

Triton Property Management
900 E Indiantown Road, Suite 210
Jupiter, Florida 33477
O: (561) 250-6565 | F: (561) 277-2535
APPLICATION TO LEASE

THIS APPLICATION SHALL BECOME AN ADDENDUM TO THE CONTRACT FOR LEASE OF ANY UNIT IN JUPITER PLANTATION. COMPLETE APPLICATION INCLUDING ITEMS LISTED BELOW MUST BE RECEIVED BY THE ASSOCIATION BEFORE OCCUPANCY MAY COMMENCE PER THE START OF A LEASE. **FAILURE TO COMPLY MAY RESULT IN YOUR LEASE AGREEMENT BEING VOIDED BY THE ASSOCIATION.**

APPLICATION MUST BE RECEIVED BY THE ASSOCIATION PRIOR TO COMMENCEMENT OF A LEASE. SUBMISSION OF THE FOLLOWING **MUST** BE COMPLETED BEFORE PROCESSING MAY BEGIN:

- 1) JUPITER PLANTATION HOA APPLICATION TO LEASE.
- 2) COPY OF **FIRST PAGE ONLY** OF THE LEASE AGREEMENT.
- 3) CHECK PAYABLE TO JUPITER PLANTATION HOA IN THE AMOUNT OF \$50.
- 4) SIGNED **LAST PAGE** ONLY OF RULES AND REGULATIONS.

PROPERTY ADDRESS TO BE LEASED _____ OWNER: _____

APPLICANT NAME(S): _____

REALTOR NAME: _____ PHONE CONTACT: _____

LEASE DATES: FROM _____ TO _____

LESSEE PHONE CONTACT: _____ AND _____

LESSEE EMAIL CONTACT: _____

EMERGENCY CONTACT: NAME _____ PHONE _____

AGE _____

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Jupiter Plantation HOA
Synopsis of rules and regulations for Lessees
Updated June 2023

Welcome to Jupiter Plantation. We are sure that you will enjoy the community, and toward that end we are also pleased to have the opportunity to acquaint you with the rules which apply equally to all residents in the community. We present here a synopsis of the occupancy and use restrictions which are found in our governing documents. This is not intended to be a legal presentation but rather an explanation of the rules found in the Declaration of Covenants and Restrictions for Jupiter Plantation. Violation of the occupancy and use restrictions will result in a warning; continued violation will result in fines. In addition, you are responsible for reading, and for acknowledging that you have read the Declaration of Covenants and Bylaws for the Association which can be found under **Docs/Fin** on our website: **www.jupiterplantation.org**.

Single-family use and leasing restrictions: Each unit is intended for single-family residence only. While there is no restriction on the minimum amount of time for a lease nor the number of times per year a unit may be leased, an **application prior to each lessee occupancy and a \$50 application fee must be submitted.**

Animals: A resident is permitted to keep no more than two domestic pets. When outside the unit, pets shall be kept on a leash, and any solid waste deposited by the animal must be picked up and properly disposed of in one of the pet waste disposals. Incessant barking by any dog shall constitute a nuisance and such animal must be removed from the property upon notice by the Board of Directors.

Garbage, trash and recycling: All such materials must be placed in the appropriate containers required and provided by the Town of Jupiter. Household garbage and trash must be placed in bags within the blue receptacle with the lid closed. Recycled materials should be placed in the appropriate yellow or blue bins. Unit numbers must be displayed on all receptacles. These items should not be placed at the curb before 5 PM on the afternoon prior to collection day, and they must be removed from the street and returned to the unit patio by the night of collection.

Disposal of large items: If you have large items such as a sofa, mattress or kitchen appliance to discard, before you place it at the curb for pickup, please call Waste Management at 772-546-7700 and follow their instructions. When buying a new kitchen appliance or hot water heater the preference is to have the supplier of the new item remove the old one at delivery.

Signs: No signs of any kind may be displayed anywhere on the property including within or upon vehicles.

Vehicles: Overnight parking is limited to permitted vehicles with the current registration. Vehicles must be in operable condition and must display the approved JP parking sticker. Vehicles must be parked only in the assigned parking spaces. Guest vehicles, displaying a guest pass, may be parked in either of the two guest parking areas or in one of the unit owners numbered spaces. No parking on the grass is allowed. No other materials, objects or plants may be kept in parking areas.

Hurricane shutters: Unit owners may install Board approved anodized bronze permanently mounted accordion hurricane shutters. Temporary hurricane panels may be erected when a "hurricane watch" is upgraded to a "hurricane warning" and then must be removed within 48 hours after the storm has passed.

Common Amenities: Swimming pool/pavilion, docks, tennis/pickle ball areas must be used only for the intended purpose and only during the posted hours of operation. Boisterous behavior or any other conduct deemed a nuisance will constitute sufficient reason to remove privilege of use from the offending party. This may include shutting off the fob access to locked areas. Bicycles are not permitted anywhere on these amenities. Fishing is permitted on the docks and riverfront but not in areas designated “NO FISHING” including the canal and property lakes. Pool rules are posted at the pool area. Please read them before using the pool and pavilion. No furniture or personal belongings of any kind may be placed outside of units on common grounds except for short term temporary activities and must be removed immediately thereafter.

Docks and R/V areas: Rules regarding docks and the R/V storage area are found in Article VI of the governing documents and can be accessed online at our website (jupiterplantation.org). There is no provision for occasional use by any boaters not possessing use rights to one of the slips. Do not invite a nonmember to visit you by boat or to pick you up at the docks. A lessee may not keep a boat at the dock or on the property.

Unit maintenance: Maintenance of the exterior and interior of each unit is entirely the responsibility of the unit owner including patio, fencing and mansards. See page 12 under Documents (Article VI (2) g.) on the website for paint and fence information.

Patio: A unit may have either two beige or brown triangular sails hung from the lowest balcony railing or one umbrella of any color. The umbrella must be in good working condition. No tarps or temporary awnings are permitted. All patio lighting must be hung on or below the lowest balcony railing. Lighting is allowed along the fence. All lights must be turned off by 11:00 p.m. Holiday lights/decorations are permitted from Thanksgiving until the second Sunday in January and must be removed by that date.

Landscape planting: Lessees should notify your unit owner before making any changes to landscaping outside of your patio fence. Residents may plant within the patio and only immediately outside the patio fencing. Anything planted within the patio is the responsibility of the resident to maintain. The Association will maintain turf or ornamental plants immediately adjacent to the patio fence. If the resident wishes to maintain that area, a red or blue reflector may be placed at the beginning and end of said section and the Association landscaper will not touch anything therein. That does not excuse the need for continual proper maintenance by the resident. No planting may be done by owner on common areas beyond the area immediately next to their courtyard fence. No materials or objects of any kind may be stored in front of or behind the hedges on the common walls or unit fences.

Propane and charcoal grills: No device with an open flame may be used within 10 feet of any structure. No propane tanks may be stored within the interior of any unit per State Statute.

QUESTIONS OR CONCERNS—Contact **Angie Prieto LCAM** Email: jpmgr@tritpncam.com
Jupiter Plantation HOA website is: jupiterplantation.org.

JUPITER PLANTATION HOMEOWNERS ASSOCIATION

Rules and Regulations acknowledgement

The undersigned buyer (s), lessee(s) hereby agree(s) to abide by and strictly comply with the Association's Rules and Regulations as presented herein. It is further agreed that I/we will be responsible for compliance of the same Rules and Regulations by all persons who occupy our unit including family members, invitees and guests. Any violations occurring as a result of actions by ourselves or any family members, invitees and guests can be enforced by imposition of fines upon the owner of the unit.

Date: _____ Purchaser/Lessee: _____

Date: _____ Purchaser/lessee: _____

PLEASE SIGN AND RETURN TO THE OFFICE THIS PAGE ONLY. KEEP THE Rules & Regulations PAGES IN YOUR UNIT FOR HANDY REFERENCE.