

WELCOME
TO JUPITER HARBOUR CONDOMINIUMS

We take great pride in our beautiful area and its special amenities and ask that you join us in working together to make this community one of which we can be proud.

There are 97 condo units in our complex. Therefore, everyone's cooperation and consideration will go a long way to maintaining a wonderful atmosphere.

FOR YOUR PROTECTION

Jupiter Harbour is protected by a 24-hour security staff. A member of the staff will give you a security form to fill out on behalf of the Property Owners Association (POA) to obtain a bar code sticker for your car to get through the gate quickly.

Guests, contractors, etc., are admitted when the security officer has obtained the resident's authorization by phone. If residents have guests overnight, guests may be issued a pass with residents' authorization by phone. Between 10 P.M. and 7 A.M. guests will not be admitted except with prior notification.

THE SECURITY STAFF CANNOT ACCEPT DELIVERIES

The gatehouse telephone is 561-746-2557.

The automatic entry telephone number is 561-295-5220. Please follow the prompts for directions to authorize guests.

POA Manager, Howard Rosenkranz, Seabreeze Property Management, 561-626-0917, 4227 Northlake Blvd., Palm Beach Gardens, FL 33410

SPEED LIMIT

The community - wide speed limit is **15 MPH**.
Please observe it.

KEYS

We recommend that you leave a key with the security staff for use in case of an emergency. Keys for units are coded and kept in a locked safe and can be identified only by the security staff.

The condo association manager must have a key which is kept in a secure location for your unit, AC closet and carport parking storage. Association held keys are used for inspections, emergencies and pest control only. Keys will not be released to guests, etc., except in emergency situations.

PARKING

Resident parking is provided in reserved covered parking spaces. Guest parking is provided in the open parking areas. Please check your condo declaration for vehicle restrictions.

GARBAGE / TRASH

A chute for garbage (in plastic bags only) is provided for each floor. Recycling bins for glass, plastic and papers are in the first-floor trash room; do not place plastic bags in the recycling bins. Please flatten any boxes or cartons and take them to the first-floor trash bin. Please do not load the trash bin with heavy materials, construction materials or furniture as it must be moved by hand to the parking lot for the truck to dump it. To help us prevent clogs, do not pour grease down your drain.

Hazardous wastes such as oil paint, batteries, light bulbs or computer equipment must be brought to the Palm Beach County Hazardous Waste Facility located at 14185 Military Trail, Jupiter; the entrance is before Donald Ross Road.

EXTERIOR / BALCONIES

No changes may be made to the exterior of the property except with prior approval of the Board of Directors. This includes hurricane shutters, screening, doors, balcony floor coverings, etc. Any plans for alterations must be submitted in writing to the Board of Directors.

Local fire codes prohibit open flame cooking on the balconies. You are welcome to use the grills provided at the pool area or on the common property.

ARCHITECTURAL REVIEW BOARD

The Board of Directors must approve all renovations, additions, alterations to the exterior and interior of each Condominium Unit. The Architectural Review Board (ARB) reviews each request prior to submission of their recommendations to the Board of Directors for final action – approval, conditional approval or denial.

Contact the Manager for the Architectural Review Board application forms and Contractor Work Approval forms. These must be completed and **approved** before any work is performed.

PEST CONTROL

A licensed exterminator services our community at no extra cost. The condominium units are serviced each month. Upon arriving at Jupiter Harbour, the exterminator is issued keys to the units and sprays all the interiors. This service is guaranteed, and the exterminator will come back at no charge if you have insect problems between services.

PETS

Our condo rules prohibits all pets.

ELEVATOR PADS

The unit owner or designee is responsible for notifying the Manager for pad installation at least 24 hours before delivery. Specific delivery information is required - date & anticipated time of delivery, description of delivery, responsible supervisory party and anticipated time & date to remove pads.

The unit owner or designee is **STILL LIABLE** for any damage caused to the common area by their designee, a delivery person, merchandise, etc.

Installation of pads is required when:

- Move-In or Move-Out.
- Delivery of large appliances.
- Rolls of carpet, tile and wood flooring.
- Furniture (couches, wall units, dressers, etc.)
- Unboxed large merchandise delivered by hand trucks.
- Renovation or construction work.

AMENITIES

We have four tennis courts, two of which are lighted for evening play up to 10 P.M. These lights are controlled from the gatehouse. You may telephone or stop by. Please let them know when you finish so they can turn off the lights.

Both the condominium and the townhouse areas have swimming pools for the use of their residents and guests. Please use only the pool designated for the condominiums. You must obtain a key from our manager to enter the pool area. Rules are posted and listed below. Instruct your guests to read and follow the rules.

We have a wonderful path along our waterfront for the walking enjoyment of our residents. For your protection we must prohibit skateboards, bicycles, roller blades, etc.

POOL RULES

1. Pool Hours 8:00 A.M. to dusk
2. Pool for residents and overnight guests only
3. Bathing Load **24** Max
4. Shower before entering pool
5. Shower also if you have applied oil-based lotions
6. Children under 12 MUST be accompanied by an adult
7. Children not toilet trained MUST wear swim diapers
8. No long OR loud cell phone calls
9. No radios or other music devices unless using ear phones
10. FOR SAFETY- No running or diving
11. No large flotation devices in pool. Noodles permitted
12. No food or drink in pool or within 4 feet of the water
13. No glass containers or animals inside fence
14. Replace chairs and lounges in their proper places
15. Report any Rule violation in writing to the Manager
16. EMERGENCY PHONE TO 911 IS IN THE 911 BOX
17. Do NOT touch pool-control equipment
18. No loud games such as "Marco Polo" after 6 P.M.

SPA RULES

1. Shower before entering. Rinse all soap or oils off before entering the spa.
2. No food or drink in spa or on spa deck
3. Spa capacity **6** persons

4. Small children (under 5 years old) or people with health problems should not use spa
5. Maximum use: **15 minutes**
6. Children under 12 must have adult supervision
7. Maximum water temperature: 104°F
8. Spa hours: 8:00 A.M. to dusk