



Jupiter Ocean Grande

Instructions for Sale or Lease Application Form

1. Fill in and return ALL the application packet forms completely. Please write N/A on the form if it does not apply to you. Incomplete packets will not be processed. Fax copies will not be accepted. Scanned and e-mail copies are acceptable.
2. A fully executed copy of the purchase or lease agreement must accompany the application.
3. After the completed application packet has been received the applicant will receive an e-mail invitation from our screening company Tenant Evaluation, to go online and complete the application process and make payment. Payment of the \$100.00 application fee will need to be made directly to Tenant evaluation on-line. Payment will not be accepted in office.
4. After screening report has been received then an interview/orientation is required and will be scheduled prior to closing or occupancy. A certificate of approval is required for all purchasers.
5. The application for Sale(or Lease) and Occupancy along with all information and materials requested therein must be completed, executed and submitted to the Association, at the address below at least thirty(30) days prior to the expected date of occupancy. A sale (or Lease) is not effective nor may the unit be occupied by the respective occupant(s) without the prior approval by the Board of Directors of the Association.
6. In the case of a sale, after closing, a copy of the recorded warranty deed must be provided to Jupiter Ocean Grande Community, Inc. by the new unit owner, closing agent i.e. title company or attorney.
7. If you are having a moving company provide service or doing your own move, please be aware that a move in/move out deposit of \$250.00 will need to be paid before move. The form is in the packet to be used at the appropriate time.

Thank you

Jupiter Ocean Grande Management
131 Ocean Grande Blvd Suite 131
Jupiter, FL 33477
561-745-0115

YOU ARE ONE STEP CLOSER TO YOUR DREAM HOME



Jupiter Ocean Grande

— BEFORE YOU BEGIN —

We ask that you have the following items readily available to expedite the application process.
Allow 15-20 minutes for the completion of this application.



Be sure to obtain valid email addresses for all references including: landlord, employer, and personal references if applicable. They will have 48 hours to reply.



License/Tag number for dog
if applicable



Valid major credit card
or debit card



Visit:
www.tenantev.com



Enter the following code
when prompted:



Upon entering the code, you are
ready to begin your
online application!

Identity Theft:

You can be charged with identity theft if you enter another person's name or social security number, or any other information other than your own on an application. Conviction for identity theft carries with it some potentially hefty penalties. In fact, the Identity Theft Penalty Enhancement Act signed into legislation in 2004 established identity theft as a federal crime. The law sets the penalty for identity theft at up to 15 years in prison and paying as much as \$250,000 in fines.

Customer Support: 1-855-383-6268

www.tenantevaluation.com

**JUPITER OCEAN GRANDE
CONDOMINIUM ASSOCIATION, INC.**

(Check One)

APPLICATION FOR PURCHASE

I/we acknowledge receipt of the following:

Provided by the Seller:	Declaration of Covenants and Restrictions Articles of incorporation Bylaws Amendments
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Provided by Association:	Rules and Regulations
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I/ we agree to observe and abide by the terms and conditions stated in these documents.

Signature

Date

Signature

Date

APPLICATION FOR LEASE (NO RENTALS ALLOWED FOR BUILD. ___)

I/ we acknowledge receipt of the Rules and Regulations.

I/ we agree to observe and abide by the terms and conditions stated in these documents as well as the governing document of the Association.

Signature

Date

Signature

Date



Jupiter Ocean Grande

CONFIDENTIAL RESIDENT INFORMATION

Building: _____

Unit: _____

Owners Name(s): _____

Is this a Primary or Secondary Residence: _____

List All Residents (List ages if under 18): _____

Unit Phone: _____

Cell Phone (Indicate the name of the person): _____

Cell Phone (Indicate the name of the person): _____

Business Phone: _____

Additional Phone: _____

Email Address: _____

Emergency Contact: Name: _____

Phone: _____

Relationship: _____

For Association Purposes, please state mailing address:

Are you or anyone in your household in need of special medical attention or have restricted mobility, which would require additional assistance in the event of an emergency?

Yes

No

If yes, please explain special needs (i.e. oxygen, wheelchair, sight impaired, hearing impaired, etc.)

The Call Box should display my name as follows: _____

The Phone number for the Call Box should be (it can be a cell or a landline):

I want to be included on the Community Directory: Yes No

If yes please check the boxes next to the information you want to include.

EMAIL AUTHORIZATION

Building _____ Unit _____

Name: _____

Email: _____

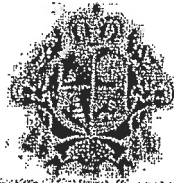
Email: _____

Name: _____

By signing this form, I agree to allow correspondence and meeting notices from the Jupiter Ocean Grande Association(s) Board of Directors and Management Office to be delivered to the email address(s) I have provided above.

Signature _____

Signature _____



Jupiter Ocean Grande

VEHICLE REGISTRATION

Unit #: _____

Unit Owner: _____

Vehicle 1 Make: _____ Model: _____

Parking Space # Year: _____ Color: _____

Tag # _____ State: _____

Vehicle 2 Make: _____ Model: _____

Parking Space # Year: _____ Color: _____

Tag # _____ State: _____

Bicycle #1

Registered to: _____

Bicycle Make: _____ Model: _____

Color(s): _____ Year: _____

Bicycle #2

Registered to: _____

Bicycle Make: _____ Model: _____

Color(s): _____ Year: _____

**Note: Vehicles must be parked in assigned space(s) only.
Any unauthorized vehicles are subject to being towed at the vehicle owner's expense.**

**JUPITER OCEAN GRANDE.
RELEASE, INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**

This Release, indemnification and Hold Harmless Agreement ("Release") is executed this _____ day of _____, 201____ by the undersigned Owner(s) of UNIT _____ located at JUPITER OCEAN GRANDE BUILDING# _____ CONDOMINIUM ASSOCIATION, INC.

Whereas, the Association will permit the undersigned to engage contractors and vendors (including all those working by, through, or under them, the "Personnel") to perform work within the undersigned's Unit subject to the terms and conditions set forth hereinafter. The contractor must submit a current certificate of insurance for general liability insurance with limits of at least \$500,000.00 and JUPITER OCEAN GRANDE BUILDING # _____ CONDOMINIUM ASSOCIATION, INC. as an additional named insured; a current certificate of applicable Workers Compensation Insurance will be required; a copy of applicable licenses and required permits.

Now, Therefore, in consideration for being permitted the benefit of allowing the Personnel to perform Work within the undersigned's Unit and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned specifically agree to the following:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The undersigned acknowledges that the Work performed by such Personnel within their Unit shall be at the undersigned's sole risk and the Association shall not have any responsibilities or liability for the Work performed by such Personnel and further acknowledges and agrees that the Association has made no representations regarding the Personnel's ability or qualifications to perform the Work.
3. The undersigned acknowledges and agrees that the Work performed by such contractor or vendor within their Unit shall be at the undersigned's sole risk and the Association shall not have any responsibilities or liability for the Work performed by such contractor or vendor and further acknowledge that the Association has made no representations regarding the contractor or vendor's ability or qualifications to perform the Work.
4. I agree that costs of repairs for any damage to the Common Areas, cleaning costs, and related fees and/or fines will FIRST BE deducted from the Security Deposit. I further understand that I will be assessed for any cost incurred by the Building or Community Association in excess of the Security Deposit.
5. The undersigned (jointly and severally of more than one) hereby release, indemnify and hold harmless the Association and its directors, officers, agents and employees, lessees, guest and invitees and all member of the Associations from and against all claims, damages, losses and expenses including attorney's fees, at both the trial and appellate level, arising out of or resulting from the contractor or vendor's entry to the undersigned's Unit and the Work performed by, through or under them. This indemnification shall extend to all claims and damages, including consequential damages, losses and expenses attributable to bodily injury, death, and to damages, theft or injury to and destruction of real or personal property including loss of use resulting therefore arising out of or resulting from the Work performed by the contractor or vendor and entry into the undersigned's Unit.
6. We have read this Release and understand and agree to all of its terms. We execute it voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, The undersigned have executed this Release the day and year set forth above.
Owner(s)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____ 200____
by _____ and _____ and (he/she/they) are (personally known to me or have produced _____ as identification and (did/did not) take an Oath.

Notary Public:

Signature _____

My Commission Expires:



MOVE IN/MOVE OUT AND DELIVERY POLICY

Move-In / Move-Out

- A move is defined as furniture, appliances or boxes taken to a Unit that requires three or more trips on an elevator utilized exclusively for a specific Unit in any 24-hour period.
- All moves require a minimum two (2) day advanced reservation of the elevator. Accommodations will be made, if possible, for shorter notice moves. All scheduled elevators will be scheduled in advance. Reservations are only permitted from Monday – Friday (holidays excluded) during the hours of 8:00 – 4:30 p.m. No moves or deliveries are allowed on the weekends unless having prior approval from the Board. The move must be complete and the movers must be out of the building by 4:00 p.m.
- Moving or Deliveries of large items through the lobbies of Bldg. I and II is not permitted. Please inform Management if garage doors will need to be left open during the delivery/move.
- A non-refundable fee of \$250.00 is required prior to the move-in and/or move-out fee that must be paid to Jupiter Ocean Grande (____) Condominium Association no later than 2 business days prior to a scheduled move-in/out.
- A Certificate of Insurance from the Moving Company listing the Association and the Unit owner, as additional insured, must be submitted prior to the date of the move. The Association requires General Liability coverage in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00), Comprehensive Auto Liability insurance in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00) combined single limits and Workers Compensation Insurance as required by State Law.
- The elevator will be draped with protective pads to protect both your furniture and the elevator. Do not hold the elevator at any time as this will activate the safety shutdown of the elevator and require Maintenance to reset the elevator. If the elevator cannot be reset then the elevator service company will need to be called and repair costs will be responsible by the Unit Owner. Please advise Management of all bulky and oversized items in advance so that Maintenance will aid during the delivery/move.
- Immediate notice to the Association is required if there is any delay in the start or completion of the move that will prevent the completion of the move on time or in a timely fashion.
- Each Owner is responsible for covering the flooring in all common areas that are being used during the move/delivery. If the area is not covered, it will be the responsibility for any needed cleaning and/or repairs to the floor material.
- Each Unit Owner is responsible for taking the trash, debris, crating, or boxes related to the move down to the trash/recycle room. **DO NOT PLACE THESE ITEMS DOWN THE TRASH CHUTE.**
- Please be sure that all common area doors are closed and that the garage door is down and securely closed when finished.
- An inspection will be conducted prior to the move/delivery and upon completion. Any damage caused or cleaning required will be billed directly to the Unit Owner.

Acknowledgement by Unit Owner/Lessee:

I acknowledge receipt of the "Move-in/Move-out and Delivery Procedures" and understand that as Unit Owner, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to negligence of my agents or employees. I hereby agree to comply with all of the above requirements and to cause my moving and delivery personnel to comply with these requirements.

Unit # _____ Date _____

Print Unit Owner Name _____

Unit Owner Signature(s) _____



PARCEL RECEIPT IDENTIFICATION AND RELEASE FORM

WHEREAS, the undersigned Unit Owner(s) in Building #: _____ Unit No. _____ of JUPITER OCEAN GRANDE located at _____ Ocean Grande Blvd., Jupiter, FL 33477, is/are desirous of having JUPITER OCEAN GRANDE Condominium Association, Inc. (the "Association") and/or The Continental Group, Inc. ("TCG") its authorized agent, perform the following service on my/our behalf and not on behalf of the Association:

1. Use of key to my/our unit, which Association has to allow access to me or tenants if locked out during applicable business hours as instituted by the Association. All Keys need to be authorized by a Board Member of each Building's Association. No Employee can have access to the Key box without Board approval unless emergency.
2. Accept and sign for UPS, Federal Express, or similar deliveries in the Management Office if you are unavailable. {Association cannot sign for Certified or Insured Deliveries}.

WHEREAS, to protect the Association, TCG. Their officers, directors, partners, parent company, members, agents and employees (hereinafter the "Association Parties") from any claims, damages, demands, suits, judgments, actions, causes of actions, debts, sums of money, accounts, claims and demands arising out of, or related to, the services performed hereunder on behalf of the undersigned unit Owner(s) or Tenant(s), I/we agree to indemnify and hold harmless the Association Parties from any such actions, demands, suits, etc., and

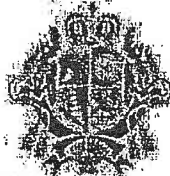
WHEREAS, the Association and TCG are not willing to provide the above referenced services to the undersigned unit Owner(s)/Tenant(s) without the benefit of this Indemnification and Release Form.

NOW THEREFORE, for Ten (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Association Parties and the undersigned, it is hereby agreed that the undersigned Unit Owner(s) or Tenant(s) hereby agrees/agree to hold harmless and indemnify the Association Parties from any claims, demands, suits, etc., including, but not limited to reasonable attorney's fees and costs whether pre-litigation, or at the trial or appellate levels, if applicable, against it or them by any party, resulting from or related to the performance or the above services for the undersigned and the undersigned hereby releases said Association Parties and will not assert any claims against such Association Parties for services performed hereunder. This indemnification and hold harmless shall apply even in those situations where the claims may result directly or indirectly, in whole or in part from the negligence of the Association Parties. The Association and/or TCG shall have the right to limit or condition performance of the above-referenced services as either of said parties may reasonably determine from time to time in the exercise of its sole discretion.

Witnesses:

Unit Owner(s)/Tenant(s)

Unit Owner(s)/Tenant(s)



Jupiter Ocean Grande

PET REGISTRATION FORM

JUPITER OCEAN GRANDE permits two domestic pets per unit.

Unit Owner or Resident Name: _____

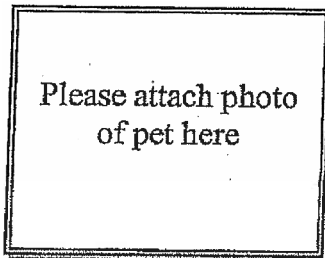
Building#: _____ Unit #: _____

Type of Pet (circle one): DOG OR CAT (**NO OTHER SPECIES PERMITTED**)

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (Be specific – give complete description, color, etc.): _____



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To protect the property of Jupiter Ocean Grande and to promote the health, safety and welfare of the Association members, the Board of Directors deems it reasonable to reserve the right to decide what animals are considered dangerous breeds and not permitted in the Units.

1. Any cat or dog must be carried or walked on a leash at all times on community property.
2. Any resident or guest **MUST** immediately pick up and remove solid waste and deposit it in the available container outside Building I and II.
3. No pets are permitted in the Social Rooms or Fitness Rooms of Building I and II.
4. No pets are permitted in the pool area – walked or carrier.

I am aware of Jupiter Ocean Grande Rules and Regulations regarding pets on the property and agree to abide by them.

Unit-Owner Signature: _____

Date: _____

PLEASE RETURN FORM WITH PHOTO AND REGISTRATION TO THE MANAGEMENT OFFICE



Jupiter Ocean Grande

UNIT ACCESS AUTHORIZATION
GUESTS and CONTRACTOR

I, _____, hereby authorize the following person(s) to enter Unit No.: _____, effective _____ (date). This authorization is valid until: _____ (date).

(PLEASE PRINT NAME AND/OR COMPANY CLEARLY)

<u>NAME / COMPANY</u>	<u>DESCRIPTION (friend/family/contractor)</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INSTRUCTIONS:

Owners or authorized tenants, may access the property at will using fobs at designated entry points. The residents must authorize all other visitors to the property. You may authorize entry at any time over the telephone while in residence. **If you wish to authorize access to your unit during an absence from the property, use this form to designate such authorization.** Once the management office has this authorization, access will be given to the above listed parties until further notice. **Residents must make all arrangements for unit accesses with their guests (i.e. provide keys, fobs, etc.)**

Contractors or service personnel are not allowed to use Proxy Keys; residents are responsible to provide them **ONLY** with the **UNIT KEYS**.

The undersigned acknowledges and agrees to fully indemnify and hold harmless you and all of your officers, directors, members, employees and agents (including, without limitation, your management and security companies and their officers, directors and employees) for and from any and all misconduct or negligence of the person(s) named above, whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorney fees and court costs regardless of whether suit is brought or any appeal is taken there from).

OWNER'S SIGNATURE

TELEPHONE #: _____ FAX #: _____



We are proud to be protecting your community!

To reach our *Community Association Service Center* for Customer Care, Service, Sales, System Testing and Technical Support:

800-878-7806

(You must provide your password to test your system)



To cancel an alarm, call our Monitoring Center (24 Hours):

800-226-2351



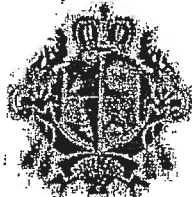
To view your alarm activity or update your contact information, please visit our secure Website:

www.devcon-security.com

- Click on Customer Access
- Click on Alarm Access
- Enter your Account Number or Home Telephone Number
- Enter your Password

Live Confidently Through Devcon Security Services

3880 N 28 Terrace • Hollywood, FL 33020
(800) 878-7806 • FAX (954) 926-1809
State License EF20000763



Jupiter Ocean Grande

Insurance Requirements for Jupiter Ocean Grande

Insurance coverage is required for persons, contractors, and subcontractors, doing business onsite specifically for the Jupiter Ocean Grande Association(s) and/or Jupiter Ocean Grande Residents.

Prior to performing any work the contractor must provide satisfactory evidence of the following:

1. General Liability Insurance with the following minimum limits:

- a. Each Occurrence \$1,000,000
- b. Aggregate \$2,000,000

With respect to General Liability coverage, Jupiter Ocean Grande Condominium (___) and the Community Association shall be included as additional insured. When chemicals are to be used Pollution Liability shall also be included.

2. Workers' Compensation: Statutory coverage with minimum Coverage B limits of:

- a. Bodily Injury by Accident \$100,000 each accident
- b. Bodily Injury by Disease \$500,000 policy limit
- c. Bodily Injury by Disease \$100,000 each employee

Rejection of this coverage as allowed by state law is not an option in so far as your business involvement with the Jupiter Ocean Grande Condominium Associations.

3. Automobile Liability Insurance with a minimum limit of \$500,000 CSL.

4. Excess Liability Insurance with a minimum limit of \$1,000,000

The Contractor shall not proceed with his work unless and until certificate(s) of such insurance has been furnished to the Association. If said Contractor operates as a Sole Proprietorship, LLC-Partnership or Limited Partnership, Workers' Compensation is also required on the Owner/Contractor.

The Association assumes no responsibility if said limits should be inadequate for protection of the Contractor. This is the Contractor's sole responsibility.

The Contractor agrees to assume the risk of all injuries, including death resulting there from, to persons, and damage to, and destruction of, property resulting directly or indirectly, wholly or in part, from the prosecution of omission of any work or obligation undertaken or required by this Agreement and to indemnify and save harmless the Associations from and against any and all liability arising there from. The Contractor agrees to insure and keep insured the obligation undertaken by this paragraph and to furnish satisfactory evidence of such insurance to the Associations.

Board of Directors
Jupiter Ocean Grande Community Association



Devcon Security Services Congratulates You on Your New Home!

Dear Valued Resident of Jupiter Ocean Grande,

As an added benefit of purchasing your beautiful new home in Jupiter Ocean Grande, your community association has chosen Devcon Security Services to provide you with quality electronic security services utilizing the latest technology to protect you, your family and property.

Devcon Security Services is the premier security services provider in the Sunshine State, with offices throughout Florida as well as in the greater New York metropolitan area. Headquartered in Hollywood, Florida, you receive the highest level of customer care and service locally from our **Community Association Service Center** and are monitored from our state-of-the-art monitoring center in Hollywood, Florida.

It is important that you contact us at 800-878-7806 for the free activation of your service and establish your personal profile with contact numbers and password at your earliest convenience. At that time, we will be happy to answer any questions about your security system and make you aware of enhancements available to customize your system to meet your personal needs. We offer life safety devices like monitored smoke and carbon monoxide detectors, video surveillance and personal emergency response systems that let you speak with our monitoring center at the touch of a button. We offer digital radio backup to ensure your system is always in communication with our monitoring center. There is a nominal fee of \$59.00 for a service call for the connection, programming of your new codes and instruction on how to use your system. Please remember to call us as soon as possible.

In addition to providing you with peace of mind, a monitored security system can save you up to 20% on your homeowner's insurance. Ask your insurance agent for details.

Residents may participate in an Extended Service Program (ESP) for only \$9.99 per month. This comprehensive maintenance plan covers parts and labor for normal wear and tear during normal business hours. Please call us at 800-878-7806 for details.

Once your connection to Devcon Security is established, you may visit our secure website anytime to view your alarm activity and update your contact information at www.devcon-security.com.

Important telephone numbers are attached for your convenience. Please use these numbers to contact us at any time. At Devcon Security, we will always work to exceed your expectations. We take great pride in our caring attitude and commitment to service and look forward to establishing a long and meaningful relationship with you.

Again, congratulations on your new home!

Sincerely,

Your Community Association Team

3880 N 28 Terrace • Hollywood, FL 33020
(800) 878-7806 • FAX (954) 926-1809
State License EF20000763

JUPITER OCEAN GRANDE
COMMUNITY ASSOCIATION RULES AND REGULATIONS

The following points are general guidelines to be followed by all residents and guests of the Jupiter Ocean Grande community

1. **ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS:**
 - a. No unit owner shall make any alteration or addition to the common elements limited common elements, or the exterior of his/her unit, or any structural modification to his/her unit without the prior written consent of the Board.
2. **AIR CONDITIONING:**
 - a. No air conditioning equipment other than equipment original in the unit is permitted, including wall or window air conditioning units, without the written consent of the Board.
3. **ANTENNAS AND WIRING:**
 - a. Unit owners will be permitted to install satellite dishes measuring 18" or less in diameter on the roof of the building and to run wiring from such dish to their unit, subject to the reasonable approval of the Board.
 - b. No antennas, aeriels or wiring may be placed or installed on the exterior of a building or unit without the written consent of the Board.
4. **BALCONIES:**
 - a. Draping of towels, bathing suits, clothing, etc. over balcony railings is prohibited.
 - b. Do not sweep trash, articles, or liquid off the balconies.
 - c. Beach chairs, surfboards and other recreational type of equipment cannot be stored on the balcony.
5. **BUILDING EMPLOYEES, CONTRACTORS AND DEVELOPER'S EMPLOYEES:**
 - a. No unit owner or member of his family or guest shall give orders or instructions to building employees or contractors, but rather shall express his desires to the person designated for this purpose by the Board.
 - b. Any fine or penalty caused from such an action is the responsibility of the person causing the action, and not the responsibility of the Building or Community Associations.
6. **CAR WASH AREAS:**
 - a. Buildings I and III should use the facilities north of the tennis courts and Buildings II and IV south of the tennis courts.
 - b. No professional car detailing is permitted anywhere on the property.

7. CHILDREN:

- a. Unit owners shall be responsible for and shall require their children and visiting children to comply with all rules and regulations.
- b. Children under twelve (12) years of age shall not be allowed in the pool, pool deck area and common areas unless accompanied by an adult at all times.
- c. Each unit owner shall be solely responsible for the actions and any damage caused by his children or children visiting

8. COMPLAINTS:

- a. All suggestions or complaints of unit owners regarding cleanliness or repair of common or building areas shall be made in writing to the Property Manager.

9. CONDUCT:

- a. No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the condominium property or the Association property.

10. DAMAGED COMMON ELEMENTS:

- a. The cost of repairing damage to common elements including but limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner.

11. DELIVERIES:

- a. The Association shall not be responsible for the theft, conversion, disappearance, of loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance loss or damage may occur through the negligence or willful act of the employees of the Association and all parties delivering items to such employees and all parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss and damage of and to such items.

12. ELEVATORS: In case of an emergency, please contact a board member from the Master or Building Board of Directors

13. EXTERIOR APPEARANCE:

- a. No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the Board.
- b. Holiday lights are not permitted on balconies. The display of the American flag on national holidays is exempt from the restriction.
- c. Any consent of the Board to any improvement to be made on the exterior aesthetic grounds is at the sole discretion of the Board.

14. FLAMMABLE MATERIALS:

- a. No flammable, combustible or explosive fluid, chemical or substance shall be kept within any portion of the condominium property, including, without limitation, in any unit, storage area or common element areas, except as required for normal household use.

15. GENERAL REGULATIONS:

- a. No person or persons are to engage in loud, boisterous or other disorderly, profane, indecent, or unlawful conduct on any portion of the property.
- b. All contractor work and deliveries are permitted Monday through Friday between the hours of 8:00 AM and 5:00 PM.
- c. The luggage cart is to be returned to its original storage area as quickly as possible after being used.
- d. Activities such as skateboarding, skating, and bike riding on the property are prohibited except for bikers leaving or entering the property.
- e. If elevators are to be used for moving items (including contractor's equipment), elevator pads must be used to protect the elevator side paneling.
- f. **LITTERING** anywhere on Jupiter Ocean Grande property is prohibited.

16. GUEST OCCUPANCY:

- a. Temporary guests are permitted to reside in any unit so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other unit owners and permanent residents of the condominium.
- b. All guests or temporary residents are required to notify the security gate of their status and anticipated departure date.
- c. All temporary guests shall be required to comply with all of the rules and regulations of the condominium and other obligations created by the Declaration of Condominium and its exhibits.
- d. The Board reserves the right to limit the number of temporary guests that may reside in a unit at any time.
- e. The Board reserves the right to expel any temporary guest who violates the foregoing requirements.
- f. ***Remember; Jupiter Ocean Grande is a single family residential condominium; it is NOT a motel or beachfront resort.***

17. GUNS:

- a. No guns shall be permitted to be discharged on any portion of the condominium property of the Association property, except as might be permitted in the event of an emergency pursuant to the applicable laws of the State of Florida. Guns for this purpose shall include but not be limited to, rifles, shotguns, pistols, dart guns, BB guns and slingshots.

18. MOTORCYCLES:

- a. Motorcycles shall not be parked or placed in any area other than in designated motor vehicle parking spaces.
- b. Motorcycles shall not be driven upon elements or Association property other than roadways and parking areas.

19. NUISANCES:

- a. No unit owner shall make or permit any disturbing noises any place upon the condominium property by himself, his family, servants, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners.

- b. No television, radio, sound system or other sound equipment may be played or operated in such manner same disturbs or annoys other occupants of the condominium.

20. OUTDOOR COOKING:

- a. No cooking or barbecuing shall be permitted in any enclosed or screened-in patio, balcony or porch

21. PARKING:

- a. Only residents of the Condominium and their guests and invitees showing proper identification shall use parking areas upon the condominium property.
- b. Parking of commercial vehicles making delivery to or from or while used in connection with providing service to, any unit or the condominium property.
- c. No vehicle that cannot operate on its own power shall remain on the condominium property for more than twenty-four (24) hours.
- d. Parking spaces that are assigned to a particular unit may only be used by the residents of that unit, and their guests and invitees.
- e. Other types of vehicles, trucks and boats and trailers, may not be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld.
- f. No vehicle shall be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld, if commercial equipment or lettering is exposed in or upon the vehicle.
- g. Cars used by governmental law enforcement agencies are expressly permitted.
- h. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, small pick-up trucks with a carrying capacity of not more than one ton, and other vehicles commonly used as private passenger vehicles, and motorcycles, may be parked on the condominium property without the consent of the Board.
- i. Outside parking is only for guests with proper ID given by the Gatehouse.
- j. All resident parking must be indoors in assigned spaces.

22. PASSAGEWAYS:

- a. Sidewalks, entranceways, passageways, vestibules, and all other portions of the common elements must at all times be kept free of obstruction and encumbrance, and shall not at any time be used for any purpose other than ingress and egress.
- b. No carriages, bicycles, wagons. Shopping carts, chairs, benches, tables or other objects shall be stored or kept in or upon such areas.

23. PEST CONTROL:

- a. All unit owners are required to permit employees of pest control companies, employed by the Association, if any; to enter their units at regularly scheduled times to perform pest control services.
- b. Each unit owner shall provide the Association with all elements necessary for entrance into the unit for this purpose. This includes, but is not limited to keys and security codes (if necessary).

24. PETS:

- a. No more than two cats, two dogs, or one cat and one dog, are permitted in any unit without the consent of the Board.
- b. All other pets are prohibited except as expressly permitted by the Declaration of Condominium.
- c. Any permitted cat or dog must be carried or walked on a leash at all times.
- d. No pets may be kept, bred, or maintained for any commercial purpose
- e. No pets are permitted to be walked or carried within the recreational facilities. Such recreational facilities include the pool area, tennis courts, social rooms and fitness rooms.
- f. Any cat or dog must be carried or walked on a leash at all times on community property.
- g. Any resident or guest MUST immediately pick up and remove solid waste and deposit it in the available container outside Buildings I and II.
- h. The Board shall have the right to require any pet to be removed from the condominium which causes an unreasonable source of annoyance to any unit owner, or if these Rules and Regulations are violated with respect to the pet.

25. PLANTINGS:

- a. No plantings of whatever nature shall be made by any unit owner upon any public areas, and/or other portions of the common elements.

26. RECREATIONAL FACILITIES:

- a. Use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event, the responsibility of the Association or its members.
- b. The Board shall regulate the use of the recreational facilities from time to time. Additional regulations shall include those that are necessary to comply with the laws of the State of Florida with reference to swimming pools, spas and other public facilities and those that are deemed necessary and reasonable from time to time to insure the proper use of the facilities by all of the members of the Association.
- c. POOL AREA:
 - i. All entrancing and exiting the pool area must be by the pool passageways in Buildings I and II, gazebo, entrance from between the two buildings, or the gate and bridge for the street - **not through the social Rooms of Buildings I and II.**
 - ii. **An adult MUST accompany children under 12 years of age to the pool and/or hot tub at all times**
 - iii. **No food of any kind is permitted anywhere except the designated areas in front of the Social Rooms of Buildings I and II.**
 - iv. **Beverages ARE permitted in unbreakable containers only.**
 - v. **The pool area closes each night at 10:00 PM.**
 - vi. **Adhere to posted signs at the pool for safety reasons.**
 - vii. **Sand MUST be rinsed off feet and water equipment before entering pool or hot tub.**

- viii. *The pool shower area MUST be kept clear of chairs and personal items.*
- ix. *Children under 2 years of age and children in diapers or training pants (any age) may not be taken into the pool.*
- x. *All guidelines for use of pool and Jacuzzi are posted on the pool deck.*
- xi. *Running, yelling, horseplay and playing of games or ball on the sun deck, the grass, or anywhere east of the main oceanfront buildings are prohibited.*
- xii. *Those using suntan oils, creams or lotions should cover the lounges or chairs with towels before using them; this keeps the plastic strapping from getting stained and discolored.*
- xiii. *Removing lounges, chairs, tables or umbrellas from the sun deck-even temporarily- is prohibited.*
- xiv. *Those using table umbrellas are responsible for closing them when they leave the sundeck; the umbrellas are expensive and easily damaged by winds and storms.*
- xv. *Smoking is NOT permitted in the pool area.*
- xvi. *When you leave, please see that the furniture you used is placed back in its original position.*
- xvii. *Take all personal garbage with you when you leave; deposit it in the trash can.*

d. **BILLIARD ROOM:**

- i. Following the use of the Billiard Room, all balls and cue sticks should be replaced properly. Lights should be **TURNED OFF.**

e. **TENNIS COURTS:**

- i. Use of tennis courts is posted on the tennis court gate.

f. **FITNESS ROOMS:**

- i. All equipment must be sprayed and wiped down with disinfectant and paper towels after each use.
- ii. Every user must supply their own towel & wear proper exercise shoes. All equipment, lights and TV **MUST** be turned off and returned to their original locations.
- iii. Room temperature **MUST** be kept at a constant 72 degrees.
- iv. Amended and/or additional Rules and Regulations shall be posted in a conspicuous place in or upon the recreational facilities and it shall be the responsibility of the individual unit owners to apprise themselves of same.
- v. Private use of the recreational facilities must be arranged through and only after written permission has been granted by the Board, which may be conditioned upon the unit owner depositing a refundable sum of \$50.00 with the Property Manager to pay for cleaning and damage to the recreational facilities, caused by such use. The user of the recreational facilities shall be responsible to leave same

in a clean and orderly manner and shall be responsible for any breakage and/or damage caused.

27. RIGHT TO ENTER IN EMERGENCIES:

- a. In case of an emergency originating in or threatening any unit, regardless of whether the owner is present at the time of such emergency, the Board, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the causes of such emergency, and such right to enter shall be immediate.
- b. Each unit owner shall provide the Association with all elements necessary for emergency entrance into the unit. This includes, but is not limited to keys and security codes if necessary).

28. SOLICITATIONS:

- a. There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in writing by the Board.

29. SERVICE PEOPLE:

- a. No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement to work in his unit before 8:00 AM or after 6:00 PM Monday-Friday, except in cases of emergencies or with the prior written consent of the Board.

30. SIGNS:

- a. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements without the prior written consent of the Board.
- b. No "Realtor" sign or "For Sale by Owner" sign can be displayed on or contiguous to JOG property at any time.

31. VEHICULAR AND PEDESTRIAN TRAFFIC:

- a. All vehicular and pedestrian traffic upon the condominium property shall, at all times, comply with controlling governmental laws.
- b. All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or the Association.
- c. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 m.p.h.

32. WHEEL VEHICLES:

- a. No unit owner shall permit wheel vehicles, including but not limited to bicycles, mopeds, skateboards, carriages and shopping carts, to be used in a manner that would interfere with vehicular or pedestrian traffic upon the condominium property.

33. WINDOW, DOOR AND BALCONY TREATMENTS:

- a. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the Board.
- b. Terraces, balconies, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls with such terraces, balconies, porches or patios except with the prior written consent of the Board.
- c. No blinds, shades, screens, decorative panels, window or door coverings shall be attached to or hung or used in connection with any window or door in a unit, if affixed to the exterior of a unit, without the prior written consent of the Board.
- d. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful materials, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted except for a period not exceeding one (1) month after a unit owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired.
- e. Except for white or light earth-tone window coverings, the Association has the right to require any window coverings to be removed if the color of same is unsightly in the Board's discretion.
- f. No windows shall be tinted and no tinted glass shall be installed, and no color as originally exists, without the prior written consent of the Board.

34. INFRACTION OF RULES AND REGULATIONS:

- a. Any infraction of the above rules and regulations will be enforced according to Article 7.3 "Fines and Suspensions" page 1795 in the Master Declaration for Jupiter Ocean Grande.

JUPITER OCEAN GRANDE SCHEDULE OF FINES FOR VIOLATIONS

In accordance with Florida Statute 718.303, the Jupiter Ocean Grande Condominium Documents and Rules and Regulations, effective April 2008, the Community Association Board of Directors hereby establishes a Schedule of Fines for Violations.

1. SCHEDULE OF FINES

Fines shall be based on the seriousness of the violation:

- (a) Less serious violations: \$25.00 for the first offense or failure to correct an offense after a warning notice has been issued; \$50.00 for each additional violation.
- (b) Moderately serious violations: \$50.00 for the first offense or failure to correct an offense after a warning notice has been issued; \$100.00 for each additional violation.
- (c) Serious violations: Minimum \$100.00 for the first offense or failure to correct an offense after a warning notice has been issued.

Please Note: All fines may be levied on the basis of each day of a continuing violation.

If a violation is not corrected after a warning notice has been issued, a notification of the fine will be sent. If the fine is unpaid within 30 days of the notification, a \$25.00 late fee will be added for each fine. If the fine and fee are not paid within 60 days of the due date, the total shall accrue interest at the rate of 1.5% per month retroactive to the date of notification. If the total amount due is not paid within six months from the due date, said amount will be sent to the attorneys' office for collection and the unit owner will be responsible for all resulting attorneys' fees.

2. EXAMPLES OF VIOLATIONS (Examples of Violations shall include, but are not limited to)

Less Serious Violations:

- (a) Loud noises between 10:00 p.m. and 8 a.m.
- (b) Pets not on leash or other noted pet violations
- (c) Parking violation
- (d) Failure to adhere to Rules regarding balconies involving decorations and/or misc. items hung over balcony railings
- (e) Resident requesting employee to do additional work not included on a Work Order
- (f) Storage of bicycles, shopping carts, etc., in non designated areas
- (g) Garbage and trash violations

Moderately Serious Violations:

- (a) Lack of notification of proposed sale or lease of a unit
- (b) Animal droppings left on grounds or dropped down storm sewer
- (c) Damage to or removal of trees, plants, flowers, or shrubs on any common areas without approval.
- (d) Moving traffic violations
- (e) Harassment of employees
- (f) Disregard of rules as established for recreational facilities
- (g) Failure to register guests
- (h) Failure by a unit owner to pay fees as required by the Community such as the \$100.00 application fee for rental of the unit, the moving fee or the contractor deposit fee, etc.
- (i) Unauthorized parking in a handicap space
- (j) Fire zone parking including all porte-cocheres
- (k) Unsupervised children under the age of 12 in any Common Area

Serious Violations:

- (a) Non-compliance with Renovation Authorization decisions
- (b) Failure to pay the fee assessed by the Association for disposal of bulk waste such as appliances, furniture, carpeting, and construction materials when contractor or owner or resident refuses or fails to remove such material in a timely manner
- (c) Use of unauthorized grills on terraces
- (d) Indoor storage of flammable materials