

## **REALTOR FACT AND INFO SHEET**

### **JUPITER PLANTATION HOMEOWNERS ASSOCIATION, INC.**

**WEBSITE: [Jupiterplantation.org](http://Jupiterplantation.org) (forms & docs available here)**

Jupiter Plantation is a Homeowners Association; not a Condominium Association.

There are 57 Buildings, 4 units per Building for a total of 228 Units.

The current Association dues for 2025 are **\$1,324 billed quarterly**.

There is no Capital Contribution Fee at closing at this time.

#### **Included in the Association Fees are:**

- Basic Cable TV and High Speed Internet Service with Comcast/Xfinity – 1-800-xfinity.
- Building Insurance (Johnson-Brady Agency in Jupiter – 561-745-8894)
- Landscape maintenance excluding interior of patio area

#### **Management Company:**

##### **Triton Property Management**

900 E Indiantown Road, Suite 210

Jupiter, Florida 33477

O: (561) 250-6565 | F: (561) 277-2535

#### **Property Manager:**

**Angie Prieto LCAM**

Email: [jpmgr@tritpncam.com](mailto:jpmgr@tritpncam.com)

##### **Triton Property Management**

On-Site Office Hours are Monday thru Friday 9:30 am to 1:30 pm Office located by entrance gate to swimming pool

#### **Amenities Included:**

- Swimming Pool
- Tennis Courts
- Dog Run
- Dock Slips – Waitlist Only (currently up to 3 years) – Owners only. Must live at JP address six (6) months, one (1) day annually to qualify for waitlist.
- RV Storage Yard – Waitlist (currently up to 3 years) – Owners only. Must live at JP six (6) months, one (1) day annually to qualify for waitlist.

### **Commonly Asked Questions:**

- Pickup trucks are allowed per Florida Statute
- Two (2) parking spaces per unit – vehicle must display JP parking decal
- Visitor parking overnight by permit only in designated lots
- Two (2) pets allowed per unit – no weight limit on dogs – pet must not be obnoxious or a nuisance (barking for a long period of time on the patio is a nuisance)
- Trash Pickup Days are: Tuesday (also recycle and bulk) and Friday
- Trash must be placed a designated Town provided container on which the unit number is to be clearly marked
- Each homeowners is responsible for the maintenance/replacement of their roof and mansard. All four (4) unit must replace roofs and mansards at the same time.
- No signs are permitted other than Open House Signs during an open house.

### **Leasing Info:**

- All lease applications must be submitted with a \$50 application fee to management prior to tenant taking occupancy. Submit form to Capital Realty Advisors, 600 Sandtree Drive #109, Palm Beach Gardens FL 33403.
- No lease shall be for less than thirty (30) days
- No unit can be leased more than six (6) times in a calendar year.

### **Helpful Contact Information:**

- |                                  |               |
|----------------------------------|---------------|
| • Florida Power C Light (FPL) -  | 561-697-8000  |
| • Management -                   | 561-624-5888  |
| • Comcast/Xfinity -              | 1-800-Xfinity |
| • Waste Management -             | 561-804-7000  |
| • Water - Town of Jupiter -      | 561-746-5134  |
| • Post Office (Military Trail)   | 561-744-2799  |
| • Jupiter Police (non-emergency) | 561-799-4445  |

### **At Closing:**

- Obtain two (2) key fobs for access to swimming pool, dock and tennis courts from seller. Replacement fobs are \$50 each.
- Mailbox keys with mailbox location and box number