

RULES AND REGULATIONS

The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists and the apartment buildings in useful condition exist upon the land.

A. Units

Each of the units shall be occupied only by one family, as a residence and for no other purpose.

B. Common Elements

The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the units by their occupants.

C. Pets

Pets shall be restricted to small domestic birds or fish, or one (1) cat or one (1) dog. Pets shall not exceed 25 pounds when fully grown and must always be on a leash. Absolutely no Pit Bull type dogs are allowed on the property. The owner of each pet shall be required to clean up after the pet in order to properly maintain the common areas. If, after receipt of written notice by the Association that the owner is violating the provision of this paragraph, and/or the owner does not correct such violation, the Association shall have the right to impose a fine of fifty (\$50.00) dollars against said unit owner. In the event that the fifty (\$50.00) dollar fine is not promptly paid, then the Association shall also have the right to seek appropriate legal action against the unit owner in order to obtain payment. In addition, the Association shall seek a judgement for all fees and costs incurred in such action.

D. Nuisances

No nuisances shall be allowed upon the condominium property nor any use or practice that is a source of annoyance to the residents, which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in clean and sanitary conditions. No rubbish, refuse or garbage accumulating, nor any fire hazard, are allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property above that required when the unit is used for the approved purposes. This includes loud mufflers on vehicles.

E. Trash

Trash must be placed inside receptacles. For sanitary reasons, all trash except newspapers shall be in plastic bags and tied securely before being placed in trash receptacles. Trash can be placed outside no earlier than the evening before pick up. (Tuesday night for Wednesday pick up and Friday night for Saturday pick up.) Please put your unit number on your trash receptacles.

F. Hanging Clothes

No clothes, towels, rugs, or similar items shall be hung outdoors for any purpose except within the unit owner's courtyard, below the height of the fence.

G. Bicycles

Bicycles, toys, or clutter shall not be left outside courtyards at any time. Bicycles or clutter so left, shall be impounded. It is permissible to store bicycles in the unit owner's rear courtyard. In the event that such items are impounded by the Association, the unit owner will be assessed a fee of five (\$5.00) dollars for their release.

H. Repairs

There shall be no assembling or disassembling of motor vehicles, except for maintenance such as the changing of a tire, battery, etc., nor any vehicle repairs.

I. Antenna

The only approved antenna allowed in the community would be a dish antenna. However, the antenna cannot be attached to any part of the building and must be inside of the unit's courtyard. Attaching it to a self-contained pole is the only method subject to approval.

If you wish to have a dish antenna installed, please submit the application page to the Association prior to engaging in the installation. Any unapproved installations are subject to removal at the owner's expense. Expenses shall include, but not be limited to, removal, disposal, and restoration to the Association common property.

J. Exterior Displays

No signs of any kind may be displayed on any exterior portion of the dwelling, the courtyard or in the windows of the dwelling or in any of the common areas. No reflective substance shall be placed on any window.

K. Temporary Shutters

Unit owners may install hurricane shutters, storm shutters or security shutters in a permanent installation provided said installation consists solely of bronze colored folding track mounted type accordion shutters. All other hurricane or storm shutters must be of a temporary nature and be installed only prior to a hurricane or storm and completely removable and be removed when the hurricane or storm ceases. Any damage to the building due to temporary shutters will be charged to the owner of the unit. Tracks for panel shutters will not be allowed to be left on the building.

L. Vehicles

Trucks larger than ½ ton pick-up or trucks used for commercial purposes, vans used for commercial purposes, motorcycles, boats, trailers, motorhomes, and other such vehicles shall not be allowed to park overnight on condominium property. All motor vehicles must be maintained as to not create an eyesore in the community or be abusive to the ears/disturb the peace. Parking will be allowed in the designated areas only. **No parking on the grass.** Any motor vehicle that is unlicensed and/or cannot be driven can be towed from the condominium property at the owner's expense.

Parking Spaces

Two (2) parking spaces are assigned to each unit owner.

Your spaces are _____ & _____.

M. Lake

There shall be no swimming, boating or fishing in the lake.

N. Lawful Use

No immoral, improper, offensive, or unlawful use shall be made of the condominium property nor any part of it. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification to, or repair of the condominium property shall be the same as the responsibility for maintenance and repair of the property concerned.

O. Roof

There shall be no climbing or storing items on the roof of the condominium.

P. Trees and Shrubs

The Board of Directors must approve all tree and shrub plantings in order to protect our complex from undesirable plants and root problem trees that can create costlier maintenance. NO PLANTING ON COMMON GROUNDS.

Q. Leasing

After approval by the Association elsewhere required, entire units may be rented provided the occupancy is by only one family, its servants, and guests. No rooms may be rented, and no transient tenants may be accommodated. The owner must own the unit for one year prior to leasing it.

R. Regulations

Reasonable regulations concerning the appearance and use of the condominium properly may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. The Association shall furnish copies of those regulations and amendments to all unit owners and residents of the condominium upon request.

NO PART OF VEHICLES ALLOWED ON THE GRASS AT ANY TIME.

PLEASE PROTECT OUR SPRINKLER SYSTEMS & GRASS.

SINCE THERE ARE NO PLAYGROUND FACILITIES ON PROPERTY,
ALL BALL SPORTS, SKATEBOARDS, ELECTRIC TOYS, SCOOTERS AND
OTHER PLAY THAT CAN BE A NUISANCE IS PROHIBITED ON COMMON GROUNDS.

I have read and fully understand these Rules and Regulations.

APPLICANT SIGNATURE(1): _____ **DATE:** _____

APPLICANT SIGNATURE(2): _____ **DATE:** _____

Jupiter Lakes Villas Trash Rules & Information

WEDNESDAYS: RECYCLING – TRASH – YARDWORK – BULK

SATURDAYS: TRASH – YARDWORK

1. Trash Carts & Bins **MUST** be labeled with your Unit Number.
2. Trash Carts & Bins can be set out the day of pickup **-OR-** after 6PM the night **BEFORE** scheduled pickup; not before 6PM.
3. Trash Carts & Bins must be brought in off the street **BEFORE** 7PM the day of pickup; not after 7PM.
4. Trash Carts & all Bins **MUST** be stored **INSIDE** the fence on your **BACK** patio and completely out of sight.
5. Place your Yardwork pile on the street along the curb, **NOT** on the grass. The yardwork pile should be put out the day before or on the day of pickup. Please no piles around holiday weekends.
6. Place your large items and bulk pickup items at the curb the day of bulk pickup or the day before after 6pm, not before. You can also call Waste Management for a special bulk pickup or for very large items.

Waste Management - Jupiter FL: 855-852-7110

Triton Property Management: 561-250-6565

Garbage Cart Information

IMPORTANT CHANGES AS OF MARCH 2023:

- Your garbage cart must be placed in the street along the curb. If it is on the grass they will NOT pick it up!
- It must be 3 feet away on all sides from all other bins, yard waste and items. If it is NOT they will not pick it up.
- All your garbage must be in the cart with the lid closed. If it is NOT they will not pick it up.
- Any bags sticking out of the top or bags sitting alongside the cart will NOT be picked up.

Other Frequently Asked Questions:

1. Do we have to use the Waste Management bin exclusively?

Yes. All residents will need to exclusively use the cart provided by Waste Management, which meets the specifications required for the automated pick-up system used on the Waste Management trucks.

2. What if I do not want a trash cart?

Delivery of the new trash carts will be performed by a third-party vendor and provided to all residents currently participating in the waste collection program. If you do not want the cart once it has been delivered, WM will be unable to provide you with waste collection services.

3. What size cart will I receive?

Households will receive a 65-gallon cart. Residents who submitted a special request to the Town of Jupiter for a larger, 95-gallon cart prior to the October 15th 2022 deadline, will receive the 95-gallon cart instead.

4. What is the normal life span of the carts?

20 years.

5. What if I have excess trash that will not fit inside of my cart?

The 65-gallon and 95-gallon carts can accommodate most household waste volumes. Should you have excess trash following an event, celebration, holiday, etc., please hold it until your next scheduled collection day. If you frequently have excess waste, please contact WM's Customer Service Department at 772-546-7700 to order an additional cart. Additional carts will incur a one-time \$65 charge and a \$25 delivery fee. If residents would like to pick up the additional cart at our WM of Martin County facility located in Hobe Sound, the delivery fee will be waived.

6. Do we have to use the Waste Management bin exclusively?

Yes. All residents will need to exclusively use the cart provided by Waste Management, which meets the specifications required for the automated pick-up system used on the Waste Management trucks.

7. When should I start using the new trash cart?

The new carts should be used beginning with the first scheduled pick-up in March of 2023.

8. Why do I have to use the new trash cart?

Waste Management is switching to automated pick-up, meaning the trucks that will be used have an arm that picks up the cart and dumps it into the truck. The new carts meet the specifications required for this automated pick-up system.

9. What if I am disabled or physically unable to get my trash to the street or return the cart to my storage area?

The current program to accommodate those with disabilities will stay the same. If there is no able-bodied person living at the residence to get the cart to and from the curb, WM will provide backdoor service with a note from your doctor. Residents can contact WM’s Customer Service Department at 772-546-7700 to arrange for this accommodation.

This information is online at the Town of Jupiter website in Spanish and English: jupiter.fl.us

Waste Management handles collection for the Town of Jupiter. They can be reached at (772) 546 -7700 or (800) 824-8472, or you may visit their website: www.wm.com

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DO NOT FEED THE WILDLIFE

Do not feed ducks, birds, geese, fish, turtles or any wildlife in our community.

Feeding Wildlife Leads to:

- Bacterial Pollution and Park Closures
- Aesthetic Damage to Property
- Illness and Deformities of Wildlife
- Loss of Fear of Humans

Jupiter Lakes Villas

The Rules for Nuisance Muscovy Ducks

The Community Rules state that no one should feed any of the wild animals on the property at any time. We request all residents to alert others of this rule when they see people feeding them. Please help spread the word.

The community continues to be overrun with these nuisance ducks.



The Muscovy ducks are native to Mexico, Central and South America, and are not native to the US or Florida. The birds are capable of spreading disease and mating with native birds. The ducks are not only messy, but they tend to breed quickly and multiply; then they overrun an area and chase out the natural duck population that lives there. The beautiful Florida ducks will not land or stay in an area overrun and polluted by these messy ducks.

Getting rid of them isn't as easy as trapping and relocating them because that is against federal law. However, a control order with the **U.S. Fish and Wildlife Service** allows anyone to "remove or destroy Muscovy ducks ... or their nests, or eggs at any time when found."

The easiest thing any resident or visitor can do is to NOT feed the birds or their cute little ducklings. Another method of slowly decreasing the population is by locating nests and destroying the eggs.

We can control the population this way through attrition. If people continue to feed them and assist their population to grow, we will have no other choice but to pay a service to have them eliminated.

You can read more about this online at the **Florida Fish and Wildlife Service**.

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