

Antigua at Town Center Homeowners Association Rules and Regulations – August 2012

Introduction to the Association

The Antigua at Town Center Homeowners Association (HOA or Association) is organized under Chapter 720 of the Florida Statutes as a deed-restricted community. This is different from a traditional form of homeownership. First, as members of the Association, we share use of common land and have access to facilities such as the swimming pools, parks, and clubhouses. Second, together with all other homeowners, we have agreed in writing to abide by Association rules which enhance quality of life and property desirability. Third, we agree to pay a monthly assessment used for upkeep of the common areas and build reserves for future obligations. Many homeowner rights and responsibilities are extended to tenants.

Introduction to the Rules

This Rules and Regulations document explains what the Association expects from you as a neighbor, as well as what you can expect from your neighbors. Contact the property management company for the Antigua at Town Center Homeowners Association if you have a concern about any quality of life issue, whether or not it is discussed in this document. Please address any questions, concerns and any complaints to Maggie Negron Licensed Property Manager of Bristol Management:

Maggie Negron is available in the Antigua Clubhouse Monday through Friday from 8:00 am to 5:00pm. You may phone her at 561-630-9540 or email her at Maggie@bristomanagement.com.

All complaints from you to the Property Manager are important to the HOA. Your complaints are handled professionally. Our first concern is your quality of life.

If there is an issue that needs the attention of the Jupiter Police, dial 911 or the Jupiter Police non-emergency number: 746-6201. Follow up the police call with notification to Maggie Negron.

If you feel that your concern is not being addressed by the property manager, request That the Management Company bring your issue to the HOA Board of Directors.

This Rules and Regulations document comprise a best effort summary of important rules stated in the HOA documentation as well as rules agreed upon by the Board of Directors. This is not meant to be an exhaustive list, but rather an introduction for new residents. The HOA Documents, a copy of which is received at closing, details Additional owner and tenant responsibility.

All Management Company personnel, members of the Board of Directors and members of the Covenants Committee are authorized to enforce the Rules and Regulations.

Rental Contracts: HOA Approval is necessary

No owner shall lease his or her home without prior approval of the Association. The Approval requires an HOA application you may obtain from the property manager or at www.bristolmanagement.com/forms/antigua/forms.htm

All prospective tenants must be listed on the lease and in the application. All Prospective tenants must attend a Rules and Regulations orientation before lease approval. Approval of a proposed lease will not be granted while an owner is delinquent in the payment of any assessments or financial obligation to the Association.

It is the landlord's responsibility to notify the Association of an upcoming lease renewal, and supply the new lease to the Association. An orientation will be for any new tenant on the lease.

The Declaration of Covenants and Restrictions allow for eviction of tenants, guests and invitees who create a nuisance, unreasonable and continuous source of annoyance to the residents, willfully damage common area or violate any provisions of the Declaration, Articles or By-Laws of the Association.

Trash: Covered trash containers must stay in the garage

Trash is picked up on Tuesday and Friday. Recycling is picked up on Friday.

- Trash must be kept in closed plastic trash bins that may be put in front of your garage after nightfall on the night before pickup.
- The trash bins must be brought inside by the night of pick up.
- Plastic bags containing trash or loose trash are not to be set on the ground for sanitation and aesthetic concerns.

Trash bins shall be no more than 32 gallons for the benefit of the sanitation workers who need to lift them.

The Association encourages you to mark your bins with your street address to help identify them when they scatter due to a strong wind.

Call Waste Management at 800-824-8472 for Recycling Bins, and for any special trash pick ups for large items such as furniture.

Call Solid Waste Authority at 697-2700 for disposal instructions for hazardous items such as paint, batteries and used oil. Solid Waste Authority has a drop off station at Donald Ross and Military Trail.

Oil Stains on the Driveway Pavers

All oil stains in the driveway need to be cleaned or stained driveway pavers must be replaced.

Vehicles Parking: The HOA gives NO notice for towing from alleyways

Alleyways, greenways, sidewalks are tow zones. Vehicles parked in the alleyways Will be towed with no notice.

Vehicles parked in a driveway must be fully parked in the driveway and not touching the alleyway. You may park in your garage, driveway and in the parking cutouts on public streets. By Jupiter Town ordinance, Public street parking is allowed only in the parking cutouts on the following streets. Instruct your guests not to park in alleyways.

Cades Bay Avenue	Corbison Point Place	Frederick Small	Grand Cull Way
Greenway Drive	Main Street	East Main Street	West Main Street
Parkside Drive	Stadium Drive		

Vehicle Restrictions:

- No parking or storage of commercial vehicles, vehicle with commercial markings or vehicles with scaffolding, ladders or other work-related equipment are allowed upon any lands including driveways in the HOA. Parking those vehicles in your garage, with the garage door closed is allowed.
- No parking or storage of vehicles taller than 75 inches such as jacked-up pick up trucks or jacked-up SUVs are allowed upon any lands including driveways in the HOA.
- Vehicles may not be parked in the community or be otherwise used on property within the community that are loud or the sound of which causes and unreasonable source of annoyance to the residents. Example: Loud motorcycles or cars with loud mufflers.
- No parking or storage of boats, boat trailers, campers, trailers, commercial vehicles or recreational vehicles are allowed upon any lands including driveways in the HOA.
- No repairs to any and all boats, trailers or vehicles shall be made on any lands in the HOA including driveways except repairs made for emergency purposes such as to repair a flat tire.
- Only vehicles bearing current license tags which are operable without assistance shall be permitted to be parked or stored on any lands including driveways in the HOA.

Noise: Quality of Life is Important to Antigua

Quality of Life issues are important to the HOA. For the respect and peaceful living of our neighbors, both the Town of Jupiter and the Antigua at Abacoa HOA governing documents have been broadly worded noise and nuisance ordinances to protect residents. Excessive noise may be considered a nuisance any hour of the day or night. Be mindful of the following:

- Attaching televisions to a common wall may bother your next door neighbor.
- Noise coming from your balcony, especially at night, projects and echoes off the tall building walls. Do not allow parties to spill out to the balcony.
- A midnight conversation on the balcony, in the garage or alleyway even in a normal voice, may disturb neighbors whose windows are open and your conversation may be overheard.

Exterior Radios

No exterior radio, television, satellite dish other electronic antennae is permissible except as authorized by applicable Federal Communications Commission Rules. Satellite dishes may only be placed in approved locations and may be required to be shielded from view. Approved installation locations and shielding requirements may be obtained from management.

Garage Doors and Front Doors: Doors must be left shut.

No garage or front door shall remain open except for temporary entrance and exit. Garages may not be used for open door get-togethers or parties. Have in mind noise in open garages echoes in the back alleys and may disturb the peace of your neighbors.

Visual Nuisances

Lot, including the common area, shall be kept in good condition, repair and appearance by the owner or his or her tenants. Example: Porches, steps, driveways are to be kept free of mold & mildew.

- Porches and patios may have patio furniture, but no living room furniture or hammocks.
- No towels or laundry may be hung out to dry on railings or racks on the balconies.
- All toys, bikes, shoes and miscellaneous items must be brought inside when not in use.
- It is forbidden to dispose of cigarette butts on any grounds.
- Bounce houses, Water slides are not allowed on any HOA lands.
- Garage sales are limited to one per year with the Board of Directors approval.

Grills

No charcoal grills are permitted on balconies since they could tip over and cause a house fire. Gas grill usage on the balconies is regulated by Palm Beach County and owners may not use grills in a manner inconsistent with County or other municipal ordinances. No grill may be used in the front of townhouses or on common areas. Any grill used on the driveway must be returned to the townhouse garage immediately after use.

Pets: Pick up after your pets, Keep your dogs leashed

Ordinances from the Town of Jupiter as well as the HOA state that you must pick up after your pet. Please be respectful of your neighbors. The Town will fine residents who do not curb and clean up after their pets.

Dogs must be kept on a leash when outside of the residence. A pet may not be left unattended or unsupervised outside. No pets are allowed in the pool area.

No more than 2 dogs or cats may be kept. Pets must be kept in a manner so that they do not become an annoyance or nuisance to residents in the community. The 2 dogs cannot exceed 150 pounds in the aggregate (combined) weight and any 1 dog may not weigh more than 100 pounds.

Common Green Spaces Usage

For the peace and quiet of all surrounding residents, mews (common green areas forming a common front yard for many townhouses) may not be used for parties, get-togethers, or any other organized gatherings. No drinking of alcoholic beverages is allowed in the mews. Glass bottles are not permitted.

Respect Private Property

No walking is allowed between the townhouse buildings. Gardens between the townhouse buildings are the private property of the end units. One exception: Some townhouses side yards have sidewalks that allow for public right-of-way. You may pass through the side yard if there is a concrete sidewalk.

Pool Rules:

- A pool key provided by the Property Manager is required for pool use. For liability and quality of life concerns, do not open the pool gate for children or anyone else who is not your guest. The pool key is necessary for entrance to the pool area, restrooms and for exiting the pool area.
- The pool gates must be kept shut and locked
- **NO SMOKING** is allowed in the pool area
- For the peace and quiet of surrounding neighbors, the pool is open from sunrise to sunset.
- No running, jumping, ball playing, rubber rafts or large toys are allowed in the pool or pool area.
- No diving is allowed.
- **NO PETS** are allowed in the pool or pool area.
- The pool area is intended for the use of all residents. **NO PRIVATE PARTIES** are allowed in the pool area.
- Electronic equipment such as radios must be used with a headset only.
- **NO ALCOHOL , NO GLASS BOTTLES** are allowed in the pool area.
- Children under 12 years of age must be accompanied by an adult. Children in question must have proof of age.
- For children of diaper age, using diapers is not permitted in the pool. Swim diapers are mandatory.

Garages: No garage may be used as a living area.

No garage may be used as a living area or shall be altered so that the alteration results in less than the number of parking spaces that it was originally constructed for. NO garage may be used as an extension to the commercial area of the live/work units.

Seasonal Lighting

Seasonal lighting should be hung only for that period and must be removed immediately after the holiday has occurred.

Live/Work Signage

Live/work shingles and magnetic signs for doors are encouraged but must be approved by the HOA Architectural Control Committee, prior to installing .NO other signs of any nature whatsoever shall be erected or displayed except where express prior written approval is obtained from the HOA.

Townhouse Sale and Rental Signage: Forest Green Abacoa Format.

For Sale/for Rent signs must follow the standard Abacoa format (white letters with a hunter green background) may be placed in front of the townhouse garden. NO sale or rent sign is allowed in the back of the townhouse.

Building Exterior Issues

Window Coverings must be of high quality, including professionally made drapes, shutters or blinds. NO bed sheets, newspaper, foil, or cardboard are allowed.

Colors

Window coverings must be white curtains or blind, one exception: Natural wood colors that compliment the exterior building colors such as bamboo are allowed. If you have any questions, consult the Management Company to ensure your window covering is allowed before making your purchase.

Patterns

NO stripes, polka dots, herringbone, zigzag design or other busy patterns are allowed to be visible from the sidewalk. Use white curtain liners if necessary.

Carriage lights and front door porch lights must use clear light bulbs. No colored bulbs are allowed. No florescent bulbs are allowed.

Hurricane Shutters may be installed over windows and doors no sooner than when National Oceanic and Atmospheric Administration or the National Hurricane Center issues a tropical storm warning for Jupiter FL. Shutters must be removed within 72 hours after the warning has been lifted or 72 hours after a Florida Governor-announced state of emergency is lifted for our area, whichever is later. Under no circumstances may shutters be installed over windows and doors for the entire hurricane season or simply because the residents are away for an extended period during the hurricane season.

