

Jupiter Landings Property Owners Association, Inc. **Updated 4/1/2011**  
c/o Sea Breeze Community Management Services, Inc.  
4227 Northlake Boulevard  
Palm Beach Gardens, FL. 33410  
(561) 626-0917 Fax: (561)626-7143  
[www.seabreezecms.com](http://www.seabreezecms.com)

**HOMEOWNER REQUEST FOR EXTERIOR CHANGES TO HOME/PROPERTY**

Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Unit Address: \_\_\_\_\_ Owner Email: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone #: \_\_\_\_\_

As per Article IX of the Declaration of Covenants and Restrictions I/We homeowners as stated above, hereby request approval for the following:

( ) Fence ( ) Pool ( ) Addition ( ) Screen Enclosure ( ) Shed ( ) Plants

( ) Paint Color - **Provide a paint color sample with the request.** See Charts: <http://seabreezecms.com/jupiter-landings-poa/>

( ) Other: \_\_\_\_\_

Detailed Description of work to be performed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide following information: Anticipated Projected Duration: \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Submit the following items as applicable to your project:

( ) Survey of Property showing location of proposed change ( ) Architectural Plans

( ) Sketch, including dimensions ( ) Product & color samples

\*Copy of permit will be required for post construction approval\*

**Revised Fence Specifications effective 2/16/09:** Design, construction & color of ALL fences to be approved, in writing, by the ARB & the board. All fences must be permitted with the Town of Jupiter and meet all applicable building codes. All fences in view from the street or the lakes must have a minimum of 60% landscaping coverage, excluding gates.

**Lake front homes:**

- **Definition** - Any property that has any contact with the common areas surrounding the lakes. A home is considered lakefront even if the corner of its property line adjoins a lake. Only chain link fences may be used along property lines adjoining the lakes up to a maximum height of 4', as per the Jupiter Landings Declaration. Color choices for the chain link fence are classic silver or green only. They may NOT have any material in or attached to them. Privacy Fences are permitted to a maximum of 6 feet high along side property boundaries only. They must end no less than 20 feet before the property corner with the lake right of way. They may NOT extend past the front of the house structure. They may be constructed of wood or vinyl in approved style. They may NOT terminate into the home. Fence color must be pre-approved by the ARB and Board and must be 100% landscaped.

**Non Lake front homes:**

- **Definition** - Any property that does not qualify as a lake front home as stated above. Fences are permitted along property lines, but may not extend past the front of the structure. Fences are permitted around pool decks and non property lines at the discretion of the ARB & Board. Fences may be a maximum of 6 feet high and must be constructed of wood or vinyl using pre-approved styles. Fence color must be approved by the ARB & Board. Chain link fences are permitted in classic silver, black and green only. Other fence styles may be presented to the ARB & Board.

**All Homes:**

Privacy fences to conceal trash cans or A/C units may be used if attached to the structure. They may be wood or vinyl, no more than 6 feet high and no more than a total of 16 linear feet. Fences must attach to the house and may not extend more than 4 feet from the house. Fence style and color must be pre-approved by the ARB & Board.

Barrier style fences are permitted around pool decks only, at the discretion of the ARB & Board.

**PODS/Dumpsters:** Must be approved prior to placement on Jupiter Landing premises. Maximum 10 days on premises. May only be placed on driveway.

**Mailboxes:** Minimum height of box 40 inches from gutter channel, face of box should not extend beyond back edge of the curb, box and pole must be painted white, box to be metal.

**Driveway:** Painting and/or staining of driveways is prohibited.

By submitting this request, I/We hereby agree that the Association and its Board Members are neither responsible nor liable for any cost, fees, taxes and/or assessments related to the approval or disapproval of this request. I/We further understand that by submitting this request we are still responsible for all outstanding violations unless a formal written request for a time extension has been submitted and approved by the Board of Directors. Upon approval of my/our request for this modification I/We will assume all liability for any and all damage incurred as a result of this modification as well as any additional maintenance costs that may be incurred. I/We also agree to obtain any and all permits that may be required by any and all governmental agencies for this modification.

Further, I/We agree to submit proof of construction/modification as approved along with applicable permits before receiving FINAL approval at the end of the project

I/WE the undersigned, expressly acknowledge, having read and understood all the provisions and effect of this request and further, expressly acknowledge that no other representation or agreements, oral or written, exist which are inconsistent of in conflict with the provisions and term set forth herein. The undersigned expressly acknowledges authorization and authority to execute this instrument on behalf of the titleholder/owner. Exterior changes to home/property that are made after approval has been granted, that are not documented on the ARC form, or deviate from the description of work defined on the ARC form, will be considered a violation and the homeowner will be responsible for timely removal of the unapproved modification(s).

Owner agrees to commence work within **SIX MONTHS** of approval and if not started within this time frame will re-apply for approval; any prior approval will no longer be valid. Once started you have **SIX MONTHS** to complete the work, unless prior board approval is obtained for a longer completion time frame.

Unit Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Unit Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Valid for up to one year from pre-construction approval.

OFFICIAL USE ONLY Date Received: \_\_\_\_\_

( ) APPROVED AS SUBMITTED

( ) NOT APPROVED AS STATED BELOW: ( ) APPROVED WITH FOLLOWING CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Pre-construction approval**

ARB Member/Board member: \_\_\_\_\_ Date: \_\_\_\_\_

ARB Member/Board member: \_\_\_\_\_ Date: \_\_\_\_\_

ARB Member/Board member: \_\_\_\_\_ Date: \_\_\_\_\_

.....  
**Post Construction approval**

Board Member: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member: \_\_\_\_\_ Date: \_\_\_\_\_

**\*Must submit copy of permit for post construction approval\***

See color / paints charts: <http://seabreezecms.com/jupiter-landings-poa/>

Owner Email Address: \_\_\_\_\_