



September 1, 2021

Jupiter Country Club Residents,

Thank you for making Jupiter Country Club a beautiful community to live in.

During a recent Board of Directors meeting held on August 18, 2021, the board of directors approved the enclosed helpful summary of existing Jupiter Country Club Rules and a fining schedule to help ensure the community's beauty is well-preserved.

Associations have rules and guidelines in place to preserve the appearance of the community, protect the value of the property and individual homes, and to make the neighborhood more harmonious for all.

As those who have lived in Florida communities likely know, although general rules and regulations are contained within other governing documents (i.e. Declaration of Covenants, Bylaws, etc.), Associations typically adopt separate "rules and regulations" and "guidelines" to provide clarity on specific requirements.

The board is providing a 30-day grace period as of September 1, 2021 for all owners to be in compliance and for continuing matters that have not yet been a subject of a warning. After October 1, 2021, owners will be notified of any infractions and the fining schedule will be in effect.

The enclosed rules and other governing documents can be found on the website at jupitercountryclub.org.

If you have any questions or require further information, please don't hesitate to contact Campbell Property Management at [561-529-3436](tel:561-529-3436) or JCCHOA@campbellproperty.com.

Respectfully,

Christine Di Renzo

Christine Di Renzo

For and on behalf of the Jupiter Country Club HOA Board of Directors



“The Rules We Live By”

Your Guide to Jupiter Country Club HOA Rules

8-20-21

PURPOSE



- This document summarizes many of Jupiter Country Club Homeowners Association's rules and restrictions to ensure continued pleasant and comfortable living in our remarkable Community. The rules are designed to follow common sense guidelines that are necessary when many people live relatively close together. Please be sure to follow the rules. If the rules are not followed, then our prized community will rapidly deteriorate, depreciating all owners' investments. ***Your cooperation is greatly appreciated by your neighbors.***

PURPOSE



- ***Because this is only a summary of some of the Community's restrictions, you must read the Declaration of Covenants, Conditions and Restrictions of Jupiter Country Club Homeowners Association, Inc., By-Laws, and Articles of Incorporation.***
The information provided in this document does not supersede the Declaration, Bylaws and Articles of Incorporation. Please direct all questions seeking legal advice to your attorney as the Association's manager and members of the Board of Directors cannot provide legal advice.
Always check for updates so that you have an up-to-date version of all Rules.

PURPOSE



- The definitions contained in the Declaration are incorporated in these Rules. The owners, their families, occupants, lessees, tenants, invitees and guests are required to comply with all the provisions in the Declaration, the By-Laws and the Association's Articles of Incorporation. For example, the term “Unit” includes the land which is part of the Unit as well as any improvements thereon and “Association” refers to Jupiter Country Club Homeowners Association, Inc. ***Please ensure that you provide copies of these Rules to all members of your family, and your unit’s occupants, lessees, tenants, invitees and guests for their information and guidance. Each owner is responsible for the conduct of their families, occupants, lessees, tenants, invitees and guests.***



ALTERATIONS & ADDITIONS

- In order to preserve the community's valued aesthetics and planned design, and to ensure all Owners continue to benefit from rising property values, the Association has provided design and building guidelines for Owners to follow. Where the Rules require approval from the ***Architectural Review Committee***, please refer to the Association's Architectural Standards for more information. Approvals are provided only in writing and ***must be received before any work is undertaken***. Oral statements cannot be relied upon as approvals or otherwise.



ALTERATIONS & ADDITIONS

- **Trees and Planting** - Pursuant to the Architectural Standards, no trees or other plantings shall be cut or removed or added without approval, nor shall any Unit Owner alter the landscaping without approval.
- **Gravel / Pavement** - No gravel, blacktop or paved parking strips shall be installed or maintained by any Owner adjacent to and along the street.
- **Window treatments** - All window coverings shall be lined with white or off-white lining on the side exposed to the public, unless otherwise approved.
- **Unit subdivision** - No Unit shall be further subdivided except upon express written consent of the Association, and in accordance with applicable subdivision regulations
- **Fences / Walls** - No fences, screens, invisible pet fences or walls shall be erected unless in accordance with the Architectural Standards.



ALTERATIONS & ADDITIONS

- **Improvements / Permanent structures** - No Unit may erect any structure or improvement that will deny or impede the Association's access to the Unit Owner's yard.
- **Temporary structures** - No temporary structure, such as a trailer, tent, shack, barn, shed, or other outbuilding shall be permitted at any time, other than: (a) Temporary structures during the period of actual construction; and (b) Tents or other temporary structure for use during social events.
- **Antennas / Dishes** – Pursuant to Architectural Standards, except as permitted by law, no exterior device, or any similar exterior structure or apparatus may be erected or maintained unless approved.
- **Recreation equipment** - All basketball courts, backboards, volleyball nets, swing sets, sandboxes and other outdoor recreational equipment shall be installed, maintained or used only in accordance with the Architectural Standards after approval.
- **1.10 Conservation Areas** - No person may alter the Conservation Areas, including but not limited to all wetlands and upland buffer areas, from their natural and/or permitted condition.



ANIMALS

- **The community is animal friendly and encourages its residents to properly care for and supervise their animal friends. The following rules are necessary to help ensure safe and pleasant living for all members.**
- ***Number / Type of Animals*** - No more than two commonly accepted household pets such as a dog or cat, and reasonable numbers of tropical fish or caged birds may be kept in a unit, subject to other regulations by the Association.

ANIMALS



- ***Leash*** - All animals shall be leashed and not permitted to roam free when outside of a closed structure.
- ***Unattended animals*** - Animals may not be left unattended or staked outside of a closed structure or in garages or on porches or lanais.
- ***Waste*** – Those walking an animal outside of a closed structure must clean up after the animal, including all solid material for proper disposal.



ANIMALS

- ***Commercial activity*** - Commercial activity involving an animal, including, without limitation, boarding, breeding, grooming, or training is not allowed.
- ***Enforcement*** - If, in the opinion of the Board, any animal becomes a source of unreasonable annoyance to others, or the owners of the animal fails or refuses to comply with these restrictions, the owner, upon written notice, may be required to remove the animal from the Community in addition to all other remedies available to the Association.

ASSESSMENTS



- **Assessments are the lifeblood of the Association. Without assessments, the Association cannot pay its vendors upon which the owners rely to ensure the community does not fall into disrepair. To be fair to Owners who timely pay their assessments, every Owner is required to timely pay their assessments. The following rules underscore Owner responsibility for timely paying assessments.**

ASSESSMENTS



- ***Assessment responsibility*** – Unit Owners shall be responsible for paying assessments for the costs incurred by the Association for the operation, maintenance and insurance of the Common Area.
- ***Exemption*** – No Owner may exempt themselves from liability of assessments by non-use of Common Areas, abandonment of their Unit, or any other means.
- ***Enforcement*** – The Association may impose charges for late payment of assessments and lien for delinquent monetary obligations.

GOLF CARTS



- **Golf cars are a convenient method of transportation. Though they may be seen as fun, golf carts are vehicles requiring the exercise of due care without which they may cause extensive injury, property damage and even death. The following rules are necessary to help ensure the safety of all community residents and guests.**

GOLF CARTS



- **Registration** - All golf carts must be registered with the Association.
- **Operation** - Owners and operators must maintain and operate their golf carts in a safe, prudent manner in accordance with all local, state, and federal government laws, rules and regulations.
- **Hours of operation** - Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights, turn signals, and a windshield.
- **Insurance** - At the time of registration and on each anniversary thereof, golf cart owners must provide a certificate of insurance including liability insurance coverage of the private golf cart with policy limits at least equal to \$100,000 coverage personal injury and \$50,000 property damage coverage per occurrence and name "Jupiter Country Club Homeowners Association, Inc. and Jupiter Country Club, Inc." as additional insureds.

GOLF CARTS



- **Driver's license** - Subject to the rights of the members of the Golf Club while utilizing the golf course facilities, golf carts can only be operated by authorized persons as set forth in the Golf Cart Rules. **Authorized persons must possess a valid driver's license or a learner's permit if accompanied by an Owner with a valid driver's license.** Driver's licenses and learner's permits must be produced upon request.
- **Owner responsibility** – A golf cart owner is responsible for ensuring the safe and proper operation of their golf cart and for ensuring the operator of their golf cart has a valid driver's license or valid learner's permit.
- **Unattended children** - Children under age 12 should never be left unattended in a golf cart.

GOLF CARTS



- **Equipment** – Golf carts must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
- **Traffic rules** - Operators must strictly follow all street and pathway signage. Operators must observe all road and traffic signs and drive on the far right of the road at all times. Operators must be aware of the rules of the road and obey them.
- **Sidewalks** - No golf carts are permitted on sidewalks at any time.

. LANDSCAPING



- **Community residents take great pride in the appearance of their Units, often times at great expense. The following are necessary to ensure that Owners are able to continue to take pride in their Units and that the community as a whole is benefitted from consistently beautiful grounds.**



LANDSCAPING

- **Trees** – Owners shall prune trees as needed to ensure healthy and attractive trees.
- **Landscape replacement** - Each Owner shall replace dead, dying, diseased or removed landscaping, including dead grass, within the Owner's Lot at the Owner's sole cost and expense.
- **Yard waste debris** - Dirt, trash, plant and tree cuttings and debris shall be removed and all areas left in clean condition by dusk.
- **Trash** – No, trash, debris or refuse pile shall be placed or remain on a Unit except when orderly and properly placed for scheduled pickup.
- **Lawns and Landscaping Performed by Owners** - All landscaping changes by an Owner with respect to the Owner's Unit must be approved by the Architectural Review Committee.

LEASING



- **The community requires that both long-term and short-term residents preserve the values and promote the wellbeing of the community. Because tenancies require a delicate balance to ensure the safety of all who reside in the community, the following rules are required.**
- **Limits** - No Owner may lease his or her residence for a period less than ninety (90) consecutive days, nor more than two times per calendar year without approval. Short term rentals are strictly prohibited.
- **Process** - Unit owners must first submit to the Association a copy of fully executed leases for its approval. No tenant may occupy a Unit before leases are submitted and approved.
- **Leases** - Leases must specifically state that the tenancy is subject to the terms and conditions of the Declaration.
- **Assessments** - If the Unit Owner fails to pay required Assessments, the Association may collect from the tenant all outstanding monetary obligations to the Association, provided the amount of the Assessments does not exceed the rental amounts due to the Owner.
- **Club** - The rights of the Unit Owner and the tenant with respect to the Club during the term of the lease shall be governed by the Club Plan

MAINTENANCE



- **Maintenance is the cornerstone of a livable and attractive community. The following maintenance rules are required to ensure uniform community standards and to ensure the safety of community residents and guests.**
- **Painting** - Each Owner shall paint his or her Home at the Owner's sole cost and expense. Changing paint colors is considered an alteration and subject to Architectural Standards and approval.
- **Roof / Driveway cleaning** - Roofs and/or exterior surfaces and/or pavement, including, but not limited to, walks and drives, shall be kept free of stains, mold, mildew.

TRAFFIC



- **In order to ensure the safety and wellbeing of all community residents and their guests, all drivers must drive responsibly, and all traffic laws must be strictly obeyed within the community. *The following rules highlight these restrictions.***

TRAFFIC



- **Traffic laws** – All traffic laws and traffic control devices must be obeyed while driving within the Community.
- **8.2 Speed limit** – No vehicle operator shall drive a vehicle at a speed greater than is reasonable and prudent under the conditions, nor text while driving, and each vehicle operator must consider existing and potential hazards in determining their speed at all times even if less than the maximum speed limit. The maximum speed limit within the Community is 25 miles per hour except for on Tresana where the maximum speed limit is 15 miles per hour and except approaching, traveling past, and through a gate house and through a gate where the maximum speed limit is 8 miles per hour. Before proceeding through a gate, a vehicle must come to a complete stop and allow the gate to completely open before proceeding through the gate. Tailgating or a vehicle immediately following another vehicle through a gate without allowing the gate to close and open between vehicles, is prohibited.
- **8.4 Damage.** No vehicle of a Unit's Owner, tenant, guest or invitee shall damage any property in the Community, including but not limited to damaging any gate house, gate, and any entry or exit gate apparatus. If a vehicle damages property in the Community, then in addition to any fine or suspension the vehicle owner, vehicle operator, and the Owner of the Unit at which the vehicle is parked, stored or visiting are all jointly and severally liable, and they shall at the damaged property owner's option, with all deliberate speed repair the damage or to pay the repair expense including reasonable estimates of expense in advance of the repair.
- **Traffic hazards** - Nothing shall be erected, constructed, planted or otherwise placed in the Community which creates a traffic hazard or blocks the vision of motorists upon any of the streets, roads or intersections of the Community.



USE AND OCCUPANCY

- To further ensure peaceful living and uniformly attractive surroundings, the following rules are restrictions on use and occupancy of Units within the community.



USE AND OCCUPANCY

- **Nuisances** - No activity shall be permitted to exist or operate which constitutes a nuisance or is detrimental to the Community or to any other Unit, resident or guest within the Community.
- **Signs** - No sign, advertisement or notice of any type or nature whatsoever may be erected or displayed within the Community unless with approval of the size, shape, content and location. A Unit Owner may display a sign of reasonable size provided by a contractor for security services within ten (10) feet of the entrance to the Unit.
- **Flags** – An Owner may not display a flag on their Unit except for: (a) one United States flag, in a respectful manner, not larger than 4 ½ by 6 feet; and (b) as otherwise prohibited by law.
- **Soliciting** - No soliciting will be allowed at any time within the Community.
- **Fuel storage tanks** - No fuel tanks, gas or otherwise, shall be permitted except: (a) as installed by a manufacturer in a vehicle; or, (b) a propane gas tank no larger than 20 lbs. for gas barbeques, fireplaces and hot tubs.
- **Clotheslines** – No clothesline may be installed or maintained.
- **Basketball hoops** – No portable basketball hoop may be left outside overnight.
- **Boating** – No boat of any kind may be operated or stored on any lake within the Community.



USE AND OCCUPANCY

- **Garage doors** - All garage doors must be closed when not in use.
- **Garage conversion** - No use of a garage may interfere with the garage's primary purpose of parking for vehicles as originally designed. No garage may be converted to living space, an office or workshop.
- **Exterior lighting** - No high intensity lighting such as spotlights, seasonal and special effect lighting, floodlights or similar lighting shall be placed or utilized upon any Unit which in any way will allow light to be reflected on an area outside of the Owner's Lot without Association approval.



USE AND OCCUPANCY

- **Ancillary equipment** – All machinery, garbage receptacles, gas meters, air conditioning, heating, pool equipment, materials and supplies, and other equipment placed or stored outside must be concealed from view from roads and areas outside of the Unit in accordance with Architectural Standards.
- **Unlawful use** - Owners shall comply with all applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency relating to the Community.



VEHICLES AND PARKING

- **Due to the great number of vehicles that come in and out of the community's gates on any given day, vehicle and parking rules are necessary to orderly and efficiently regulate and store resident and guest vehicles.**



VEHICLES AND PARKING

- **Authorized parking** - Owners shall park only in their garages, on the paved driveways servicing their Unit, or in appropriate parking spaces approved by the Association. Vehicles shall be parked only within the Units' paved surfaces intended for parking and shall not block sidewalks or bike paths.
- **Garages** - To the extent a Unit contains a garage, as originally designed, a Unit Owner must park their motorcycles, motorized skateboards, scooters and vehicles in the garage when not in use. Only the number of vehicles exceeding the garage's designed vehicle capacity shall be parked in the driveway.
- **Garage doors** - Garage doors shall be kept closed except when automobiles are entering and leaving the garage.
- **Number of cars** - Only the number of cars exceeding occupied garage space shall be parked in the driveway.
- **Alternate parking scheme** - Alternate side of the street parking is in effect throughout the community.



VEHICLES AND PARKING

- **Odd numbered months:** January, March, May, July, September, November during which all street parking must be on the side of the street with odd numbered addresses. (except for Cul Du Sac parking whereby always house side)
- **Even numbered months:** February, April, June, August, October and December during which all street parking must be on the side of the street with the even numbered addresses. (except for Cul Du Sac parking whereby always house side)
- **Overnight parking** - No street parking is permitted between 2am and 6am.
- **Right-of-way parking** - Parking by within the street right-of-way, including the swale, is prohibited



VEHICLES AND PARKING

- **Recreational vehicles**, including but not limited to **boats, watercrafts, boat trailers, mobiles homes, trailers (either with or without wheels), motor homes, vans over fourteen (14) feet in length, tractors, trucks in excess of three-fourths (3/4) ton, all-terrain vehicles, commercial vehicles of any type, campers, motorized campers, motorized go-carts, motorized skateboards, scooters or any other related transportation device** may only be stored outside of a Unit a maximum of 8 hours but not overnight (between 2am and 6am), unless fully garaged. Prohibited commercial vehicles, as intended herein, shall include without limitation, those with commercial logos visible from off of the Unit, ladder racks, commercial toolboxes and non-passenger vans.
- **Repair / Maintenance of vehicles** – Repair or restoration of any vehicle within the Community is prohibited except for emergency repairs to the extent necessary to enable the movement of the vehicle to a proper repair facility.
- **The Association is authorized to tow vehicles parked in violation of these Rules.**



ENFORCEMENT

- Owners are responsible for those who come to their Unit including all owners, occupants, tenants, guests and invitees who must comply with all use restrictions, Rules of the Community and rights and obligations created by the Declaration of Covenants, By-Laws and their Exhibits, as each are amended from time to time.
- Violations of these Rules may subject the violator (an Owner, occupant, tenant, guest or invitee) to fining, suspension of use rights and **any and all** remedies available to the Association and other Owners pursuant to the terms of the Declaration of Covenants, Articles of Incorporation or By-Laws of Jupiter Country Club Homeowners Association, Inc. and Florida law.



ARC Detailed Information

- ***For detailed information please refer to our website***
jupitercountryclub.org
- ***To obtain an ARC Application for approval please visit Christine DiRenzo at the HOA office located at the Cay.***
- ***561-529-3436***

Fine Schedule

GARBAGE CANS	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
BOATING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
FENCES, WALLS & CLOTHESLINES	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
FUEL STORAGE	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
GARAGE DOOR	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
GOLF CARTS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
INSURANCE	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
CONSERVATION AREAS	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
LANDSCAPE REPLACEMENT	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
LANDSCAPE ALTERATION WITHOUT APPROVAL	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
LEASES, AND OCCUPANCY AGREEMENTS - LEASES ON FILE	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
EXTERIOR LIGHTING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
LAWN AND LANDSCAPING PERFORMED BY OWNERS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
DEAD GRASS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
ALTERATIONS & ADDITIONS WITHOUT APPROVAL	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
NUISANCES	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
PARKING ON SIDEWALKS AND PATHS	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
PAINTING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
PETS GENERAL RULES	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
OVERNIGHT PARKING ON STREET	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
PARKING ON ODD/EVEN SIDE OF THE STREET	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
PARKING AND GARAGES	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
RECREATIONAL VEHICLES	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
PERSONAL PROPERTY STORED	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
ROOFS and DRIVEWAYS CLEANING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
REPAIRS OF VEHICLES	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
ANTENNAS/DISHES	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
SERVICE EQUIPMENT (SCREENED FROM VIEW)	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
SIGNS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
SOLICITING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
SPEED LIMIT	COURTESY NOTICE	2ND NOTICE	\$75 PER OCCURENCE
RECREATIONAL EQUIPMENT	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
TEMPORARY STRUCTURE	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
TRASH REMOVAL	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
TREE TRIMMING	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
TRAFFIC HAZARD	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
UNLAWFUL USE	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
YARD WASTE DEBRIS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED
WINDOW TREATMENTS	COURTESY NOTICE	2ND NOTICE	\$75 PER DAY UNTIL REMEDIED