

EXHIBIT "2"

THE COMMODORE/ANCHORAGE AT JUPITER YACHT CLUB,
A CONDOMINIUM

RULES AND REGULATIONS

A. GENERAL RULES

1. Terms not otherwise defined in these Rules and Regulations shall have the meanings ascribed to such terms in the Declaration of Condominium for The Commodore/Anchorage at Jupiter Yacht Club, a Condominium.

2. The parking garage is solely for the use of the owners and occupants of Units, and their respective family members, tenants, invitees and guests. Passenger automobiles, sport/utility vehicles, pickup trucks, vans and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the parking garage in the areas provided for that purpose. Garage parking spaces are assigned. Commercial vehicles, commercial trucks, campers, motor homes, trailers, boats and boat trailers are prohibited in the parking garage and the exterior surface parking spaces. Bicycles and mopeds shall be parked only in the bike storage areas or as may otherwise be designated by the Board of Directors. Vehicle maintenance is not permitted on the Condominium Property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on Condominium Property. The Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residences, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.

3. Recreational facilities will be used in such a manner as to respect the rights of others, and the Board Directors may regulate duration of use, hours of opening and closing and schedule their use.

4. No exterior radio, television or telephone or any exterior wiring for any purpose may be installed without the written consent of the Board of Directors.

5. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Association property visible from the exterior of the building or from Common Elements without the prior written consent of the Board of Directors. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors. The type and color of tile or other hard surface covering installed on balconies and terraces of Units must be approved by the Board of Directors. Owners shall submit to the Board at least three (3) samples of requested tile or other hard surface covering, which shall be earth tone in color.

6. All Common Elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to Owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Board of Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guests and family members.

7. Unit Owners may not keep in any Unit or bring upon the Common Elements, any animals or pets other than aquarium fish and orderly domesticated pets (which shall be limited to dogs, cats or caged birds) provided that any such pets permitted shall only be allowed to remain in the Unit and on the Condominium Property if such pet is: (i) permitted to be so kept by applicable laws and regulations; (ii) not left unattended on balconies or lanai terraces; (iii) quiet, inoffensive and generally not a nuisance or disturbance to residents of other Units or other portions of Jupiter Yacht Club; and (iv) not being kept or raised for commercial purposes; provided, however, that there shall not be kept or permitted in any Unit more than a total of two (2) such permitted pets, including no more than two (2) dogs, two (2) cats or two (2) caged birds. Further, permitted pets shall be subject to the following conditions:

a. Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes, if any.

b. No pets shall be permitted in the pool area, leashed or unleashed.

c. Elsewhere on the Common Elements and Jupiter Yacht Club common property, pets shall be under hand-held leash not more than six (6) feet long or carried at all times.

d. Unit Owners shall pick up all solid wastes from their pets and dispose of same appropriately.

e. Each Unit Owner shall be responsible for all damage caused by his/her pet.

f. Each Unit Owner agrees to underwrite the cost of necessary exterminator measures in the Unit Owner's Unit or others if the Unit Owner's pet is responsible for the infestation of the building or portions thereof.

g. Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the Condominium. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owner or other person responsible for the pet and the pet must be removed from the condominium property within three (3) days.

h. Guests and tenants are not permitted to bring and/or keep pets in any Unit or bring pets upon the Common Elements, unless otherwise permitted by the Board of Directors.

i. The Board of Directors has the authority and discretion to make exceptions to these restrictions in individual cases and to impose conditions concerning the exceptions.

Any Owner who keeps or maintains a pet within the Condominium Property shall indemnify and hold harmless all other Unit Owners, the Developer, the Association and the Master Association, together with their respective directors, officers, agents, employees, managers, contractors and attorneys, from and against any loss, claim or liability of any kind or character whatsoever, whether to property or person, arising by reason of keeping or maintaining such pet. The Association may require registration of all pets and may establish reasonable fees in connection with same and/or may require pet owners to place with the Association a reasonable security deposit. Without limiting the generality of the other provisions hereof, a violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.

8. Disposition of garbage and trash shall be only by use of trash chutes, receptacles approved by the Association or by use of garbage disposal units. Owners and occupants of Units must: (i) place trash in the trash chutes securely bagged (which bags may not contain bulky items or breakable glass objects); (ii) bundle newspapers; (iii) dispose of food and vegetable scraps in the individual residence garbage disposals; (iv) carry bulky items and breakable glass objects down to the trash room on the garage level; and (v) not leave or place garbage or trash in hallways or corridors.

9. All persons occupying Units other than the Owners shall be registered with the Manager or other designate of the Association at or before the time of their occupancy of the residence. This includes renters and house guests.

Units may not be rented for periods of less than thirty (30) consecutive days nor more than two (2) times a calendar year. A copy of these Rules and Regulations must be given to the tenants and guests by the Owner, or the Owner's agent. No Unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a residence overnight than the number of bedrooms times two, plus four.

This regulation may not be amended in a way that would be detrimental to the sales of residences by the Developer so long as the Developer holds residences for sale in the ordinary course of business.

10. The Association shall retain a pass key to the Units, and the Owners of Units shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences. Duplication of Owners' keys to common element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the Manager. Changing of locks must be done through the Association.

11. Children shall be under the direct control of a responsible adult. Children under the age of 12 may not use the pool, or waterfront areas unaccompanied by an adult nor shall they be permitted to run, play tag or act boisterously on the Condominium Property. Skateboarding, "Big Wheels", or loud or obnoxious toys are prohibited. Children may be removed from the common areas for misbehavior by or on the instructions of the Board of Directors.

12. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others and if used at or in the vicinity of the pool shall be used only with earphones. No vocal or instrumental practice is permitted after 9:00 p.m. or before 8:00 a.m.

13. Use of barbecue grills on exterior areas of the Common Elements shall only be allowed in areas designated as safe and appropriate by the Board of Directors. The use of such grills shall be subject to such applicable laws and reasonable rules and regulations as may be now or subsequently enacted or amended from time to time by the Board of Directors. Grills shall not be used on balconies or lanai terraces.

14. Illegal and immoral practices are prohibited.

15. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association.

16. No glass of any kind shall be permitted in the pool area. Any liquid refreshments consumed near the pool area shall be in paper or plastic containers.

17. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or limited common elements (balconies and terraces), and such apparel and accessories shall not be exposed to view.

18. No nuisance of any type or kind shall be maintained upon the Condominium Property.

19. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the building or contents thereof, without the prior written consent of the Board of Directors. No Owner shall permit anything to be done or kept in a Unit or in the Common Elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law or building code.

20. Persons moving furniture and other property into and out of Units must notify the Manager in advance and use the designated access door into the condominium. All such moving must be Mondays through Fridays between the hours of 8:00 A.M. and 5:00 P.M. and Saturdays from 8:00 A.M. to 2:00 P.M. Moving vans and trucks used for this purpose shall only remain on condominium property when actually in use.

21. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Fridays between the hours of 8:00 A.M. and 5:00 P.M. and Saturdays from 8:00 A.M. to 2:00 P.M. and the rules for decorators and subcontractors set forth herein must be complied with.

22. These Rules and Regulations shall apply equally to Owners, their families, guests, staff, invitees, employees, customers and tenants.

23. The Condominium and management staff are not permitted to do private work for Owners, their families, guests, staff, invitees, employees, customers or tenants while on duty. If both parties are agreeable, staff may assist such persons privately when off duty.

24. The Board of Directors shall adopt specifications for the laminated glass for all exterior windows and exterior sliding glass doors to Units. Exterior windows and exterior sliding glass doors are a special architect approved laminated glass and have been designed and installed to meet or exceed the wind load and wind-borne debris impact standards of the applicable building code in effect as of time of design and installation. For this reason and for the purpose of preserving the aesthetic appearance of the building, hurricane shutters shall not be installed on any windows or sliding glass doors in the Condominium. If such windows or sliding glass doors in the Condominium are replaced, they must be replaced with laminated architectural glass equal to or exceeding the specifications of the original glass and which comply with the applicable building code.

25. These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium and Common Elements. Reference should be made to the Condominium and Community Association's documents.

B. RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS

1. The Owner must pre-register with the on-site manager giving him the name, address, telephone number and fax number of the unit owner's representative who will be overseeing the work being done in the unit whether it be the interior decorator the general contractor or the Unit Owner.

2. Prior to commencing work, the Unit Owner's representative must submit to the on-site manager, a list of names, addresses and telephone numbers of all sub-contractors who will be working in the unit, together with a schedule for their work.

3. The on-site manager will coordinate with the Unit Owner's representative the issuance of temporary passes for access for decorators and contractors into the Condominium.

4. Work hours are 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturday from 8:00 a.m. to 2:00 p.m.

5. The contractor and all sub-contractors must have all licenses required by Palm Beach County, Town of Jupiter and other applicable governmental authorities and submit proof of same for the on-site manager's file.

6. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate, and provide proof of Worker's Compensation coverage for the on-site manager's file.

7. Contractors' and subcontractors' vehicles are not permitted in the parking garage and must be parked in the exterior parking areas designated by the on-site manager. All persons working on Units will enter the building through the parking garage.

8. There are two (2) service/freight elevators in the Commodore and three (3) service elevators in the Anchorage which are available for contractors' and subcontractors' use. The passenger elevators are not to be used at anytime.

9. After unloading, workers must park their vehicles in the designated areas specified by the on-site manager.

10. Work preparations will not be allowed in the garage, i.e. mixing of paints, mud, grout, etc.

11. The trash chute is not to be used, nor is any trash to be left in units or hallways. The on-site manager will provide information on disposal of trash.

12. All trash and debris shall be hauled off by the workers on a daily basis unless a dumpster is specifically designated for their use.

13. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs. Check with the on-site manager for location of cleaning area.

14. Sub-contractors are not to use carts owned by the Condominium or the Manager. (Supply your own).

15. Breaks and lunches, if taken inside the building, should be confined to the owner's unit.

16. No radios will be allowed in the building unless used with headphones.

17. Access to the individual condominium units must be coordinated through the owner, decorator or other designee.

18. Do not tamper with or hang extension cords from any of the sprinkler heads.

19. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.

20. Workers are not to wander around in areas other than the specific area or unit they are assigned to.

21. FLOORING -

Each Unit Owner who elects to install in any portion of a Unit hard surface flooring materials (i.e., tile, marble, wood) shall first be required to install an approved sound underlayment of such kind and quality equivalent or superior to Mapei, Mapelastic, 40 mils, iic rating 55 (the estimated iic rating without suspending ceilings in the Building) sound isolation material installed in accordance with manufacturer's recommendations and the procedures as generally provided below. Each Unit Owner is required to submit for approval to the Board of Directors or its representative the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to installation of hard surface flooring, and then the installed soundproofing must be inspected and approved prior to installation of the hard flooring. Installation procedures shall meet or exceed the following:

a. Isolation Barrier

(1) At the perimeter of the entire floor, and the periphery of all protrusions to that floor; fiberglass board (6-15 pcf) not less than 3/8 of an inch (9.525 millimeters) thick, to minimize flanking, should be used within 1/4 inches (6.35 millimeters) of the finished surface.

(2) Closed cell polyethylene foam (2.7 - 9 pcf) not less than 1/4 of an inch thick (6.35 millimeters) may also be used as the perimeter isolation barriers.

(3) The fiberglass board or the polyethylene foam can be cut into strips and held in place with a few spots of acoustical sealant. If the strips are too tall, they can easily be trimmed within the 1/4 inch of the finished surface after the tile is grouted, therefore keeping any hard residue out of the perimeter grout joints.

b. After the tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of the mortar, bond coat, or grout, touching the walls or any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur. After grouting, but before the edges are caulked, trim the polyethylene sheeting back to the top of the fiberglass or polyethylene foam edging.

c. A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor.

(1) This joint shall be 1/4 inch wide (6.35 millimeters) from the finished top of the tile. This joint must be filled with an elastomeric sealant or an acoustical sealant. Hard grout is unacceptable.

(2) This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and the wall and around the periphery of any protrusion.

(3) If USG acoustical sealant is used, the joint can be painted to conform to the color of the grout used in the field.

(4) Dow-Corning and G.E. Silicone sealant comes in a variety of colors to harmonize with the color of the tile.

22. Each Unit Owner is responsible for his or her decorator's, contractor's and sub-contractor's action and inaction's while on the premises and in Jupiter Yacht Club. Decorators, contractors, and subcontractors are on the premises at their own risk and agree to indemnify and hold harmless the Condominium Association and Jupiter Yacht Club Master Property Owners Association for any liability or damages which might arise in connection with their activities on the premises or in Jupiter Yacht Club.

23. Should a decorator, contractor or sub-contractor discover a defect in a Unit, they must notify the on-site manager immediately so the defect may be verified and corrected prior to doing any work which might be impacted by the defect.

24. Decorators, contractors and sub-contractors are prohibited from smoking in the Building.

25. Please help us keep the building clean.

Activities will be monitored during the day. Non-compliance may result in you or your firm being barred from the building.

If you have any questions please contact The Commodore/Anchorage at Jupiter Yacht Club on-site manager.

C. RULES FOR OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, A BUDGET COMMITTEE MEETING AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD; AND OF THE LOCATION FOR POSTING NOTICES OF MEETINGS

I. THE RIGHT TO SPEAK:

1. To the maximum extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.

2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of Condominium, the Articles of Incorporation, the By-laws or the Condominium Act.

3. After each motion is made and seconded by the Board members the meeting Chairperson will permit owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.

4. Owner participation may be prohibited after reports of officers or committees unless a motion is made to act upon the report, or the Chair determines that it is appropriate or is in the best interest of the Association.

5. An owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.

6. While an owner is speaking he or she must address only the Chair, no one else is permitted to speak at the same time.

7. An owner may speak only once for not more than three (3) minutes and only on the subject or motion on the floor.

8. The Chair may, by asking if there be any objection and hearing none, permit an owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board member only and if there is an objection then the question will be decided by a vote of the Board.

9. The Chair will have the sole authority and responsibility to see to it that all owner participation is relevant to the subject or motion on the floor.

II. THE RIGHT TO VIDEO OR AUDIOTAPE:

1. The audio and video equipment and devices which owners are authorized to utilize at any such meeting must not produce distracting sound or light emissions.

2. Audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting in a location that is acceptable to the Board or the Committee.

3. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

4. At least 24 hours advance written notice shall be given to the Board by any owner desiring to utilize any audio and/or video equipment to record a meeting.

III. ALL NOTICES OF MEMBERSHIP, DIRECTORS AND COMMITTEE MEETINGS AT WHICH OWNERS ARE ENTITLED TO PARTICIPATE WILL BE POSTED IN THE LOCKED, GLASS FRONTED BULLETIN BOARD IN THE MAILROOM.



Commodore~Anchorage At Jupiter Yacht Club

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July 1, 2020

SUBJECT: AMENDMENT TO THE RULES AND REGULATIONS – ELECTRIC VEHICLE CHARGING STATIONS

Dear Condo Owner,

Please be advised that pursuant to the Association documents, the Board of Directors has amended the Rules and Regulations related to Electric Vehicle Charging Stations in order to be consistent with and to include new changes in the law. The attached Amendment to the Rules and Regulations was passed at the June 11, 2020 Board meeting. The Amendment to the Rules and Regulations will go into effect one week from the date of this letter. The Board looks forward to all resident's compliance with the new Amendment to the Rules and Regulations.

Board of Directors

**AMENDMENT TO THE RULES AND REGULATIONS FOR THE
COMMODORE/ANCHORAGE AT JUPITER YACHT CLUB CONDOMINIUM**

As used herein the following shall apply:

- A. Words in the text are lined through with (----) indicates deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. If the above format would make understanding of the proposed amendment difficult, then instead, the proposal will be preceded by a reference that the document is substantially re-worded and reference made to the particular article of the present text.

1. Article A, Section 2 (c) of the General Rules shall be amended as follows:

(c) Electric Vehicle Charging Stations require Board of Directors approval.

- 1. Owner shall be required to submit a formal written request to the Board of Directors for an Electric Vehicle Charging Station. The request must include the vehicle make and model, type/level of charging station requested, the parking space needing the Electrical Vehicle Charging Station and all information necessary for the Association to make a decision. The type/level of charging station requested and costs associated with each type/level varies. (At this time, the Association can only permit a charging station requiring 50 amps and 240 volt outlet due to limited electrical breakers available.) Owner shall be permitted to install an Electric Vehicle Charging Station in each parking space associated with their unit unless electrical constraints prohibit installation.
- 2. Board approval or denial shall be given within thirty (30) days of receipt of the written request and required documentation.
 - a. The Owner shall be required to provide the Association with a Certificate of Insurance naming the Association as an additional insured on the Owner's insurance policy for claims related to the installation, maintenance, or use of the Electrical Vehicle Charging Station within fourteen (14) days after receiving Association's approval to install.

charges must be paid by the Owner upon receipt of the invoice. The Owner shall also reimburse the Association for actual cost of any increase to the Association's insurance premium attributable to the Electric Vehicle Charging station within fourteen (14) days after receiving the Association's premium invoice.

6. Any issues related to the Electric Vehicle Charging Station shall be reported to the Association immediately.
7. Owner agrees to comply with current and future rules and regulations related to Electric Vehicle Charging Stations.

NOTICE: EXCEPT AS AMENDED ABOVE, THE RULES AND REGULATIONS SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

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1. Article D of the Rules and Regulations shall be added as follows:

D. RULES FOR HURRICANE PREPAREDNESS

1. All Owners and Occupants shall be required to remove all items from their balconies, terraces and lanais prior to a hurricane. This includes, but is not limited to all furniture, plants and other items which may become projectiles. This is required to avoid injury and property damage.
 - a. Should the Association determine that Owner and/or Occupant failed to remove items:
 1. The Association shall be authorized to remove all items from the balconies, terraces and lanais and place them inside the unit and bill the Owner a removal fee.
 2. Should the Association determine that storage is required, the Association may place the items in storage and bill the Owner for any storage fees.
 - b. All Owners and Occupants intending to be away from the unit during hurricane season:
 1. It is highly recommended that all Owners and/or Occupants prepare their unit by removing all items from their balconies, terraces and lanais prior to departing.

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May 13, 2016

Subject: AMENDMENT TO THE RULES AND REGULATIONS FOR THE COMMODORE –
ANCHORAGE AT JUPITER YACHT CLUB

Dear Condominium Owners:

Please be advised that pursuant to the Association documents, the Board has promulgated the attached rules and regulations related to Electric Vehicle Charging Stations and Limited Assigned Handicapped Parking Spaces in the Commodore and Anchorage parking garages. These rules and regulations were passed at the April 28, 2016 Board meeting. These rules and regulations will go into effect one week from the date of this letter.

The Board deemed it necessary to promulgate the Rules and Regulations in order to streamline and formalize the process. The Board looks forward to all residents compliance with the new rules and regulations.

Regards,


Walter Collymore, President
Board of Directors

**AMENDMENT TO THE RULES AND REGULATIONS FOR THE
COMMODORE/ANCHORAGE AT JUPITER YACHT CLUB CONDOMINIUM**

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-
- 1. Article A, Section 2 of the General Rules shall be amended as follows:

The parking garage is solely for the use of the owners and occupants of Units, and their respective family members, tenants, invitees and guests. Passenger automobiles, sport/utility vehicles, pickup trucks, vans and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the parking garage in the areas parking spaces provided for that purpose.

- (a) Garage parking spaces are assigned. The developer assigned each unit two parking spaces identified as parking space "A" and "B". The "A" parking space is considered to be a better parking space. Each unit has exclusive use of the parking spaces assigned.
- (b) The number of handicapped parking spaces in the garage is limited. The designated handicapped parking spaces are #12 located near 03-04 bank lobby door, #21 located near 01-02 bank lobby door and #36 located near 05-06 bank lobby door in the Anchorage building garage. The designated handicapped parking spaces are #25 and #30 in the Commodore building garage. An Authorized Handicapped User means a Unit Owner (or authorized tenant or permanent user of the unit) entitled by applicable law to use handicapped parking spaces. The following provisions apply:
 - 1. A written request must be submitted to the Association if an Authorized Handicapped User would like a handicap parking space assigned to them.

- a. If there is an unassigned handicapped parking space, the Association shall assign the unassigned handicapped parking space to the Authorized Handicapped User making the request.
 - b. If at the time of the request, a handicapped parking space that has been assigned to a person who is not an Authorized Handicapped User, the Non-Authorized Handicapped User shall assign the handicapped parking space to the Authorized Handicapped User and choose which one of the Authorized Handicapped User's spaces they want. Units 105 and 205 have one parking space and that space will be assigned to the Non-Authorized Handicapped User should the owner of 105 or 205 make a request for a handicapped space.
 - c. If at the time of the request, all handicapped spaces have been assigned to Authorized Handicapped Users, the requester shall be placed on a waiting list.
2. The requesting party shall be required to execute all documents necessary related to the assignment and pay all costs associated with the assignment.
 3. Parking spaces in the Commodore garage are restricted to the owners in the Commodore building and parking spaces in the Anchorage garage are restricted to owners in the Anchorage building. Parking spaces cannot be transferred between the Commodore building and Anchorage building.

Commercial vehicles, commercial trucks, campers, motor homes, trailers, boats and boat trailers are prohibited in the parking garage and exterior surface parking spaces. Bicycles and mopeds shall be parked only in the bike storage areas or as may otherwise be designated by the Board of Directors. Vehicle maintenance is not permitted on the Condominium Property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on Condominium Property. The ~~Developer~~ Association shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residences, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.

(c) Electric Vehicle Charging Stations require Board of Directors approval.

1. Owner shall be required to submit a formal written request to the Board of Directors for an Electric Vehicle Charging Station. The request must include the vehicle make and model, type/level of charging station requested, the parking space needing the Electrical Vehicle Charging Station and all information necessary for the Association to make a decision. The type/level of charging station requested and costs associated with each type/level varies. (At this time, the Association can only permit a charging station

requiring 50 amps and 240 volt outlet due to limited electrical breakers available.)

2. Board approval or denial shall be given within thirty (30) days of receipt of the written request and required documentation.
3. The Electric Vehicle Charging Station shall be located on common elements and shall be for the exclusive use of the requesting owner.
 - a. Upon installation, the owner shall not move, remove, alter, maintain or do anything to the charging station except utilize it.
 - b. The approved Electrical Vehicle Charging Station shall be the Association's responsibility to install, remove, maintain and repair. All costs associated with the installation, removal, maintenance, utility use etc. shall be the requesting owners responsibility. These costs shall not be a common expense of the Association.
 - c. Approval by the Association of installation is contingent upon the unit owner's acceptance of responsibility of all costs associated with the Electrical Vehicle Charging Station.
4. The Association will hire a licensed electrician (with the owners approval), require installation of a separate sub meter and obtain all permits, etc.
5. The Association will bill the Owner for all charges related to Electric Vehicle Charging Station. These charges must be paid by the Owner upon receipt of the invoice.
6. Any issues related to the Electric Vehicle Charging Station shall be reported to the Association immediately.
7. Owner agrees to comply with current and future rules and regulations related to Electric Vehicle charging stations.

NOTICE: EXCEPT AS AMENDED ABOVE, THE RULES AND REGULATIONS SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.



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To: All Condo Owners
From: Board of Directors
Re: Notice of Approved Amendments to the Association Rules & Regulation
Date: December 28, 2015

The Board of Directors has unanimously approved the two amendments that are attached as an addition to the Documents "Rules and Regulation" at duly noticed **Board of Directors Meetings held on Monday, September 21, 2015, at 10:00 am and Monday, November 9, 2015 at 10 am respectively.** The posted agendas contained notices that these items would be considered for amendment. The Amendments add a procedure owners must follow to Reserve the Social Room and add "Rules for the Exercise and Fitness Center".

Please note that the underlined language is the addition to the Rules and Regulations as stated, and is now part of the Commodore~Anchorage Documents. Please place this Notice at the end of Exhibit "2" Rules & Regulations section for your future reference or reference by future owners of your unit. Please notify your tenants of ALL Rules & Regulations if you lease your unit by leaving a copy of Exhibit "2" from the Documents inside the unit.

**AMENDMENT TO THE RULES AND REGULATIONS FOR THE
COMMODORE/ANCHORAGE AT JUPITER YACHT CLUB CONDOMINIUM**

As used herein the following shall apply:

- A. Words in the text are lined through with (---) indicates deletions from the present text.
- B. Words in the text which are underlined indicate additions to the present text.
- C. If the above format would make understanding of the proposed amendment difficult, then instead, the proposal will be preceded by a reference that the document is substantially re-worded and reference made to the particular article of the present text.

1. Article A, Section 26 of the General Rules shall be added as follows:

26. The Social Room may be reserved for a specific date and time by:

- a. Completing the "Social Room Operating Policy Form";
- b. Submitting Completed Form and fees as determined by the Board of Directors; and
- c. Owner shall be required to obtain a General Liability Insurance Policy, specific to the event, if hiring someone to serve alcoholic beverages.
 - 1. Insurance Policy shall be sufficient to cover number of attendees;
 - 2. The Commodore/Anchorage at Jupiter Yacht Club Condominium Association shall be listed as an additional insured; and
 - 3. Copy of insurance policy must be on file with the Association prior to use.

2. Article D of the General Rules shall be added as follows:

D. RULES FOR THE EXERCISE AND FITNESS CENTER

1. Use of the exercise and fitness center is at the Users own risk. The User agrees to hold The Commodore/Anchorage at Jupiter Yacht Club Condominium Association, Inc. harmless for any accident or injury. Please be alert as Fitness Equipment presents hazards, including but not limited to moving parts which, if not avoided, could cause serious injury or death. (In case of an EMERGENCY Call 911)

2. All Users shall be **physically qualified** to undertake the exercise or have their physician's approval to undertake the exercise. Use by anyone under the influence of alcohol and/or any medications which affect the user's ability to exercise and utilize equipment safely shall be prohibited.

3. Proper exercise attire and footwear is required at all times.

4. Pursuant to the manufactures operating manuals, the following **MINIMUM AGE REQUIREMENTS** exist related to use of the equipment:

a. Children under 13 shall not utilize the following equipment:

1. Octane Lateral Cross Trainer
2. Octane Elliptical Cross Trainer

(When in use, Children must keep clear of the area)

b. Children 12 and under shall not utilize the following equipment:

1. 2 Cybex Treadmill
2. Cybex 770C/R Cycle
3. Cybex Eagle Press
4. Cybex Eagle NX seated
5. Cybex Eagle Leg Curl
6. Cybex Eagle Leg Extension
7. Cybex Eagle NX Lat Pulldown
8. Cybex VR1 Abdominal/Back Extension
9. Cybex Free Adjustable Bench

(Supervision shall be required for disabled and children 13 and over.)

c. Children shall not use the Octane X Ride .

(When in use, children should keep clear of the area)

d. Keep children away from moving parts on the Concept 2 Rower

5. Prior to using the equipment, all Users shall consult operating manuals, Bar Codes on the machines, warning labels and instruction placards affixed to the machines for instructions on use of the equipment.

6. All personal trainers are required to register with the Association manager prior to using center with a resident for the first time and will be required to furnish a certificate of insurance for their General Liability Insurance Policy with Commodore/Anchorage at Jupiter Yacht Club Condominium Association, Inc. listed as an additional insured.

7. Water bottles shall be permitted; however, Glass containers are prohibited.

8. Food shall be prohibited in the Exercise and Fitness Center.

9. Pets shall be prohibited in the Exercise and Fitness Center.

10. Be courteous to others:

- a. Keep TV and other electronic devices sound to a reasonable level so it does not disturb others.
- b. Limit use to 20 minutes per piece of equipment if others are waiting to use the equipment.

11. Cell Phone Guidelines:

- a. Silence phone upon entering the Exercise and Fitness center.
- b. User shall be required to use headsets or ear buds when listening to music.
- c. In order to speak on your cell phone, you are required to exit the Exercise and Fitness Center.

12. All Users shall wipe down the machines used after use. Wipes are provided.

13. All Users shall return all equipment and weights to their designated storage locations and report immediately any unsafe conditions to management.

14. IMMEDIATELY REPORT to Management any piece of equipment that is not functioning properly so that it may be evaluated and serviced. Users shall not attempt to use or fix any equipment that is not functioning properly.

15. The Association shall not be liable for any personal items or equipment left in the Exercise and Fitness Center. Any personal items found will be removed by management.
16. SAVE ENERGY. If the User is the last to leave, please turn off the lights and set the AC unit to 74 degrees and set the thermostat to auto.

NOTICE: EXCEPT AS AMENDED ABOVE, THE RULES AND REGULATIONS SHALL REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

C:\Amendment\Commodore /RuleandRegulation\SocialRoom\ExerciseRoom



Commodore~Anchorage At Jupiter Yacht Club

700 South U.S. Highway One, Office Suite, Jupiter, FL 33477
561.746.0680 / fax: 561.746.0618
Web Site: ca-jyc.org

June 10, 2013

Dear Condo Owners,

The Board of Directors has unanimously approved the attached changes to the By Laws Rules and Regulations at a duly noticed Board of Director's meeting on June 10, 2013. The posted agenda contained notice that these issues would be considered for amendment. Surf/paddle boards and kayaks are now permitted to be stored on designated storage racks in each limited common area garage following prior approval by the Board of Directions.

Please note the underlined paragraphs on the attached page include new rules which are now part of the Commodore – Anchorage By-Laws. Please place this Notice at the end of Exhibit "2" Rules and regulations section for your future reference or references by future owners of your unit. If you lease your unit please notify your tenants of All Rules and Regulations by leaving a copy of Exhibit "2" from the Documents inside your unit.

Also attached are the Surf/Paddle Board Storage Permit Request Form and the Kayak Storage Permit Request Form.

Please contact me at: adorfman@capitalrealtyadvisors.com if you have any questions.

Alan Dorfman, LCAM
Community Association Manager
On Behalf of the Association
For the Board of Directors

Cc: BOD

CHANGES TO THE RULES AND REGULATIONS
EXHIBIT "2"

Section - A. GENERAL RULES, paragraph 1:

Presently states:

1. Terms not otherwise defined in these Rules and Regulations shall have the meanings ascribed to such terms in the Declaration of Condominium for The Commodore/Anchorage at Jupiter Yacht Club, a Condominium.

Amendment to add the following:

Storage in the limited common area parking garages of anything other than approved Vehicles, approved Surf/Paddle Boards and approved Kayaks listed in Paragraph 2 below is prohibited.

Section - A. GENERAL RULES, paragraph 2:

Presently states - The parking garage is solely for the use of owners and occupants of Units, and their respective family members, tenants, invitees and guests. Passenger automobiles, sport utility vehicles, pick up trucks, vans and motorcycles (used for the personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the parking garage in the areas provided for that purpose. Garage parking spaces are assigned. Commercial vehicles, commercial trucks, campers, motor homes trailers, boats and boat trailers are prohibited in the parking garages and the exterior surface parking spaces. Bicycles and mopeds shall be parked only in bike storage areas or as may otherwise be designated by the Board of Directors. Vehicle maintenance is not permitted on the Condominium property. The Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residences, as are commercial vehicles used by vendors of the Association while engaged at the Condominium.

Amendment to add the following:

Storage of surf/paddle boards is only permitted on racks located within each limited common area parking garage designed by the Board of Directors for such use. Rack storage space is limited and available on a first come first serve basis for use by unit owners and tenants after written approval by the Board of Directors. Requests to storage a surf/paddle board must be made to the Board of Directors by completing a Surf Board Storage Permit Request Form available on the Association Web Site. Each approved request for surf board storage is for one year from date of approval. This rule may be amended from time to time by the Board of Directors.

Storage of kayaks is only permitted on racks located within each limited common area parking garage designed by the Board of Directors for such use. Rack storage space is limited and available for use by unit owners and tenants after written approval by the Board of Directors. Requests to storage a kayak must be made to the Board of Directors by completing a Kayak Storage Permit Request Form available on the Association Web Site. This rule may be amended from time to time by the Board of Directors.

If there are any questions, do not hesitate to contact me at the Commodore~Anchorage management office, 561.746.0680, or by e-mail at: Alan@CapitalRealtyAdvisors.com

**JYC Commodore-Anchorage Condominium Association
Surf/Paddle Board Storage Permit Request Form**

Date: _____, 20____

Dear Board of Directors,

I/We request approval to store one Surf/Paddle Board in the Anchorage _____ or Commodore _____ (Select One) Parking Garage for a period of one year. If approved I/We understand that the Commodore-Anchorage Condominium Association assumes no responsibility or liability in regard to the storage of the Surf Board. I/We agree to thoroughly wash, drain and dry their surf board prior to storage.

I/We understand there is limited Surf/Paddle Board storage space in each Parking Garage and this request, if approved, will be for only one (1) year from approval date.

I/We further understand that I/We are responsible for all repair costs for any damage to Association property or other Unit Owner's property caused by moving and or transporting our Surf/Paddle Board and that any such damage will be immediately report to the office of the Commodore-Anchorage Property Manager.

Name(s) of Requesting Party: _____

Unit Number: _____ Surf/Paddle Board Identification _____

Requesting Party

Signature(s): _____ Date _____, 20____

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FOR OFFICIAL USE ONLY:

Surf/Paddle Board Storage Request Approved _____ Rejected _____ Date _____, 20____

Reason for Rejection _____

Signed for the Board of Directors _____

JYC Commodore-Anchorage Condominium Association Kayak Storage Permit Request Form

Date: _____, 20____

Dear Board of Directors,

I/We request approval to store one /two ____ (select 1 or 2) Kayak/s in the Anchorage____ or Commodore____ (Select One) garage. If approved I/We understand the Commodore-Anchorage Condominium Association assumes no responsibility or liability in regard to the storage of the Kayak. I/We agree to thoroughly wash, drain and dry their Kayak prior to storage.

I/We understand there is limited Kayak storage space and I/we agree to pay the Association the cost of installing the Kayak Storage Rack/s on the Parking Garage wall in front of our parking lot number/s____ and _____. Each Kayak storage rack cost is estimated to be \$ 100. Any associated Kayak accessories MUST be placed inside the Kayak out of sight or removed from the Parking Garage.

I/We further understand that I/We are responsible for all repair costs for any damage to Association property or other Unit Owner's property caused by moving and or transporting our Kayak and that any such damage will be immediately reported to the office of the Commodore-Anchorage Property Manager.

Name(s) of Requesting Party: _____

Unit Number: _____ Kayak Length in Inches 1. _____ 2. _____

Requesting Party
Signature(s) _____ Date _____, 20____

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FOR OFFICIAL USE ONLY:

Kayak Storage Request Approved____ Rejected____ Date _____, 20____

Reason for Rejection: _____

Signed for the Board of Directors _____



Commodore-Anchorage At Jupiter Yacht Club

700 South U.S. Highway One, Office Suite, Jupiter, FL 33477
561.746.0680 / fax: 561.746.0618
Web Site: ca-jyc.org

To: All Homeowners
From: Board of Directors
Re: Notice of Approved Amendments to the Association Rules & Regulation
Date: November 13, 2007

The Board of Directors has unanimously approved the below changes to the Documents Rules and Regulation at a duly noticed **Board of Directors Meeting on Wednesday, November 12, 2007, at 10:00 a.m.** The posted agenda contained notice that these issues would be considered for amendment.

Please note that the underlined language are changes to present wording or new rules as stated, and are now part of the Commodore-Anchorage Documents. Please place this Notice at the end of Exhibit "2" Rules & Regulations section for your future reference or reference by future owners of your unit. Please notify your tenants of ALL Rules & Regulations if you lease your unit by leaving a copy of Exhibit "2" from the Documents inside the unit.

SECTION A. GENERAL RULES

Number 2. Presently states in reference to Bicycles Stored in Garage:

"Bicycles and mopeds shall be parked only in the bike storage areas or as may otherwise be designated by the Board of Directors."

AMENDMENEED TO INCLUDE THE FOLLOWING:

- "Bicycles stored in the bike storage must be identified as belonging to a specific unit and be secured by lockable device to the bike storage fixture; no unsightly or unfinished bikes are permitted on condominium property."

OVER

Number 10. Delete the complete first sentence of the present wording.

AMENDED AS STATED BELOW:

- “Unit owner’s wishing to change the locks on the entrance doors to their unit must use the Association’s Locksmith to key the new entrance doors locks to the Association’s Master Key or have their own locksmith contact the Association’s Locksmith to verify Tumbler Codes do not match any other unit. The Association is required by Florida Statute 718 to have access to all units. Duplication of Owner’s keys to common element is restricted in the interest of security. Changing of locks must be done through the Association.”

NEW RULES BELOW NOW INCLUDED IN THE ASSOCIATION’S EXHIBIT “2” OF THE “RULES & REGULATIONS” FOUND AT THE END OF THE BYLAWS:

Number 26. “Unit owners, their tenants or guests that are in residence for extended periods are not allowed to park in the two parking spaces marked as GUESTS on the cement car stops in the front of the Commodore building. These two spaces are intended for short term parking for guests of owners in residence. Overnight or extended period guests are required to park in the unmarked parking spaces at the north end of the Commodore building, if arrangement have not be made to park in the units assigned parking spaces inside the garages.”

Number 27. “Due to the limited size of the dumpsters Unit Owners are required to break down boxes and place them in front of the dumpster room double doors at the ground floor Service Entrances to the buildings. Boxes may not be put in the trash chute as they will clog the chute. Construction or moving boxes must be taken away by the unit owner’s contractor.”

SECTION B. RULES FOR DECORATORS, CONTRACTORS & SUB-CONTRACTORS

Number 4. Delete the following from this rule: [only one sentence]

- “and Saturday from 8:00 a.m. to 2:00 p.m.”

AMENDED AS STATED BELOW REPLACES THE ABOVE DELETED LANGUAGE:

“, remodeling or construction type work of any type is Not permitted on Saturday, Sunday, and/or Holidays.”