their voting rights to another individual by sending in a Proxy.
4. If your unit is legally owned by a Trust, Corporation, or an LLC, please print the entity's legal name.
5. Each Sole Owner of a rented or leased unit, Trustee, President or Vice-President, Secretary or Assistant Secretary, or legal LLC owner must sign the form, print their name, and their title. The Voting Certificate is not complete unless ALL legal owners sign.
6. Don't forget to add your Unit Number!

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VOTING CERTIFICATE

To: Secretary of Jupiter Plantation Homeowners Association

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned is the record owner of that certain parcel in Jupiter Plantation Homeowners Association, identified below and hereby constitutes, appoints, and designates

(Print Designated Voter's Name)

As the Voting Representative for the Unit owned by said undersigned pursuant to the By-Laws of the Association. The forenamed Voting Representative is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth in the Voting Certificate.

Dated this _____ day of _____, 20_____

UNIT NUMBER _____ **PHONE** _____ **EMAIL** _____

Unit is owned by (circle one): Individual(s) Trust Corporation LLC

Name of Trust/Corporation/LLC (if applicable):

For owner(s), Trustee, President, Vice President:

Signature: _____ Print

Name and Title: _____

Signature: _____ Print

Name and Title: _____

Signature: _____ Print

Name and Title: _____

Attested By (for Corporations or Applicable LLC's) – Secretary or Assistant Secretary: Signature: _____
Print Name and Title: _____