

# GREENS CAY AT JONATHAN'S LANDING HOMEOWNERS ASSOCIATION, INC.

## RULES & REGULATIONS

### I. DESIGN CONTROL BOARD

- A. The Design Control Board functions as the Jonathan's Landing approving authority for all exterior alterations or modifications to any original construction.

This restriction will be firmly enforced. For further information in regard to any exterior changes, i.e. painting, screening, planting, etc., please contact your area President or call Bristol Management Services at (561) 575-3551.

### II. PARKING REQUIREMENTS

- A. In order to maintain proper security and safety conditions, no "on street" parking is permitted. The only exception to this rule would be for a short period of time (2-3 hours) when entertaining guests at a party.
- B. No trailers, boats, recreational vehicles, habitable vehicles, trucks and/or full-size vans may be kept on the property in exposed areas.
- C. A vehicle capable of being garaged can be parked in the driveway but only on a temporary or guest parking basis. No overnight parking is permitted in the driveways. Please make sure that overnight guest vehicles are placed in the guest parking areas.

### III. GARBAGE

- A. Collection is early Wednesday and Saturday mornings. Recyclable materials are collected on Saturday **ONLY**.
- B. Trash must be placed at curb side bagged and tied. **NOT BEFORE THAT MORNING BY 7AM.**
- C. Never put garbage in any outside storage closet or area. The raccoons will find it every time.
- D. Service and scheduling is handled by Browning-Ferns Sanitation (BFI) who is contracted by the Palm Beach County Solid Waste Authority. BFI can be reached toll free - 800-798-7274.

### IV. LANDSCAPE MAINTENANCE

- A. All plant type cuttings must be bagged or tied and placed with the garbage on collections days. No loose clippings will be picked up.

## V. PETS

- A. Dogs, cats, and other common household pets less than 26 lbs. may be kept provided they are not raised, bred or kept for any commercial purpose. No pet shall be allowed to roam or otherwise be let out of the residential unit without a leash and without being in the custody of an individual.
- B. Every owner shall be responsible for the immediate clean up of private and common area property after use by their pet.
- C. Do not leave dogs unattended on screened patios. They tend to bark causing a disturbance.

## VI. ELECTRIC CARTS

- A. Children 16 years old or younger may not operate golf carts unless accompanied by an adult. Young persons may not use golf carts to joy ride, create a nuisance or disturb the peace. Proper instruction and guidance in this regard is the responsibility of the homeowner. Golf cart operation is covered under Florida statutes governing automobiles.

## VII. DRESSCODE

- A. Proper and appropriate attire is required throughout all areas of Jonathan's Landing.
- B. All joggers, walkers and cyclists must wear tops covering all upper parts of the body.

## VIII. SAFETY

- A. Joggers, walkers and cyclists and those on golf carts must use promenades rather than the streets.
- B. Everyone is expected to adhere to the posted speed limits. Be aware that Central gate and Barrow Island Bridges have obstructed views for cross traffic. Please reduce speed when you exit the property from these bridges.

## IX. SECURITY

- A. For the protection of your family and your personal property, you are asked to use the security system whenever possible, especially when you leave home.
- B. It is suggested, in addition to setting your alarm system, you leave a television or radio turned on to deter would-be intruders. Lights turned on outside and inside are also a great deterrent.
- C. **VERY IMPORTANT** If you have an emergency call 911 and press the appropriate button on your security panel. If you observe any suspicious activity please call security at 747-2800.

- D. Renters and unaccompanied guests should contact the Security Manager's Office to receive your security orientation. The office is located at the JLPOA Office and is open Monday through Friday from 8:00AM to 5:00 PM. It is recommended to call for an appointment prior to arrival at (561)747-2889.
- E. It is important to make sure your garage door is closed completely each evening to provide for your security and to keep animals out.
- F. The speed limit within Greens Cay is 10 MPH. All other common roadways in Jonathan's Landing are 25 MPH. Please adhere to the regulation as violators will be prosecuted.

## **X. RENTAL POLICY**

- A. Perspective renters and or real estate agents are expected to complete a rental application form as provided by the Board of Directors or management firm. Along with the application, a copy of the Renters Rules and Regulations will be provided for all applicants.
- B. Renters will be required to submit with their application a \$500.00 common area security deposit fee along with a \$100 application fee. The \$500 common area security deposit is refundable provided that the tenants have caused no damage to the common areas. The \$100.00 application fee is non-refundable.
- C. Renters will then be approved by the Board of Directors and expected to abide by the Greens Cay Homeowners Association Rules and Regulations.
- D. Please send all correspondence to:  
**Bristol Management Services, Inc.**  
**1930 Commerce Lane, Suite #1**  
**Jupiter, FL 33458**