

JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC. Project #508
c/o Capital Realty Advisors, Inc.
600 Sandtree Drive Suite 109, Palm Beach Gardens, FL 33403
561-624-5888

APPLICATION TO LEASE

THIS APPLICATION SHALL BECOME AN ADDENDUM TO THE CONTRACT FOR LEASE OF ANY UNIT IN JUPITER PLANTATION. COMPLETE APPLICATION INCLUDING ITEMS LISTED BELOW MUST BE RECEIVED BY THE ASSOCIATION BEFORE OCCUPANCY MAY COMMENCE PER THE START OF A LEASE. **FAILURE TO COMPLY MAY RESULT IN YOUR LEASE AGREEMENT BEING VOIDED BY THE ASSOCIATION.**

APPLICATION MUST BE RECEIVED BY THE ASSOCIATION PRIOR TO COMMENCEMENT OF A LEASE. SUBMISSION OF THE FOLLOWING **MUST** BE COMPLETED BEFORE PROCESSING MAY BEGIN:

- 1) JUPITER PLANTATION HOA APPLICATION TO LEASE.
- 2) COPY OF **FIRST PAGE ONLY** OF THE LEASE AGREEMENT.
- 3) CHECK PAYABLE TO JUPITER PLANTATION HOA IN THE AMOUNT OF \$50.
- 4) SIGNED **LAST PAGE** ONLY OF RULES AND REGULATIONS.

PROPERTY ADDRESS TO BE LEASED _____ OWNER: _____

APPLICANT NAME(S): _____

REALTOR NAME: _____ PHONE CONTACT: _____

LEASE DATES: FROM _____ TO _____

LESSEE PHONE CONTACT: _____ AND _____

LESSEE EMAIL CONTACT: _____

EMERGENCY CONTACT: NAME _____ PHONE _____

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

PRESENT ADDRESS -----\

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: _____

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 LICENDED AND IN OPERATING CONDITION. ONLY TWO NUMBERED SPACES ARE DELEGATED TO EACH UNIT. NO COMMERCIAL VEHICLES OR VEHICLES WITH COMMERCIAL LETTERING MAY PARK OVERNIGHT ON JUPITER PLANTATION PROPERTY. NO DUAL WHEEL TRUCKS OR PANEL VANS ARE PERMITTED OVERNIGHT. OVERNIGHT SHALL BE DEFINED AS FROM MIDNIGHT TILL 8 A.M. ANY VIOLATIONS WILL RESULT IN THE VEHICLE BEING TOWED AT THE OWNERS EXPENSE.

VEHICLE #1 TAG NUMBER _____ MAKE _____ MODEL _____

VEHICLE #2 TAG MUMBE _____ MAKE _____ MODEL _____

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Synopsis of rules and regulations

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, and **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. 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. Recycled 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 agree 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 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, maybe parked in either of the two guest parking areas or in a numbered unit space.

Hurricane shutters: unit owners may install hurricane shutters including permanently mounted accordion shutters with Board approval. Temporary hurricane protection 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.

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 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 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 areas: rules respecting docks and the R/V storage area are found in Article VI of the governing documents and be 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 nonmember to visit you by boat or to pick you up at the docks.

Unit and patio maintenance: maintenance of the exterior and interior of each 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 the 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 red 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 the need for continual proper maintenance by the resident.

QUESTIONS? – Contact Dama Scott, LCAM, dscott@cra.email -561-624-5888

Jupiter Plantation HOA website is: jupiterplantation.org.

JUPITER PLANTATION HOMEOWNERS ASSOCIATION

Rules and Regulations acknowledgement

The undersigned buyer (s), lessee(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.