

Rules, Regulations and information

Covenants and Restrictions for Jupiter Key

All Homeowners' Associations have covenants, restrictions and many have adopted rules and regulations and related design guidelines. Covenants & Restrictions and Rules & Regulations are intended to preserve and promote property values and protect homeowner investments. Covenants and Restrictions is a separated document contained within this website and it is the responsibility of all residents to review and abide by this document. Further, the Architectural Review Committee maintains additional design guidelines in Jupiter Key that are crafted to promote a specific character and atmosphere reminiscent of a Key West neighborhood.

Pool/Spa Safety & Rules

Pool/Spa hours are dawn to dusk and safety and rule placards are posted for the pool and spa within the gated area. There is a Sheppard's hook and life ring attached to the north fence of the pool. There is a shower on the southernmost wall of the pool enclosure and restroom/changing areas. There is a trash receptacle adjacent to the spa and within the restroom. Please replace all moved chairs to their proper positions and place umbrellas in the closed position once finished visiting the pool area. Please ensure the pool gate is securely closed after entry and exit.

It is a requirement that our residents and guests rinse all beach sand and suntan lotion off before entering the pool. No pets are permitted in the pool area. Pool/Spa maintenance is generally conducted on Friday mornings. Please contact the Property Management Company regarding any pool maintenance issues.

Safety and security require only residents and their guests to utilize the pool and spa. In the event you observe persons utilizing the pool or spa and you suspect or determine that they are trespassing, please contact any board member, the management company or police. A simple introduction to the parties, welcoming them to our neighborhood and inquiring as to their new address may provide you with the information you are looking to obtain. One preventative measure to relieve this situation is to ensure the pool gate and north pedestrian gate are securely closed after entry and exit.

Parking

No commercial vehicles of any kind, pickup trucks, other trucks, boats, trailers, RV's, Vans, motor homes or motorcycles are permitted to be parked on the property unless parked in the garage. Overnight parking on any streets of Jupiter Key is prohibited. Residents and guests may park overflow vehicles at the pool parking area from **sundown to 9AM** each day at the pool. All vehicles parked in this area must be removed each morning and parking in this area during the daytime and for consecutive days is prohibited. Residents may still park their vehicles at the pool during the daytime while at the pool. Also as a friendly reminder please use pool parking for picking up mail as parking on the street outside the entrance gates can create a hazard. Friend and family beach parking is never permitted at the pool or on the streets of Jupiter Key.

Pets

No more than two (2) pets are permitted for each unit. Pet droppings must be picked up and removed from the common areas or other owner's property by the owner of the pet. All pets must be on a leash when off owner's property.

Architecture Review Committee

Any changes to the physical structure of any property including but not limited to the structure, physical appearance of the structure and landscaping as stated in the covenants, must be approved by the Architecture Review Committee. Before any work commences on any property; plans and designs including structure modifications, color changes, and appearance modifications must be submitted to the Property Manager. These plans will then be forwarded by the Property Manager to the committee for approval and/or or acceptance. Please review the Covenants of Jupiter Key for further details and any additional changes that require committee approval.

Landscaping

General landscaping for all common areas and residential lots is provided by Ponn's Landscaping. Any specific requests for service should be made through the property management company. Landscaping services are generally competed each Thursday and may be dependent upon weather and holiday scheduling. Palm tree trimming is completed twice a year in the months of January and July. Our residential landscaping contract calls for monthly shrub and hedge trimming and weekly edge, lawn cutting and clean up.

Pest Control

The Board of Directors is pleased to announce Jupiter Key Homeowners Association has contracted with Purcor Pest Control to provide fertilization and pest control services for the landscaping throughout Jupiter Key. This will include the common areas as well as the individual single-family yards. There is no additional cost to you the homeowner for this service.

These included treatments will cover the following: granular fertilization of all turf, ornamental plantings and trees three times yearly, complete turf control and ornamental plant control including fungus, pest and fire ants three times per year. Fungus control and broad leaf weed control of all turf. Treatment for white fly will also be administered on an annual or bi-annual basis depending on the species.

In addition to these included treatments, Purcor Pest Control is offering our owners the opportunity to sign up for interior and perimeter pest control services at a drastically reduced cost. The cost per home for interior and perimeter pest control will be \$20.00 per treatment which will be performed every other month while Purcore is already in the community providing the included HOA services. This is a perimeter spray and includes interior if access is available at the time of service. If you are interested in this additional service please call Purcor Pest Control direct at 561-867-9494.

Trash Pick Up

Trash pickup is contracted through Nickolas Sanitation within the Jupiter Key Community on Wednesday and Saturday mornings. Please place trash cans street side after 6 PM, the evening prior to pick-up and return trash cans to your residence as soon as possible after pickup. Jupiter Key pick up includes trash and recycling items only. Yard waste, furniture, appliances or other non-household waste cannot be disposed of street side.

Gate Openers & Keys

Remote control openers for the vehicle gates are available through the Property Management Company at the rate of \$25.00. Keys that allow access to the rear gate, front pedestrian gate and pool are available are also available from the Property Management Company for \$25.00.

Maintenance Fees

Maintenance fees are paid quarterly, in advance, to our Property Management Company, fees may be paid in advance on a yearly basis upon request. Late fees are assessed after 30 days delinquent

and property liens may be placed after 90 days delinquent. If you have a financial hardship please contact the Property Management Company.

Our Community

Jupiter Key is comprised of three entities within one community:

- Jupiter Key Homes - 42 single family homes and 1 lot
- Jupiter Key Town homes - 8 attached four story seaside town homes
- Breakers Sound at Jupiter Key - 4 single story seaside condominiums and 1 lot

Entrances and Exits

Jupiter Key has one main security entrance and exit gate for vehicular traffic located on the east side of our property. These security gates are controlled by electric motors that are designed to remain open when the wind speed from the ocean is greater than the acceptable limits of resistance for the motors. The board of directors and the property manager constantly monitor the gate positions, but please understand that occasionally a weather event or an automobile striking the gate may render the gates temporarily inoperable. As an extended measure of safety, please limit the use of these main gates for vehicle traffic. The main entrance gate can be operated by remote control or keypad, and residents also have the ability to allow access to a third party at this point through the gate phone entry system by pressing the number 6 on their phone while communicating directly with any party at the front gate. Please contact the property manager to update your listing for the phone entry system. The west (rear) gate is operated by gate code only and should be utilized by vehicles only during street closures on the beach road. Your courtesy key (large square former pool key) will unlock the padlocks to this gate and allow passage if the beach road is closed. All gate codes will be changed at least twice per year and any new gate code changes will be mailed to residents with their quarterly statements and will be available on the home page of this web site.

Directions

Jupiter Key is located 1 mile south of Indiantown Road at 1900 S. A1A (Ocean Drive). Each pathway (board walk or trail) to Jupiter Beach is marked with an access sign that run in numerical order from south to north, the entrance to Jupiter Key is directly across from beach access sign #46.

Rentals

Renting or Leasing of homes is only permitted once per calendar year for a minimum of 6 months. The renter or leasee must go through a screening process and make application prior to the commencing or renting or leasing. Please contact the property manager if you are considering renting or leasing of your property. Any purported lease of a unit in violation of the Association's Documents including the Declaration, Bylaws and Rules and Regulations shall be able to be declared void by the Board and the Board is empowered to evict the purported tenant in the name of and at the expense of the unit owner.

Outdoor Lighting

Most residences have coach style lighting roadside, directly in front of their homes. It is the homeowner's responsibility to maintain and keep these lights in working order. Some trouble shooting tips include making sure all GFI (ground fault indicators) receptacles are reset properly within your home and garage. Secondly, the light sensing socket adapter which screws into the light socket may be in need of replacement, and lastly check your bulb to be sure it is in working order. Jupiter Key, in compliance with county and state ordinances reduces the overhead wattage in both entrance kiosks during turtle season and vertical pointing palm tree lighting is repositioned.

Garage Doors

Garage doors must be in the closed position when not in use. All garage doors must be painted white.

Semi-Tractor Trailers (18 wheelers)

Large moving style trailers have caused damage numerous times to the streets and street signs in Jupiter Key. The turning radius required for the corner of Jupiter Key Road and Ocean Key Rd is not sufficient to accommodate these vehicles. The stop sign and street sign directly across from the mail kiosk is showing the signs of numerous trailer strikes. Please have large moving style vehicle enter and exit from the rear entrance. If you require assistance for this process please contact the property manager or any board member.

Security Cameras

Multiple non-functional security cameras are visible at vehicle and pedestrian access points within the community. These cameras are not being monitored and do not record images.

Jupiter Key Notification

An email address has been established to disseminate information to our residents in emergency situations or as deemed necessary by the board of directors, please mark jupiterkeynotification@gmail.com as "not spam" for your browser.

Property Management

Jupiter Key management is contracted through Harbor Management of South Florida, Inc., Jupiter, FL 33458 (561) 935-9366. Our property manager is Ira Silverman, LCAM, his email is Ira@harborfla.com.

Our current property manager has ensured Jupiter Key that due to our proximity to the ocean; he will make every effort to make our neighborhood first priority in the event of an emergency situation or storm.

Landscaper Responsibility After Storm

All information obtained by the board will be provided to the management company. The management company will ensure the landscaping company begins removing debris from the community as soon as possible.

Our current landscaping provider, has ensured Jupiter Key that due to our proximity to the ocean our neighborhood would be given first priority in the event of an emergency situation.

Hurricane Panels/Shutters

Hurricane protective devices including shutters and panels must not be installed on homes prior to the first named storm of the hurricane season. Hurricane protective devices that are visible from the roadways of the Jupiter Key community must be removed from residences no later than 14 days after the termination of a hurricane event including a watch, warning, tornado or hurricane. If a new community storm watch or warning occurs within this 14-day window a new 14-day window begins again after the termination of the new storm event. All hurricane protective devices must be removed no later than November 30.

Hurricane Resident Responsibility

It is the responsibility of each resident to secure any outdoor items prior to leaving for the season or while absent from Jupiter Key.

Nuisances

No illegal, immoral, noxious or offensive activity shall be carried on in any Home located in Jupiter Key nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any other owner or tenant. No loud noises or noxious odors shall be permitted in or from any such

Home and the Board shall have the right to determine if any noise, odor or activity constitutes a nuisance.