

JUPITER DUNES CONDO "C" 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 Estuary at Jupiter Dunes, a Condominium.

1. 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.
2. No trailers, trucks (A truck is considered any vehicle that has a cargo bed, whether open, closed or capped), campers, motor homes, recreational vehicles, boats, motorcycles, or unserviceable vehicles shall be parked or kept upon any portion of the common elements. Trucks and motorcycles may be parked on the common elements for temporary periods during which time lawful work is being conducted (e.g., deliveries or repairs to a residence), but in no event, overnight. Notwithstanding anything to the contrary in this provision, or in the rules and regulations, trucks or motorcycles which are registered to a unit owner may be parked inside of that unit owner's garage, which garage door must be kept closed at all times when the motorcycle or truck is not in use.
3. No vehicle may be parked on a roadway or landscaped area or extending over the concrete road gutter. Any vehicle using a permit parking space must display a parking permit. A Unit Owner, Tenant, or Occupant may obtain a Guest parking permit from the Condominium Manager for a period not exceeding 14 days. A vehicle parked in violation of this is subject to towing at the [vehicle] owner's expense. One renewal is allowed. Thereafter guests must submit a letter of explanation, when requesting subsequent renewals, and receive Board approval before permit can be issued.
4. No one may park a vehicle on a driveway or parking area associated with another's Unit without prior written permission by that Unit Owner, Tenant, or Occupant of that Unit. A vehicle parked in violation of this is subject to towing at the [vehicle] owner's expense. All Owners vehicles must be registered and display a sticker in the driver's side rear window.
5. Clubhouse parking rules posted by The Jupiter Dunes Property Owners' Association must not be violated.
6. Any vehicle which leaks oil or any other substance which damages the common property, including but not limited to parking areas and roadways, shall be prohibited from being parked on said property, and may be considered an unauthorized vehicle and subject to tow.
7. No vehicle horn may be sounded in the Estuary except for the purpose of preventing an accident.
8. No one is permitted to play in the roadway.
9. Only individuals who have registered at the pro shop and golf course staff are permitted on the golf course. Pedestrians, bikers, dog walkers, etc. are not permitted on the course, including the cart paths.

10. Pool and spa rules posted by the Jupiter Dunes Property Owners Association must not be violated.
11. No disturbing noise, either within the Unit or elsewhere in the Estuary, which interferes with the rights, comforts or conveniences of others, is permitted. The period between 11:00 PM and 8:00 AM is considered a “time” during which all persons must make an extraordinary effort to refrain from making noise.
12. No one, without prior written approval from the Condominium Manager, is permitted to perform any work or related activity (except for emergency repairs) in any unit between the hours of 6:00 PM and 8:00 AM or on a Sunday or legal holiday if such work or related activity is likely to disturb others.
13. Any use or practice, including but not limited to a home business, which is determined by the Board of Directors to be a source of undue annoyance to others or interferes with the peaceful possession and proper use of the Condominium Property by others is prohibited.
14. Unit Owners have the right to keep 2 domestic pets in a Unit. This privilege does not extend to Tenants or other occupants. A pet must be leashed whenever the pet is outside the Unit. Pets that disturb the tranquility of the Estuary will not be tolerated. Pet Owners are responsible for the immediate retrieval and disposition of their pet’s deposits by placing the deposits in sealed plastic bags or containers and disposing of them in an appropriate trash contained.
15. Garage sales, flea markets and other events offering merchandise for sale to the public are prohibited.
16. The Board of Directors shall oversee all decorative elements on the common areas of the association. No appurtenance (signs, decorations, etc.), attachments or fencing are permitted on the Common Elements. No tree or shrub may be planted and no one is allowed to remove any plant materials on the Common Elements without prior written approval by the Landscaping Committee by direction of the Board of Directors.
17. No modification may be made to a patio, common or limited common elements without submitting an ACC Request for Alteration form and approval by the Board. All requests must be in writing and approved prior to commencement of any work.
18. The installation of all hard flooring, including but not limited to, ceramic tile and wood in a second floor Unit which are located over living spaces (except bathrooms) requires the use of a sound reduction material with an STC (Sound Transmission Class) rating not less than 55 and an IIC (Impact Insulation Class) rating not less than 60. Written approval by the Condominium Manager is required prior to installation. Regardless of the material approved and installed, it is the responsibility of the second floor Unit Owner to control and minimize any potentially disturbing sounds transmitted to the Unit below.
19. In order to preserve the aesthetic integrity of the Condominium, all drapes, curtains, blinds and other types of window hangings or treatments which are visible in any way from the exterior of a Unit of Limited Common Element shall be lined or backed in a light-colored fabric, preferably white or beige. Rollups or storm shutters in patios and windows must be white on the outside.
20. Garage doors must not, for aesthetic and security reasons, be left open.

21. Driveways, landscaped areas, sidewalks, stairways, and landings that are part of the Common Elements may not be obstructed. No bicycle, toy, chair, grill or other personal property may be left or stored on the Common Elements when not in use.
22. All garden hoses must be stored inside or in such a manner as to not be seen from the front street and must not create a hazard.
23. Garbage and recyclables may not be placed at the curb or elsewhere outside the Unit before 8:00 PM on the day preceding scheduled collection. All garbage must be in trash containers and all recyclable items in appropriate bins. Each trash container and lid must be beige, have a secured lid and be marked with the number of the unit to which it belongs. After collection, trash containers and recycle bins must be stored inside the Unit and must not be left outside overnight. Overflow and non-food items may only be put out in black plastic trash bags on the morning of pickup
24. Barbequing, grilling and outdoor cooking of any kind are allowed only in driveways. Propane tanks for gas grills may not be stored (per Jupiter ordinance) or used in the Estuary.
25. No flammable liquid in a portable container, explosive or article extra-hazardous to life may be brought into, stored or used in any Unit including the patio and garage.
26. No dirt or other substance or material may be swept or thrown onto any stairway or landing that is part of the Common Elements. No clothing, towel, rug, mat, bedding or other item may be hung or shaken from any window, door or patio.
27. Unit Owners may lease their Units for a minimum of 60 days. A Renter Registration form and a fee of \$125.00 for a Tenant in the Estuary must be submitted to the Condominium Manager prior to occupancy. The fee for subsequent rentals in the Estuary by the same tenant is \$100.00. A late fee of \$200.00 will be charged. Failure to file the proper application shall result in a fine of \$100.00 per day beginning on the date of the violation letter up to a maximum of \$1,000.00 A Unit Owner or Tenant who will have a guest occupying the Unit for more than 5 days while the Unit Owner or Tenant is not in residence must submit a Guest Registration Form (for which there is no fee) in advance of the occupancy to the Condominium Manager.
28. Open House signage may be placed in the entrance between 10:00 am and 5:00 pm only on the day of the Open House. Gate access codes should not be given out. The front telephone directory system should be used to grant access to the community. All people having Open Houses must be aware of the parking rules (See Parking Rules) and should take extraordinary care not to inconvenience the other residents.
29. Complaints regarding the management of the Condominium Property or regarding actions of other Unit Owners shall be made in writing to the Managing Agent of the Condominium Association.
30. These Rules and Regulations may be amended, supplemented, modified and superseded by the Condominium Association from time to time.