

**COMMUNITY STANDARD
THE TOWNHOMES AT JUPITER HARBOUR**

DRIVEWAY COLOR

Porter Paints Store #: 9192

Phone: 561-747-6446

Paint #: 4-4220

Manual Dispense – One Gallon

B- 1y44.5 E- 13.5 L- 2y37.5

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DECK COLOR

TH 700 -724

Grey Color – DP 520 Grey Cloud

*Grey color is the only color permitted regardless of constructed material. (wood or hardi plank).

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ROOF TILES

There are four (4) approved replacement roof tiles for the homes located in the Townhomes at Jupiter Harbour HOA:

- 1) Manufacturer: Entegra Style: natural gray – white antique, slate like
roof tile code: Entegra F-NTGR-BU-Y-SL-15
All Townhomes unit #603 thru #789 except for the following townhomes listed below in roof tile number 2 or 3.
- 2) Manufacturer: Entegra Style: natural gray – black antique, smooth
Roof tile code: Entegra F-NTGR-AA-5M-15
Townhomes 603-619 (603, 605, 607, 609, 611, 613, 615, 617, 619)
- 3) Manufacturer: MonierLife Style: charcoal brown blend – shake
Roof tile code: MoneirLife 1FBCF1132
Note: original tile for this group is unavailable since manufacturer is out of business. The MonierLife tile was chosen as the closest match to the existing tiles in this 10-plex group.
Townhomes #772-789 (771,, 773, 775, 777, 779, 781, 783, 785, 787, 789)
- 4) Manufacturer: MonierLife Style: new southern blend – villa 900
Roof tile code: MonierLife Villa 900 – 1MPCS0100
All 800 block units (800 thru 819)

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PALM TREE REPLACEMENT PLAN

The deadline to remove a dead or diseased palm tree is within 90 days of HOA notification.

Note: The deadline to remove a dead or diseased palm may be less than 90 days if the tree is a hazard as determined by the HOA Board of Directors.

If a palm tree has died or is infected with Ganoderma, a soil based disease with no known treatment; the following procedure should be followed:

Existing tree:	Replacement Options (min. height*)
Coco Palm	Coco Palm – (minimum 6 ft. in front yard)
Foxtail Palm	Foxtail Palm*
Sabal Palm	Sabal Palm*
Washingtonian	Washingtonian*
Queen Palm	A, B, C, D, E*

*Front yard-min. height of 5 to 6 ft. grey wood
*Back yard-min. height of 4 to 6 ft. grey wood

Replacement Palm options in order of hardness:

- A. Sabal Palm
- B. Coco Palm
- C. Foxtail Palm
- D. Washingtonian
- E. Queen Palm (most susceptible to Ganoderma)

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PALM TREE REPLACEMENT PLAN (CONT)

Replanting procedures:

- 1) Request ARB Application from the HOA Property Manager.
- 2) Complete and return to the HOA Property Manager, who will forward it to the POA Manager for Jupiter Harbour POA ARB review and approval.
- 3) Final approval of all ARB requests will be made by the POA Board of Directors at a scheduled Board meeting or a POA ARB meeting which will be noticed and open to all the members.
- 4) No work may start without prior Jupiter Harbour POA approval.
- 5) HOA rule #34 – Construction dumpsters- pertain to all projects whether an ARB approval is required or not.

***Upon final approval by Jupiter Harbour POA Board of Directors – remove dead palm tree and install new palm tree which should be completed within 90 days of HOA notification (steps 6-10):**

- 6) Cut down and remove dead palm within 90 days of receiving notification that the palm tree is dead.
- 7) Remove stump and root ball.
- 8) Remove soil around root ball:
 - *4 or 5 ft. diameter
 - *1 to 2 feet below root ball
 - *Or whatever area permits
- 9) Install replacement palm tree in the same location from the replacement options with new soil.
- 10) Irrigation should be adjusted by contractor to provide adequate water supply.

If a replacement palm tree cannot be planted in the same location, the following procedure should be followed:

- 1) Complete ARB with site plan indicating desired location of new palm tree and submit to HOA.
- 2) Upon receiving POA ARB approval – cut down and remove dead palm and stump grind below surface.
- 3) Remove stump and root ball – OPTIONAL- removal may be difficult due to underground utilities.
- 4) Replace with new soil, sod or landscaping.
- 5) Install palm tree in new location within 8 feet of the existing palm tree.

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LIGHTING FIXTURES

Hinckley Co. "Freeport" Oiled Bronze Finish



Small Size Wall Fixture: 1800 oz	Medium Size Wall Fixture: 1804 oz	Large Size Wall Fixture: 1805 Oz
Width: 6.0"	Width: 8.0"	Width: 10.0"
Height: 9.3"	Height: 12.3"	Height: 15.3"
Weight: 2.0 lbs	Weight: 4.0 lbs	Weight: 5.0 lbs
Extension: 7.0"	Extension: 9.0"	Extension: 11.3"
Material: Cast Aluminum Glass: Clear Seedy Glass Bulb: One 75w Medium Base Voltage: 120v	Material: Cast Aluminum Glass: Clear Seedy Glass Bulb: One 100w Medium Base Voltage: 120v	Material: Cast Aluminum Glass: Clear Seedy Glass Bulb: One 100w Medium Base Voltage: 120v
Certification: C-US Wet Rated Dark Sky: With DSLML-40 UPC: 640665180008	Certification: C-US Wet Rated Dark Sky: With DSLML-40 UPC: 640665180404	Certification: C-US Wet Rated Dark Sky: With DSLML-40 UPC: 640665180503
TTO: 2.5"	TTO: 3.0"	TTO: 3.3"
Backplate Height: 6.0"	Backplate Height: 8.0"	Backplate Height: 9.5"
Backplate Width: 4.5"	Backplate Width: 5.0"	Backplate Width: 5.8"

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LIGHTING FIXTURES

Hinckley Co. "Freeport" Oiled Bronze Finish

HANGING LIGHT FIXTURE: 1802OZ
Width: 10.0"
Height: 14.0"
Weight: 7.0 lbs
Material: Cast Aluminum Glass: Clear Seedy Glass Canopy: 4.25" Dia.
Bulb: One 100w Medium Base Voltage: 120v
Certification: C-US Damp Rated Leadwire: 72.0"
Dark Sky: With DSLM-40 UPC: 640665180206
Chain: 60.0"



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LIGHTING FIXTURES**

Hinckley Co. "Freeport" Oiled Bronze Finish

POLE MOUNT LIGHT FIXTURE: 1801OZ
Width: 10.0"
Height: 20.3"
Weight: 7.0 lbs
Material: Cast Aluminum Glass: Clear Seedy Glass Bulb: One 100w Medium Base Voltage: 120v
Certification: C-US Wet Rated



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AWNING

Awning Brand: Sunsetter

Type: retractable (either manual or motorized; owner's decision)

Fabric Type: "Traditional Laminated Fabric" (u/v fade and mildew resistant; see more information below, from the Sunsetter website).

Color Choices: Solid, no stripes "Cream" 1809 or "Sand" 1812 or "Taupe" 1814
Edge style: scallop (per photos below)

Additional notes:

1. Awnings are not required
2. The first owner within any particular building to request an awning may choose from the three colors below. That selection will become the color for the rest of the townhouses in that building.
3. The color restriction does not apply to the HOA pool area. That awning has the exclusive right to a multi-colored awning which would pull together all four building colors of the Community.

(Available on Motorized, VISTA, 1000XT and 900XT Models)

Our Traditional Laminated Fabric is a heavy-duty, 100% waterproof, 5-layer fabric that features 2 thick color pigmentation layers, an inner scrim layer for strength, and two layers of clear coating top and bottom. The protective coating lets the fabric stand up to UV rays and wear and tear. This popular fabric is fade-resistant, and holds its color well. It's also flame and mildew resistant, and easy to clean and maintain. Our awnings protect your family from 99% of harmful UVA and UVB rays, and passing showers.



Taupe 1814



Cream 1809



Sand 1812