

Addendum #2 to the Association Rules and Regulations

1. Rules regarding the trimming of trees and maintenance of personally owned foliage maintained in individual unit courtyards: Homeowners shall ensure that all trees maintained in individual courtyards are trimmed in accordance with Town of Jupiter tree trimming standards prior to May 1st each year. Furthermore the association requires that all limbs, branches and fronds, are trimmed away from the building, any fruit from palm trees and any dead branches or palm skirts are removed. This rule is in an effort to prevent the unnecessary cleanup of tree droppings and palm fronds by neighbors or the association. With regard to other foliage within courtyards: The homeowners shall maintain all foliage within individual courtyards such that all foliage must be contained within said courtyard with no limbs braches or other parts of plat material extending into the common area or adjacent courtyards at all times. Furthermore, Homeowners shall keep plant material located within courtyards in a neat and orderly fashion and control the presence of weeds. Failure to comply with these guidelines will result in the Association correcting the violation and billing the actual cost of maintenance back to the Homeowner in violation.
2. Rules regarding Parking: in addition to the existing covenants on parking Residents parking vehicles, shall park at least one vehicle in the unit's assigned numbered space. Additional vehicles may then be parked in guest spaces on a first come first served basis. At no time may a Resident park a vehicle in a guest space and leave the assigned numbered space empty for any reason. This is to ensure adequate parking for all residents and an equal opportunity at guest spaces.
3. Rules regarding Airsoft and other projectiles: No person may fire or projectiles within the common elements at any time. This includes the property adjacent to the C18 canal which is under lease to the Association by SFWMD.
4. Rules regarding contractors: All Homeowners conducting repairs shall ensure that the contractor conducting repairs is licensed to perform the work necessary in accordance with Jupiter Code. Contractors must contact the office and provide proof of licensure and adequate insurance prior to beginning any work on the premises. Contractors will also obtain a copy of the covenants regarding repairs from the Association office prior to the commencement of any repair to the exterior of the unit.