

# **JUPITER BY THE SEA CONDOMINIUM ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

- 1. The occupants of each unit shall abide with each and every term and provision of the Homeowner's Documents.**
- 2. The unit owner must provide Jupiter by the Sea with working keys to allow access in the event of an emergency. Keys should be given to the Site Manager and should include keys for: residential unit; multipurpose room, if applicable; storage room and rear fire stairwell.**
- 3. The unit owner must provide the Management Company and the Board of Directors with a list of any and all guests using a unit when the owner is not on the property. Owner must provide said guests with appropriate keys, as well as access and security instructions and a copy of these regulations. On their arrival, any unaccompanied guests must register immediately with the Site Manager at the cabana. The hours for the site manager are 7:30 A.M to 4:30 P.M., Monday through Friday. There is also voicemail on the system.**
- 4. Because of fire regulations, no personal items may be stored in any common area or on front and back fire stairwells. Bicycles, beach chairs and shopping carts may be kept in designated areas of the garage. These items should be permanently stored in one's own unit if you are leaving for the summer. As a courtesy to your neighbors, beach equipment, shoes, sandals and any other personal items, with the exception of decorative pieces, should also be stored in one's own unit at all times.**
- 5. Any damage to the Common Areas, property or equipment of the Association caused by any unit owner, family member, guest, invitee, lessee or contractor shall be repaired or replaced at the expense of the owner.**
- 6. An occupant will not park or position his vehicle so as to prevent access to another. The occupants will observe the signs posted by the Association for the safety**

and convenience of all occupants. The guest handicap parking areas are specifically for the use of handicapped guests. Parking should be forward only in order to protect the landscaping and sufficient space should be observed between cars and landscaping.

7. All garbage, refuse and recycling materials from the units shall be deposited with care in each building's trash chute or recycle containers. Trash and garbage must be in sealed trash bags. Waste which is not properly sealed may get caught in the chute—causing odors as well as vermin to invade the buildings. Disposal of glass items in the chute is hazardous. Corrugated cardboard boxes jam the trash chute; they must be broken down and placed next to the recycle bins. Other recyclable materials may be placed in the appropriate containers provided in the garage. Please read the signs on the bins and dispose of only those items listed on each container. Garbage or other trash should not be put into the recycle bins. The unit owner is responsible for their cleaning personnel's compliance with these rules.
8. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of the property; no clothesline or similar device shall be allowed; beach towels or laundry may not be hung from the balcony railings nor shall any rugs, mats or other item be shaken from any window or balcony. Dirt, water or other substance shall not be swept or hosed from any balcony.
9. In order to preserve the aesthetic integrity of the Condominium, all drapes, curtains, blinds or any window treatments which are visible in any way from the exterior of a Unit or limited common element must be lined, finished or painted with a light color, preferably white or beige.
10. POOL--If going from the beach to the pool, carefully remove all sand with the hose or shower before entering the pool. Place a beach towel beneath you on the pool furniture; suntan lotions deteriorate and stain the chairs. Before entering the buildings, towel off excess water, wear shoes and some type of coverup. Bare feet will only be permitted in and around certain designated portions of the Common Elements, including but not limited to the pool.
11. The pool hours are dawn to dusk. Rules for the pool usage are clearly posted, including no food or glass containers of any type in the pool area. Food is permissible in the grill area and under the portico.
12. No trailers, campers, motor homes, recreational vehicles or unserviceable vehicles shall be parked or kept upon any portion of the Common Elements. Utility trailers, jet skis, motorcycles may be parked on the property if they are parked in the individual owners interior parking space, and shall fit entirely within said space. Commercial vehicles delivering goods or furnishing services are permitted. Any exceptions must be approved by the Board of Directors.
13. Owners shall have the right to own and keep a domestic pet of twenty pounds or less in their unit. Pets shall not be permitted in any common areas, except under

**leash. Pets are not permitted at the pool, cabana or fitness center at any time. Each pet owner shall be required to clean up after the pet in order to properly maintain the common areas. Pet ownership is not permitted for lessees without board approval. If a dog becomes obnoxious to other occupants in its behavior, the pet owner shall remedy the problem or, upon written notice from the Association, he will be required to dispose of the pet.**

- 14. All contractors are required to register with the Site Manager via the J.B.S. website or cabana telephone giving name, phone number and unit where working. Without the prior permission of the Condominium Association, no contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit, (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M. or on Sunday or legal holidays if such work is likely to disturb other Unit Owners. In the case of major work projects or renovations, the owner must obtain prior written approval from the Management Company and Board of Directors as to licensing, insurance, security deposits, permits and approvals, etc.**
- 15. No disturbing noises, either within the Units or in or on the Common Elements, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.**
- 16. Smoking is not permitted in any Common Areas.**
- 17. No flammable substances may be stored on or about any Common Elements.**
- 18. No skateboarding or ball playing of any type is permitted on or about the walkways, roadways, stairways, corridors, landings or parking areas situate upon the Condominium property.**
- 19. Complaints regarding the management of the Association Property or the actions of other Occupants shall be made in writing to the Association through Bristol Management and shall be signed by the complaining owner.**
- 20. Any consent or approval given under the Rules and Regulations by the Association may be revocable at any given time by the board.**
- 21. These Rules and Regulations may be modified, added to or repealed in accordance with the Bylaws of the Association.**