

Rules and Regulations  
Of  
THE JUPITER DUNES CONDOMINIUM "A"  
ASSOCIATION, Inc.  
(A Florida Corporation Not for Profit)

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of the Jupiter Dunes Condominium "A."

PART I – REGULATIONS

- A. Alterations to units involving the Common Elements or the Limited Common Elements must be approved by the Architectural Committee. Applications for approval must be submitted in writing to the Architectural Committee. The request must be accompanied by a drawing or plan sufficient for the Committee to understand the proposed alteration along with the name, address, and telephone number of any contractor engaged to perform the alteration. If deemed to be in conformity with the Architectural Standards of the Condominium Association, the Architectural Committee will recommend final approval by the Board of Trustees.
- B. No modifications to the landscaping are permitted without the approval of the Landscaping Committee. If any Owner desires to plant, at his own cost and expense, any additional trees, shrubs, or plants outside his unit upon any portion of the Common Elements or Limited Common elements, the Unit Owner may only do so with the prior written consent of the Board of Trustees and in accordance with the Landscaping Standards of the Condominium Association. If approval for such plantings is granted, the Condominium Association will not be responsible to replace any such additional plantings. Also, if such plantings materially increase the Condominium Association's maintenance costs, the particular Unit Owner will be responsible to reimburse the Condominium Association for such increased cost. Applications for approval must be submitted in writing to the Landscaping Committee. The request must be accompanied by a drawing or plan sufficient for the Committee to understand the proposal along with the name, address, and telephone number of any contractor engaged to perform the work. If deemed to be in conformity with the Landscaping Standards of the Condominium Association, the Landscaping Committee will recommend final approval by the Board of Trustees. Because the common areas are under the exclusive control of the Association, any trees or shrubs planted by a Unit Owner in the Common or Limited Common Areas must be donated to the Association. Any flowers planted by a Unit Owner must be mulched and maintained by the Unit Owner.

## PART II – RULES

1. Common Elements or Limited Common Elements shall be used exclusively for ingress to or egress from the Units. By way of illustration and not limitation, no baby carriages, shopping carts, bicycles, toys, trash cans, garbage cans, or other articles will be allowed to stand in said areas nor shall children be permitted to play or loiter in or on said stairways, sidewalks, corridors or landings. Lightweight chairs and tables are permitted on the paved surface in front of the lower unit's second bedroom. They must be light in weight so that the upper unit owner can have ready access to that Unit Owner's storage closet. Upper level Unit Owners may place light weight chairs or benches on the upper landing adjacent to their entrances, but they may not be placed within 5 feet of the stairs.
2. Children shall not be permitted to play on or about the walkways, roadways, or parking areas situate upon the Condominium Property.
3. No personal property shall be left on or about the Common Elements when not in use.
4. No dirt or other substance or material shall be swept or thrown into or onto any stairways, corridors or landings which are a part of the Common Elements. No clothes, towels, or rugs shall be hung from any window, patio, terrace, or balcony, nor shall any rugs, mats, bedding or other items be shaken from any window, door or front balcony walkways.
5. All trash, refuse and garbage from the Units shall be deposited with care in containers intended for such purpose only at such times and in such manner as the Condominium Association shall direct. Any food garbage should not be placed in cans until the morning of pick-up. Owners should use garbage disposal as often as possible.

Recycle bins are not to be placed out for pickup until the morning of scheduled collection. The empty containers are to be returned, by the unit owner, prior to darkness on collection dates. No litter or other trash shall be placed or left upon the Common Elements, except in containers provided for such. Large items may be left outside of containers on the morning of pick up.

Upon leaving for the season, all owners are to store their recycle bins in their storage areas, in order to prevent them blowing around the complex in a storm.
6. No disturbing noises, either within the Units or in or in the Common Elements, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.

7. The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the Units shall not be used for any purpose other than that for which intended, and no sweeping, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the Common Elements resulting from misuse thereof shall be borne by the Unit Owner of the Unit where the misuse occurred.
8. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzene, or explosives, fireworks or articles extra-hazardous to life, shall be kept within a Unit without, in each case, obtaining the prior consent of the Condominium Association.
9. Without the prior permission of the Condominium Association, no Unit Owner, resident, 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.
10. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit shall comply with all rules, authorities and boards of fire underwriters having jurisdiction.
11. No trailers, motorcycles, campers, motor homes, boats, golf carts, unserviceable vehicles or vehicles with commercial plates or commercial lettering shall be parked on the condominium property during overnight periods. This would include any vehicle designed to carry, store, or transport items in an open area behind the passenger area and less than a four passenger seating area. No persons will be permitted to sleep or reside inside any vehicle, camper, or motor home during any overnight periods, without Board approval. All vehicles are to be currently registered and in serviceable condition. Vehicles not in compliance will be removed at the Owners expense.
12. All parking regulations and traffic regulations from time to time posted by the Condominium Association shall be obeyed. Unit Owners will be responsible for any damage caused to the common areas due to the disrepair of their vehicle or vehicles of their guests. The cost for the repair of damage to grass, trees, buildings and parking areas will be borne by the unit owner. Vehicles not in compliance will be removed at owner's expense.
13. No vehicle's horn shall be blown upon the Condominium Property except for the purpose of preventing an accident.

14. No employee of the Condominium Association or of the Condominium Manager shall be requested or required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employee by the Condominium Association or the Condominium Manager.
15. No Unit Owner shall replace the air conditioner condenser or pad appurtenant to any Unit without the prior consent of the Condominium Association.
16. No fencing shall be permitted on the Land without the prior written consent of the Board of Directors of the Condominium Association and, if the proposed fencing is within 200 feet of the boundary line of the Land, with the prior written consent of the Property Owner's Association.
17. Each Unit Owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.
18. Complaints regarding the management of the Condominium Property or regarding actions of other Unit Owners shall be made in writing to the Condominium Association through the Management Company's Property Manager.
19. Any consent or approval required of the Condominium Association by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.
20. Flags. Unit owners may display a single flag under the following Conditions: The flag must be not larger than 3 feet by 5 feet. It must be flown from a pole extending from a bracket attached 4 feet above the floor on the exterior wall of the kitchen within 6 inches of the wall adjoining the unit's entrance. Only the following flags are permitted:
  - a. The flag of the United States or any of its historical versions.
  - b. The flag of one of the armed services of the United States.
  - c. The flag of one of the several states of the United States.
  - d. A national flag expressing ethnic pride or national origin.
21. Flowers and Flowerpots. Flowers may only be grown in the areas permitted by the Landscaping Standards of the Condominium Association. For the safety of Unit Owners and their guests, flowerpots are not to be placed on the stairs or any landing within 2<sup>1/2</sup> feet of any stairs. For safety, hanging flowerpots on the upper levels must have the approval of the Board of Directors.
22. Any tile flooring in an upper unit must have a cork underlayment installed under the tile in accordance with the Declaration of Condominium. Inspection of the floor, after the cork application and prior to application of the tile, is required. Proper request form to ACC (see Part I –A) is also required prior to commencement of work.

23. No Unit Owner may rent his or her Unit for a period of less than one month. (It should be noted that Florida Law requires a license for Unit Owners to rent their unit for less than 30 days. Section 509.241 Florida Statutes.)
24. Unit Owners may rent/lease their units for a minimum of 30 days. Subleasing is not allowed. A renter's application and a fee of \$100.00 must be submitted to the Condominium Management Company at least 30days prior to occupancy for screening and approval. Repeat renters do not have to pay the \$100 fee, but must submit an application form. Failure to file the appropriate forms and fees will result in a \$200.00 penalty. There shall be no more than two vehicles, trucks not allowed, per leased unit. Renters are not allowed pets. All renters must abide by the governing documents of the Jupiter Dunes A Condominium Association and the Rules and Regulations.
25. Penalty schedule for violations of The Rules and Regulations of The Jupiter Dunes Condominium A Association, unless specifically stated:
  - First Offense – Written warning to the Owner of the Unit.
  - Second Offense – A fine of \$25.00 will be assessed against the Owner of the unit per specific violation.
  - Third Offense – A fine of \$50.00 per Offense
  - Subsequent Offenses of specific violation - \$100.00 up to a maximum of \$1,000.00.
26. Owners may install approved Hurricane Shutters, according to the size and color regulations, after proper application is made to ACC (see Part I –A). Permanent Hurricane Shutters may be closed at any time to protect property. Wooden sheets of plywood may not be installed prior to one week (7days) prior to the arrival of any named storm. The wooded sheet plywood shutters must be removed within one week (7days) after the named storm has passed. Failure to remove or have removed will result in the Association removing them, at the cost to the unit owner.

THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF THE JUPITER DUNES CONDOMINIUM "A" ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AT THE FIRST MEETING OF THE BOARD OF DIRECTORS. THEY WERE AMENDED AT A BOARD MEETING ON JANUARY 23, 2008 AND RECORDED.