

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, passenger vehicles displaying commercial signs or unserviceable or unregistered vehicles shall be parked or kept upon any portion of the Common Elements. Trucks, motorcycles and passenger vehicles displaying commercial signs may be parked on the Common Elements for temporary periods during which time lawful and permitted work is being conducted (e.g., deliveries or repairs to a residence), but in no event, overnight. Trucks or motorcycles which are registered to a unit owner must 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. **Renters can NOT have a truck on the property nor in a garage. Unlicensed cars, cars without plates and car covers over vehicles are NOT permitted in driveways or the Common Elements.**
3. No vehicle may be parked on a roadway or landscaped area or extending over the concrete road gutter. Guest parking spaces may be used for up to three hours without a guest parking permit. All other vehicles must display a guest parking permit. A vehicle parked in violation of any of the above is subject to towing at the vehicle owner's expense. A Unit Owner, Tenant, or Occupant may obtain a Guest Parking Permit from the Condominium Manager for a period not exceeding 14 days. One renewal is allowed. Thereafter, a letter explaining the need for subsequent renewals must be submitted to, and receive, Board of Directors approval before an additional 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.
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 properties, 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 Owner's 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 extra effort to refrain from making loud or disturbing 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. Reference: Town Of Jupiter Sec. 27-1338. Rules, regulations for limited home occupations. **In addition, no signs or decals advertising a business are permitted by unit owners or renters while parked in the Estuary.**
14. Unit Owners have the right to keep 2 domestic pets in a Unit. This privilege does not extend to **renters or registered guests**. 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 bags and disposing of them in an appropriate trash container.
15. Garage sales, flea markets and other events offering merchandise for sale to the public are prohibited.
16. No appurtenance, attachment or fencing is permitted on the Common Elements except as stated below and in rule 17. Free standing decorative items are permitted, except on the grass. Limited Unit Owner landscaping is permitted on the Common Elements. Objections to decorative items or Unit Owner landscaping must be submitted in writing to the Board of Directors which shall be the final arbitrator. No tree or shrub may be planted **on, or removed from** the Common Elements without written approval by the Landscaping Committee **and** the Board of Directors.

17. No modification may be made to a Common or Limited Common Elements without an ACC (Architectural Control Committee) Request for Alteration form approved by the Board of Directors.
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. No installation is permitted without an ACC (Architectural Control Committee) Request for Alteration form approved by the Board of Directors. 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 or Limited Common Element shall be lined or backed in a light-color, preferably white or beige. Rollups or storm shutters in patios and windows must be white on the outside.
20. Garage doors should not, for aesthetic and security reasons, be left open **and unattended for more than 60 minutes.**
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, except as stated in rule 16.
22. Garden hoses must be stored in an inconspicuous place at all times or inside your garage.
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. **(Trash pickup is Tuesday and Friday/Friday recycling)** All garbage must be in trash containers and all recyclable items in appropriate bins. **Each trash container must 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 larger than two and 1/2 pounds may not be stored (per National Fire Code) or used in the Estuary. A limit of two canisters may be stored in a condominium unit.
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, patio or Common Elements.

27. Unit Owners may lease their Units for a minimum of two months. A Renter Registration form and a fee of **\$100.00** for a Tenant in the Estuary must be submitted to the Condominium Manager prior to occupancy. **However, if the lease or sublease is a renewal of a lease or sublease with the same leasee or sublease, no charge shall be made.** 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 at the entrance between 10:00 am and 5:00 pm only on the day of the Open House. Gate access codes **MUST 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 3 through 7 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.