



# Jupiter Lakes Villas Condominium Association

Jupiter Lakes Villas  
431 Jupiter Lakes Blvd.  
Jupiter, FL 33458

APPLICANTS NAME(S): \_\_\_\_\_

UNIT NUMBER: \_\_\_\_\_

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Management Use Only

APPLICATION RECEIVED: \_\_\_\_\_

APPLICATION SENT TO BOARD: \_\_\_\_\_

INTERVIEW COMPLETED: \_\_\_\_\_

APPLICATION COMPLETED: \_\_\_\_\_

**JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION**  
**CONDENSED OWNER'S MANUAL**

The Board of Directors, appreciating the volume of condominium declarations, has compiled the information most frequently needed by our residents in this condensed manual. We have also included some suggestions that should be helpful to you.

Further, where formal requests or application forms are necessary, the latest versions of these forms are all available from **Triton Property Management**.

We urge you to be familiar with this information and to be sure that your **guests and tenants** are also.

If everyone acts in accordance with these rules, life at your association will continue to be pleasant for all.

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**JUPITER LAKES VILLAS  
 CONDOMINIUM ASSOCIATION  
 c/o TRITON PROPERTY MANAGEMENT  
 900 E INDIANTOWN RD SUITE #210  
 JUPITER, FL 33477  
 PHONE: 561-250-6565**

**UNIT#:** \_\_\_\_\_

**MOVE IN DATE:** \_\_\_\_\_

Please submit the following for all sale or lease transactions:

- Completed Application. (Incomplete applications will be returned.)
- Pet Registration page with required attachments.
- Completed Background Check form.
- Fully Executed Purchase Contract or Lease.
- \$150 Application fee made payable to Jupiter Lakes Villas.
- \$100 Background Check fee made payable to Triton Property Management.  
 (All fees are per adult or married couple and all fees must be in the form of a check or money order)
- A copy of each adult applicant’s driver license.

Please refer to JLV Condominium Documents, Article XI, Section B on sales and leases. Repeated violations will be referred to the association’s attorney. Owners can, and will, be held accountable, and continued violations of “failure to notify both the board and management company” could result in the eviction of tenant(s) and full liability of all legal fees by the association.

**APPLICANTS MUST INTERVIEW WITH  
 THE BOARD OF DIRECTORS PRIOR TO MOVING IN. NO EXCEPTIONS!  
 EMAIL [JLVMGR@TRITONCAM.COM](mailto:JLVMGR@TRITONCAM.COM) TO SET UP YOUR INTERVIEW.**

BY SIGNING THIS APPLICATION, YOU HEREBY AGREE TO FOLLOW THE DECLARATION OF COVENANTS AND RESTRICTIONS, THE BY-LAWS, AND THE RULES AND REGULATIONS GOVERNING THE JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION.

APPLICANT SIGNATURE(1): \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT SIGNATURE(2): \_\_\_\_\_ DATE: \_\_\_\_\_

Jupiter Lakes Villas Condominium Association  
c/o Triton Property Management  
900 E Indiantown Rd., Suite #210  
Jupiter, FL 33477

Purchase / Lease Application

Agent/Realtor Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Company Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

MAXIMUM NUMBER OF OCCUPANTS: THREE (3) ADULTS, OR  
TWO (2) ADULTS AND TWO (2) CHILDREN

431 Jupiter Lakes Villas Unit # \_\_\_\_\_

Please check one:

- Lease                      Lease Dates: \_\_\_\_\_ to \_\_\_\_\_  
 Purchase                    Purchase Date: \_\_\_\_\_ Move-in Date: \_\_\_\_\_

Current Owner(s) Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Applicant: Mr. / Ms. First: \_\_\_\_\_ Last: \_\_\_\_\_ MI \_\_\_\_  
Married: \_\_\_\_\_ Single: \_\_\_\_\_ Divorced: \_\_\_\_\_  
Present Address: Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phones: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Co-Applicant: Mr. / Ms. First: \_\_\_\_\_ Last: \_\_\_\_\_ MI \_\_\_\_  
Married: \_\_\_\_\_ Single: \_\_\_\_\_ Divorced: \_\_\_\_\_  
Phones: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Number of child occupants: \_\_\_\_\_ Age(s): \_\_\_\_\_ - \_\_\_\_\_

In case of Emergency notify: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's present employer: \_\_\_\_\_  
Employer's address: Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Length of employment: \_\_\_\_\_ Position: \_\_\_\_\_ Salary: \_\_\_\_\_

Co-applicant's present employer: \_\_\_\_\_  
Employer's address: Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Length of employment: \_\_\_\_\_ Position: \_\_\_\_\_ Salary: \_\_\_\_\_

Personal reference: Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**VEHICLE INFORMATION**

**LIMIT TWO (2) ASSIGNED PARKING SPACES PER UNIT**

**Vehicle 1:** Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate#: \_\_\_\_\_  
Color: \_\_\_\_\_ Driver License# \_\_\_\_\_ State: \_\_\_\_\_

Vehicle registered to: \_\_\_\_\_

**Vehicle 2:** Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate#: \_\_\_\_\_  
Color: \_\_\_\_\_ Driver License#: \_\_\_\_\_ State: \_\_\_\_\_

Vehicle registered to: \_\_\_\_\_

***NO GUEST PARKING SPACES AVAILABLE***

***Guests may park along the curb in the street***

- You are not allowed to park commercial or recreational vehicles, boats, motorbikes or campers overnight on Jupiter Lakes Villas Properties.
- Commercial Vehicles are allowed only while Services are being performed.
- No overnight parking of trucks over ½ ton.
- No part of any vehicles are allowed to park on the grass at any time.

**APPLICANT SIGNATURE(1):** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPLICANT SIGNATURE(2):** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PET REGISTRATION FORM**

**PLEASE LIST AND DESCRIBE ANY PET TO BE CONFINED WITHIN THE UNIT**

Unit Owner's Name: \_\_\_\_\_ Telephone # \_\_\_\_\_

Address: \_\_\_\_\_

Pet Owner's Name: \_\_\_\_\_

PETS: (One Pet per Unit)

Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_

Pet's Name: \_\_\_\_\_

***PETS MAY NOT EXCEED 25 POUNDS. YOU MUST PICK UP AFTER YOUR PETS AND THEY MUST BE ON A LEASH AT ALL TIMES, OR A \$50.00 FINE WILL BE IMPOSED***

The following breeds are not permitted: Pit Bulls, Rottweilers, Chow Chows, German Shepherds, Siberian Huskies, Alaskan Malamutes, Doberman Pinschers, Presa Canario Bulldogs, Great Danes, Boxers, Akitas, and Wolf Hybrids.

Please provide:

- ❖ \_\_\_\_\_ A current Veterinarian certificate.
- ❖ \_\_\_\_\_ Copy of your pet's current Rabies shot.
- ❖ \_\_\_\_\_ Photograph of your pet.
- ❖ \_\_\_\_\_ Copy of your pet's county license.
- ❖ \_\_\_\_\_ Copy of any Support Animal paperwork.

**I agree** that the Association has document provisions related to pets and I am required to abide by those documents. The failure to comply may result in the required removal of the pet, imposition of fines and any other legal remedy available where the owner of the pet and the owner of the unit will be liable.

**I understand, and agree**, that even if I do not have a pet at this time, if in the future, someone in the unit considers getting a pet or a visiting guest brings a pet, I will comply with all the rules mentioned above. I will complete all necessary paperwork prior to bringing that pet into the community and receive approval.

**PET OWNER'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**UNIT OWNER'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**THIS FORM MUST BE COMPLETED PRIOR TO APPROVAL OF A LEASE OR SALE**

## **FCRA NOTICE – BACKGROUND INVESTIGATION**

In connection with your rental application with \_\_\_\_\_ (the “Landlord/Property Manager”), this notice is intended to inform you that an investigative consumer report will be obtained on you from a consumer reporting agency for tenancy or rental purposes. These purposes may include for acceptance or retention. The report may contain information about your character, general reputation, personal characteristics and mode of living, which may be based on personal interviews with sources such as your neighbors, friends or associates. The report may also contain information about you relating to your criminal information or history, credit history, driving and/or motor vehicle records, verification of your education or employment history, or other background checks.

You have the right, upon written request made within a reasonable time after the receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report to the Landlord/Property Manager and our background screening provider, National Crime Search, LLC, 3452 E. Joyce Blvd., Fayetteville, AR 72703 (888-527-3282). For information about National Crime Search, LLC’s privacy practices, see [www.nationalcrimesearch.com](http://www.nationalcrimesearch.com).

**[End of Document]**

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## **AUTHORIZATION FOR BACKGROUND INVESTIGATION**

By signing below you authorize the obtaining of investigative consumer reports by the Landlord/Property Manager at any time after receipt of this authorization. To this end, you authorize any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, or insurance company to furnish any and all background information requested about you by National Crime Search, LLC and/or the Landlord/Property Manager.

You understand that the scope of your authorization is not limited to the present and, if you are accepted, will continue throughout the course of your residency and allow the Landlord/Property Manager to conduct future screenings for retention, as permitted by law and unless revoked by you in writing.

Print Full Legal Name:	
Other or Former Names (please print):	
Date of Birth*:	
Social Security Number:	
Address:	
City:	
County:	
State:	
Zip Code:	
Driver's License number:	
State License issued:	
Name on License (if different than legal name):	
Email Address:	
Phone Number:	
Signature:	
Date:	

**\*This information will be used for background screening purposes only and no other purpose.**



## **AUTHORIZATION FOR BACKGROUND INVESTIGATION**

By signing below you authorize the obtaining of investigative consumer reports by the Landlord/Property Manager at any time after receipt of this authorization. To this end, you authorize any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, or insurance company to furnish any and all background information requested about you by National Crime Search, LLC and/or the Landlord/Property Manager.

You understand that the scope of your authorization is not limited to the present and, if you are accepted, will continue throughout the course of your residency and allow the Landlord/Property Manager to conduct future screenings for retention, as permitted by law and unless revoked by you in writing.

Print Full Legal Name:	
Other or Former Names (please print):	
Date of Birth*:	
Social Security Number:	
Address:	
City:	
County:	
State:	
Zip Code:	
Driver's License number:	
State License issued:	
Name on License (if different than legal name):	
Email Address:	
Phone Number:	
Signature:	
Date:	

**\*This information will be used for background screening purposes only and no other purpose.**

## **STATE LAW NOTICES AND DISCLOSURES – BACKGROUND INVESTIGATION**

**The following disclosures are being provided pursuant to state law.**

**MINNESOTA and OKLAHOMA:** If you are a resident of Minnesota or Oklahoma, or applying for employment in one of these states, please check the box if you would like to receive a copy of your consumer report, free of charge, if one is obtained by the Landlord/Property Manager.

Check box to receive report

**MINNESOTA:** If you are a Minnesota resident or applying for employment at a location within Minnesota, you have the right to submit a written request to National Crime Search, LLC | 3452 E Joyce Blvd, Fayetteville, AR 72703 | (888-527-3282) for a complete and accurate disclosure of the nature and scope of any consumer report the Landlord/Property Manager ordered about you. The consumer reporting agency must provide you with this disclosure within five days after its receipt of your request or the report was requested by the Landlord/Property Manager, whichever date is later.

**NEW JERSEY:** If you are a New Jersey resident or applying for employment at a location within New Jersey, you acknowledge receipt of the New Jersey Fair Credit Reporting Act provisions.

**NEW YORK:** If you are a New York resident or applying for employment at a location within New York, you have the right to inspect and receive a copy of any investigative consumer report requested by the Landlord/Property Manager by contacting National Crime Search, LLC | 3452 E Joyce Blvd, Fayetteville, AR 72703 Phone: (888-527-3282).

**NEW YORK:** If you are a New York resident or applying for employment at a location within New York, you acknowledge receipt of a copy of [Article 23-A](#) of the New York Correction Law.

**RHODE ISLAND:** If you are a resident of Rhode Island or applying for employment at a location within Rhode Island, the Landlord/Property Manager may request a credit report from a consumer reporting agency in connection with your application for employment.

**VERMONT:** If you are a Vermont resident or applying for employment at a location within Vermont, you acknowledge receipt of the NOTICE – BACKGROUND INVESTIGATION AND USE OF CREDIT INFORMATION.<sup>1</sup>

**WASHINGTON STATE:** If you are a Washington resident or applying for employment at a location within Washington State, you have the right to request from National Crime Search, LLC | 3452 E Joyce Blvd, Fayetteville, AR 72703 | (888-527-3282) a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

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<sup>1</sup> Pursuant to Vermont law, employers requesting a credit report must provide job applicants/employees with a notice identifying the specific basis under 21 V.S.A. § 495i for use of the report.

*Para información en español, visite [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.*

## **A Summary of Your Rights Under the Fair Credit Reporting Act**

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer

reporting agency, the agency must investigate unless your dispute is frivolous. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

#### **CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE**

**You have a right to place a “security freeze” on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization.** The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is

placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

**States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:**

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552</p> <p>b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act.</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group P.O. Box 53570 Houston, TX 77052</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. Division of Depositor and Consumer Protection National Center for Consumer and Depositor Assistance Federal Deposit Insurance Corporation 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Financial Protection 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Assistant General Counsel for Office of Aviation Protection Department of Transportation 1200 New Jersey Avenue, SE Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Public Assistance, Governmental Affairs, and Compliance Surface Transportation Board 395 E Street, SW Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Administration area supervisor</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Administrator, Office of Capital Access United States Small Business Administration 409 Third Street, SW, Suite 8200 Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street, NE Washington, DC 20549</p>
<p>8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, NW Washington, DC 20580 (877) 382-4357</p>

## 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 property 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 CONDOMINIUM ASSOCIATION, INC.

REQUEST FOR ANTENNA INSTALLATION APPROVAL FOR SATELITE DISH OR SPACEX

OWNER(S) NAME: \_\_\_\_\_ TENANT(S) NAME: \_\_\_\_\_

Unit Number: \_\_\_\_\_ Day phone: \_\_\_\_\_ Evening phone: \_\_\_\_\_

Date of installation: \_\_\_\_\_

Approval is hereby requested to install a satellite dish antenna on a pole. Installations are restricted to the self-contained pole support situated in close proximity to the subject unit.

Identify the location and installation being proposed: \_\_\_\_\_

Installation Contractor: \_\_\_\_\_ contact phone # \_\_\_\_\_

Comment: \_\_\_\_\_

**I understand and will comply with the following:**

- That if the modification is not completed as approved, said approval can be revoked and the modification will be required to be removed by the owner at owner's expense.
- That the owner is responsible for payment of and repair to any and all damage done to common areas as result of the installation.
- Owner is responsible for compliance with all State, County and City building codes and to obtain all applicable permits.
- To abide by the decision or the Board of Directors.
- If owner's request is not approved, or work performed is different than approved by the Board of Directors, owner understands and agrees, by signing below, that association may have area restored back to its original condition at unit owner's expense. This may include court action by the association and that owner shall be responsible for reasonable attorney fees and costs.

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Signature of Tenants \_\_\_\_\_

APPROVED ( ) \_\_\_\_\_

Signature of Board Member

NOT APPROVED ( ) \_\_\_\_\_

Signature of Board Member

Return to:

Jupiter Lakes Villas Condominium Association  
c/o Triton Property Management  
900 E Indiantown RD. Suite 210  
Jupiter, FL 33477

# 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](http://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](http://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**.

**APPLICANT SIGNATURE(1):** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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