

RULES & REGULATIONS

(Revised 9/2008)

Jupiter Ocean & Racquet Club Condominium Association, Inc.

The following **RULES & REGULATIONS** apply to owners, tenants and guests and are intended to make the quality of life here better for all. A few are County/Town Ordinances. Repeated violations will force the Association to take legal action according to the association documents.

UNDER NO CIRCUMSTANCES IS SUB-LEASING ALLOWED

Please report all violations to the Office at once in writing so appropriate action may be taken. **At no time** will the name of the person filing the notice of violation be divulged. Without everyone's cooperation, annoying situations will continue.

1. **VEHICLES:** A parking pass, visible to Covenant Officer, must be displayed on all vehicles parked on J.O.R.C. property. Vehicles are to be parked in assigned spaces only. Guest parking is also available. If you leave your vehicle on the property while you are away, it must be parked in your assigned space and it must be registered with the office. If you lease your unit, you cannot leave a vehicle on the property.

ONE WARNING WILL BE GIVEN TO AUTOMOBILES: IF A SECOND WARNING IS NECESSARY, VEHICLE WILL BE TOWED AT OWNER'S OR RENTER'S EXPENSE WITHOUT FURTHER NOTICE. IF YOU PLAN ON HAVING A VISITOR OVER TO YOUR UNIT, PLEASE CONTACT THE OFFICE TO INFORM THEM OR THE SECURITY (427-8119). ALL VEHICLES NEED TO BE REGISTERED WITH THE OFFICE AND SECURITY.

NO pickup trucks or any other types of trucks, motorcycles, mopeds, unregistered vehicles (including expired tags), vehicles in disrepair. NO recreational vehicles, boats, trailers, campers, loud & noisy vehicles and/or machines, tractors shall be operated, stored or parked within the condominium premises. Vans with contiguous windows and factory installed passenger seats in place are allowed. **Vehicles with any commercial lettering are not allowed.** NO driving or parking on grass areas or sidewalks.

SPEED LIMIT IS 15 MPH.

ABOVE MENTIONED VEHICLES WILL BE TOWED IMMEDIATELY AT THE OWNER'S/RENTER'S EXPENSE. PARKING PERMITS AND GUEST PASSES MAY BE OBTAINED AT THE OFFICE. OFFICE HOURS ARE 8:00 A.M. TO 4:30 P.M., MONDAY THROUGH FRIDAY. A TEMPORARY WEEK-END ONLY PASS CAN BE ISSUED BY THE COVENANT OFFICER. IF YOU ARE UNABLE TO COME BY THE OFFICE DURING THESE TIMES, PLEASE CONTACT THE OFFICE BY PHONE (747-5331) AND ARRANGEMENTS WILL BE MADE.

2. **PLAYGROUND AND GREEN AREAS:** These areas are to be enjoyed by residents from 9 a.m. till Dark, respecting the rights of others to reside peacefully.
3. **SIGNS:** Only unit owner name plates approved by the Board may be placed on unit doors. NO other signs may be displayed on the property or in/on vehicles unless approved by the Board.

4. **BALCONIES, PORCHES, DECKS, RAILINGS & FURNITURE OR ANY OTHER APPARATUS:** These may **NOT** be used for hanging of towels, bathing suits, clothing, rugs, etc. Nor shall the aforementioned be used for any other purpose than the placement of furniture or furnishings manufactured for outdoor use. **NO** drying of laundry is permitted outside the unit or to be seen in windows. **NO** carpet is permitted on floors. **NO** tile or paint, etc. is to be placed upon floors without **WRITTEN APPROVAL** of the Association. **NO ROLLERBLADES, SKATEBOARDS OR BIKES ARE ALLOWED ON WALKWAYS.**
5. **BARBECUING:** When cooking with a barbecue, the **BARBECUE MUST BE REMOVED** from the building to a grassed area **AWAY** from all buildings so the smoke will not disturb anyone. **NO BARBECUING ON PATIOS OR BALCONY AREAS.**
6. **COMMON AREAS:** Hallways and lobbies **MAY NOT** be used for storage of personal property (i.e., bikes, toys, barbecues, etc.) Elevators and lobbies are **NOT** play areas for children. **NO** children permitted in elevators or lobbies without adult supervision. **NO ROLLERBLADES, SKATEBOARDS OR BIKES ARE ALLOWED ON WALKWAYS.**
7. **GARBARGE/TRASH:** All garbage/trash **MUST** be tied in plastic bags for disposal in garbage/trash bins. Garbage/trash pick-up is Monday and Thursday.
8. **DISPOSING OF LARGE ITEMS:** You must notify **NICHOLAS SANITATION @ 546-7700** and set up a time when items can be picked up. Do not put items out until a scheduled time has been established with **NICHOLAS SANITATION**. Please advise the management office that you have contacted Nicholas Sanitation.
9. **RECYCLE BINS:** Recycling is mandatory. **RECYCLING BINS ARE NOT FOR GARBARGE/TRASH.** Sanitation Department **will not pick up** if garbage/trash is in the recycle bins. **PLEASE FOLLOW INSTRUCTIONS CAREFULLY:** Plastic bottles with either #1 or #2 caps **REMOVED**, Aluminum cans (beverage cans) and glass bottles, jar caps/lids **REMOVED**. **NO** magazines or phone books in newspaper bin.

“If in doubt ...throw into garbage/trash bin”
10. **DISTURBANCES:** Conduct by owners, guests, tenants, friends, children and pets which interferes with the rights, comforts, or convenience of others is **NOT** permitted. This includes any nuisances such as: loud & noisy vehicles, loud radios, loud parties, musical instruments, vehicle alarms, barking dogs, squawking birds, etc.
11. **ALTERATIONS:** Exterior building alterations are **PROHIBITED**. This includes, but is not limited to, painting of balconies, porches, or decks; changing outdoor light fixtures or use of colored bulbs (other than white or yellow), or use of exterior radio or TV antennas.
12. **POOL:** By Florida Law and Condo Association:
 - a) **NO food or alcoholic beverage of any kind is permitted in the pool area.**
 - b) **NO GLASS CONTAINERS!**
 - c) **SHOWER OFF OIL AND SAND BEFORE ENTERING POOL.**
 - d) **CHILDREN UNDER 12 MUST BE ACCOMPANIED & SUPERVISED BY AN ADULT.**
 - e) **CHILDREN NOT TOILET TRAINED MUST WEAR SWIMMIES OR RUBBER PANTS.**
 - f) **NO** reserving lounges or chairs.
 - g) **POOL GATES AND BATHROOM MUST BE CLOSED AND LOCKED AT ALL TIMES.**
 - h) **POOL HOURS: DAWN TO DUSK (ADULTS ONLY 7 AM TILL 9 AM).**

13. NO SOLICITATION!

14. PETS: Domestic household pets permitted. 35 lb weight limit, per pet, 2 pets per household.

- A. No pet animals shall be permitted outside an apartment unless leashed and in the presence of the owner or owner's agent.**
- B. Pets are not permitted to be left on patios, balconies, courtyards or screen porches unattended. If pets become a nuisance, the owner will be given a warning notice. After three such notices have been issued to the same pet owner within a nine month period, the matter shall be referred to the association attorney for further action.**
- C. The unit owner shall be liable for any and all damages caused by a pet animal present in his or her unit to any part of the condominium property or any property owned by the Association.**
- D. ANIMAL WASTE is the pet owner's responsibility and MUST BE PICKED UP AND DISPOSED OF PROPERLY. (Pets are to be walked only in the designated walk areas and to and from such areas and in and out of the complex.) See attached map.**
- E. No pets are permitted in swimming pools, pool areas or in the Clubhouse, except as required under the Federal Americans with Disabilities Act or similar Florida or local statute.**
- F. New owners and renters of J.O.R.C. properties who have pets shall be given a copy of the pet agreement that must be read and signed in duplicate to be made a part of their records.**
- G. Any violations of pet regulations should be reported to the office and/or a pet committee member.**

PLEASE BE A RESPONSIBLE PET OWNER

15. COMMERCIAL BUSINESSES: Commercial businesses are NOT permitted to operate from any unit.

16. INTERIOR WORK IN YOUR UNIT: Before beginning any major renovations of your unit, PLEASE CHECK WITH THE OFFICE. If installing tile, you MUST install a sound-proofing material in the appropriate areas as per Condominium Documents. The office MUST have proof that this is being done.

17. MOVING: Moving vans and/or U-Haul type vehicles MUST register with the office prior to move (in or out) and MUST BE OFF PROPERTY BEFORE DARK. If moving on weekends, please register with office in advance.

18. DO NOT FEED THE DUCKS OR THE SQUIRRELS !!!!!

19. NO FISHING IN THE WATER BEHIND THE SEARISE BUILDINGS.

SUSPICIOUS ACTIVITIES SHOULD BE REPORTED TO JUPITER POLICE

Non-Emergency 746-6201 Emergency 911

COVENANT ON DUTY: 7 NIGHTS A WEEK; SAT & SUN CELL PHONE: 427-8119

JUPITER OCEAN & RACQUET CLUB COMMUNITY CHANNEL IS 63