

JUPITER LANDINGS - RESTRICTIONS AND ARCHITECTURAL GUIDELINES

(Revised 4/22/13)

MAINTENANCE OF PROPERTY

Owners shall not permit any nuisance to exist upon their property as to be detrimental to any other property or its owners, including not limited to

1. House, garage door, shed or fence deterioration, including deteriorated, warped, rotten wood/trim.
2. Paint on the house, trim, garage door, shed and fence should not be blistered, chipped, cracked, faded or peeling.
3. Excessive mold on siding, roof, driveways or sidewalks.
4. Unkempt landscaping (weeds, vines, trees, hedge maintenance, underbrush, overgrown grass, grass growing over sidewalk and driveway). All grass clippings, trimmings, and other items must be removed from property and not placed on any adjacent property.
5. Unsightly storage of refuse, personal belongings, or household items around the exterior of the house. Personal items cannot be stored in view from the lakes, roads or neighbors.
6. Clotheslines that utilize trees or shrubs. Clotheslines may not be visible.
7. Improperly draped or curtained windows detracting from the outward appearance of the house.
8. Parking of any vehicle on grassed areas, including swales and sidewalks common, private or otherwise.
9. No storage of any property, substance, thing, or material that will emit a foul or obnoxious odor or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the surrounding property or the community as a whole. No illegal, noxious, or offensive activity shall be permitted.
10. Window screens that are present must not be torn, ripped, bent or with holes.

ARCHITECTURAL CONTROLS

Architectural requests must be submitted on the current ARC application form along with plans, diagrams of where the intended change or addition will be, sample of material or product pamphlet, paint chip, etc. Please submit your application at least 30 days in advance of the work you would like to have approved. Supporting documentation must also be provided as requested.

Additions: If any additions to the dwelling are commenced, they must be completed in an orderly and timely fashion with work progressing continuously (considered on a case-by-case basis).

Exteriors: No changes or alterations shall be made to the structure or basic landscaping of the property, including front, back and side yards, which shall have the effect of changing the exterior appearance of the property until written application has been made to and approval received, in writing, by the Architectural Review Board (ARB). Prior to execution All exterior additions, modifications or alterations, **including painting of trim, siding and fencing**, must be approved by the Architectural Review

Board (ARB), including but not limited to addition room additions, garages, patios, pools, screen enclosures, fencing and storage sheds.

Air conditioning units must be landscaped by 60 percent (60% being in height as well as width) so they may not be seen from the road. Window air conditioning units are NOT permitted.

Landscaping ARC will review ALL landscape plans to ensure a consistent and harmonious style. ARC form must include proposed plant materials, quantities, botanical and common names, height and location on the property. This includes trees, scrubs and grass. Please see Jupiter Landings approved plant list.

Vegetation An owner shall not allow any vegetative matter, vines, etc., to grow on, attach to, or to grow outside the confines of their property line.

Damage to the common elements, property or equipment of the association caused by any lot owner, family member, guest, invitee or lessee shall be repaired or replaced by the Association at the expense of such lot owner.

Signs: No signs of any kind (e.g., "garage sale") may be posted on street light poles, trees, street, directional or stop sign poles. Signs placed in the given areas will be subject for removal. Signs of advertisement, name, address, notice, symbol, or inscription are not permitted to be exposed on any window, property, or common area without approval from the ARB. Garage sale signs must be removed within 24 hours or owners will be subject to fines.

No bicycles, tricycles, baby carriages, scooters, skateboards or other similar vehicles or toys shall be allowed, if not in actual use, in the common areas, sidewalks, walkways, driveways or streets. The sidewalks, walkways, driveways and streets shall not be obstructed or used for any other purpose other than for ingress to and egress from the lots and common areas. All moveable, athletic fixtures, and other devices, including but not limited to grills, tables, lawn chairs, etc., must be stored, obscured from view from adjoining streets. All basketball hoops must be maintained with fully intact nets, backboards and rust free post, and may not be left at the road edge.

Household garbage shall be deposited with care in each lot owner's private rigid plastic or metal garbage containers with lids. Use of unprotected plastic bags for household garbage is prohibited. No garbage can be put out earlier than 6:00 pm the evening before pickup and must be put away the day of pickup. No garbage or refuse shall be deposited in any common area for any reason, except on the correct days of the week for pickup and removal. On trash pickup days, all trash receptacles must be removed from curbside and placed out of view. No littering shall be done or permitted on the Association property. Yard trash, trimmings, etc., shall be bagged or bundled within the limits specified by the trash pickup contractor. **Large items** such as appliances, water heaters, furniture, major collection of boxes, etc., shall not be placed at curbside until the night before scheduled pickup.

Dwelling size: No dwelling shall have a ground floor of living area of less than 850 square feet. In computing the ground floor living area, no credit shall be given for porches, patios, garages or similar areas.

Fences: The design, construction, and color of ALL fencing must be approved, IN WRITING, by the ARB. Types and locations of fencing:

- 1) Lakefront homes may only have a "Chain Link (4ft max height)" fencing.
- 2) Homes backing up to Central Blvd. "Board on Board (6ft max height)" or "white vinyl (6 ft max height)"
- 3) All others are to be "Board on Board (6ft max height)", "white vinyl (6ft max height)" or "Chain Link (4ft max height)" fencing. (No stockade-type wood fences are permitted.)

These are only acceptable types and locations, and in no case may a fence be placed in any portion of a front yard (defined as outer corners of the house including the garage left and /or right or forward to the property lines).

All wood fences must be stained or painted. The color must be approved by the ARB based on its ability to harmonize with the existing house trim, siding and fence colors of the owner's and neighboring homes. Fences must be planted with landscaping designed to cover at least 60 percent (60% in height as well as width) of that portion facing any street.

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.

Mailboxes: Mailboxes and post must conform to the original boxes provided by the developer, in shape, style and, size. When installing your mailbox, please follow these simple guidelines, the minimum height of the mailbox (not post) should be at least 40" from the gutter channel. The face of the mailbox should not extend beyond the back edge of the curb. Both the mailboxes and post must be painted White with Black numbers. Mailbox must be metal.

Painting: Any painting of the trim, garage, siding, shed; fence, etc. must be approved by the ARB. The color will be approved by the ARB based on its ability to harmonize with the existing trim, siding and fence colors of the owner's and neighboring homes. Painting and/or staining of driveways is prohibited.

Pools: Aboveground pools of any kind are NOT permitted. All pool pumps and heaters must be landscaped so they may not be seen from the road.

USE OF PROPERTY

Antennas: Exterior antennas, aerials, dishes, disks or other methods of transmitting or receiving audio or video signals are permitted. However, they are not to exceed 10 feet in height from the eave of the house.

Lakes: The association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, canals, or water bodies within the properties. No gasoline-powered boats or structures of any kind are allowed on the

lakes. No irrigation may be drawn from the lakes nor may anything be discharged into the lakes.

Boat Ramp, Dock and Storage area no loitering. Ramp usage times are 6 a.m. until 10 p.m. for launching and /or loading (for the sole use of Jupiter Landings Owners, any applications and approval required)

Holiday Lights and Décor may be displayed from Thanksgiving weekend until January 15.

Storage sheds, doghouses and/or playhouses must be approved in writing by the ARB and are subject to the following provisions. A permit must be obtained from the Town of Jupiter for any shed.

1. If the shed can be seen from the street or lakes, it must be finished with trim and siding to match the house and must be 60 percent (60 % in height as well as width) Landscaped with approved shrubs from preapproved plant list or Board approval through ARB process.
2. The maximum size shall be 10 feet x 10 feet.

Artificial Vegetation, Exterior Sculptures, and lawn lights: No artificial vegetation shall be permitted on the exterior of any portion of the properties. Exterior sculptures, fountains, lawn lighting and similar items must be approved by the ARB. Flags displayed are not permitted if faded or tattered. Lawn lights and exterior lights must be approved by the ARB and must be maintained and in working order.

Pets: A pet shall be defined as a domestic or household dog, cat, fish or bird. Pets shall not be permitted in any common areas unless on a leash. Each pet owner shall be required to clean up after the pet in order to properly maintain the common areas. If a pet becomes a nuisance to other homeowners, the owner of the pet shall remedy the problem, or shall remove the pet upon written notice from the Association.

Vehicles, Boats, RVs Parking of a non-registered or non-drivable vehicle outside the confines of a garage are prohibited. Vehicles must be parked on the driveway or in a garage. Parking should not block the sidewalks. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind shall be parked at any time on any portion of the common areas, streets, sidewalks or driveways except for commercial vehicles, vans or trucks actually delivering goods or furnishing services during daylight hours. All boats, boat trailers, RV's must be parked either in the Jupiter Landings storage area or offsite storage. These vehicles may be parked on an owner's driveway for loading/unloading and normal maintenance for a maximum of 48 hours within any seven-day period. A vehicle or trailer of any type carrying a commercial identity or commercial graphics shall be deemed a commercial vehicle and subject to this rule regardless of vehicle type. All commercial vehicles must have covers to hide any commercial graphics or signage. All visible work tools including items connected to the vehicle must be hidden from sight. Please be advised that parking commercial/work trailers or equipment on your property overnight is not permitted.

Vehicles, Boats, RVs (Continued) Any vehicle that displays advertising or is used to transport business-related materials must be kept in a garage nightly from 10:00 p.m. to 6:00 a.m. The Association shall have the right to assess fines to the offending property owner and/or to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorney fees, to be borne by the vehicle owner or violator.

POD'S/Dumpsters: Must be approved prior to placement on Jupiter Landings premises. They may only be parked on an owner's driveway for loading and unloading for a maximum of 10 days at a time.

Guest Parking: Parking is **not permitted** on the swales, grass, sidewalks, and roads. All vehicles must park on their driveway.

Repairs: Motor vehicles, boats, and or RVs may not be assembled or disassembled except for ordinary maintenance, such as changing a tire or battery, unless the vehicle is kept in a garage while performing said maintenance.

Wells: No wells or water pumps of any kind whatsoever shall be erected or maintained without the written permission of the ARB.

Hurricane Season Any furniture, potted plants, or other movable objects must be removed from the yard.

Complaints The actions of other lot owners, their families, guests or lessees shall be made IN WRITING to: Jupiter Landings POA, and shall be signed by the complaining lot owner. Failure by the Association or by any owner to enforce any covenant or rule herein contained or as modified in the future shall in no event be deemed a waiver of the right to do so thereafter. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board of Directors. These Rules and Regulations may be modified, added to or repealed in accordance with the By-Laws of the Association.

THE ASSOCIATION HAS RIGHT TO ENGAGE A CONTRACTOR TO REMOVE THE OFFENDING MATERIALS, MAKE REPAIRS, PAINT, ECT. THE COST AND CONSEQUENCES OF SUCH REMOVAL AND SUBSEQUENT REPAIRS TO BE BORNE BY THE NON-COMPLIANT PROPERTY OWNER AT THE OWNER'S EXPENSE, ALONG (WITH) THE IMPOSITION OF FINES.

I have read and understand all the above Restrictions and Architectural Guidelines for Jupiter Landings On the Water and agree to abide by them, including the acknowledgement that failure to observe said restrictions and guidelines may result in fines and/or legal costs incurred in the enforcement of these restrictions and guidelines.

Buyer/Tenant

Date

Buyer/Tenant

Date