

JUPITER ONE HOA | TENANT APPLICATION

JUPITER ONE HOMEOWNER'S ASSOCIATION, INC TENANT'S APPLICATION CHECKLIST

Please comply with the following requirements prior to submitting your request for approval.

- _____ 1. A non-refundable application fee of One Hundred Fifty Dollars (\$150.00) is required per applicant or married couple.
- _____ 2. Copy of Lease signed by both parties
- _____ 3. Acknowledge copy of Application pages as well as the Rules & Regulations by initialing the bottom of each page.
- _____ 4. Copy of Driver's License for each adult
- _____ 5. Photo of each pet if applicable
- _____ 6. Vaccination records of each pet

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TENANT APPLICATION

This application must be completed and submitted to Jupiter One Homeowners' Association, Inc, c/o Triton Property Management, 900 W. Indiantown Road, Suite 210, Jupiter, Florida 33477 at least 15 days prior to closing. The application must also include a copy of the Lease, and a copy of each adult occupant's driver's license.

A \$150 application fee per applicant age 18 yrs or older must accompany the application.
Tenant has pre-paid for the full lease term . YES___ NO___

Date:	Unit #:
Owner:	
Tenant:	
Realty Co:	Realtor Email:
Realtor Name:	Realtor Phone #:
Lease start date:	Lease end date:

APPLICATION SUBMITTED BY:

Signature:

Date:

I am the: Realtor, Owner, Tenant.

OCCUPANT INFORMATION:

Occupant Name(s):			
Email Address:			
Total # of Occupants: _____	Adults: _____	Children: _____	Pets: _____
Primary Mailing Address:			

Please feel free to contact us at 561.746.2803 or visit us online at <http://jupiteroneflorida.com> to learn more about the community.

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TENANT SCREENING INFORMATION

IMPORTANT: PLEASE MAKE ENTRIES CLEAR AND LEGIBLE. The following information is required by law enforcement agencies and other entities for positive identification purposes when checking records. All information provided is CONFIDENTIAL and will not be used for any other purpose.

APPLICANT ONE:

Gender: Male, Female		
Name: First:	Middle:	Last:
Aliases:		
Home Phone:	Cell Phone:	
Work Phone:	Email Address:	
Social Security-#	Date of Birth:	
Driver's License- #	State: (enclose a copy of driver's license)	

CURRENT EMPLOYER:

Company:	Tel #:
Supervisor:	Position: Salary: Per month

APPLICANT TWO:

Gender: Male, Female		
Name: First:	Middle:	Last:
Aliases:		
Home Phone:	Cell Phone:	
Work Phone:	Email Address:	
Social Security-#:	Date of Birth:	
Driver's License-#:	State: (enclose a copy of driver's license)	

CURRENT EMPLOYER:

Company:	Tel #:
Supervisor:	Position: Salary: Per month

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TENANT RESIDENCY INFORMATION

CURRENT ADDRESS # 1:

Primary Address, Owned, Rented			
Name:	First:	Middle:	Last:
Address:			
		How Long?	Yrs. Mos.
City, State Zip:		County:	
Landlord:		Tel #:	

PREVIOUS ADDRESS # 1:

Owned, Rented			
Name:	First:	Middle:	Last:
Address:			
		How Long?	Yrs. Mos.
City, State Zip:		County:	
Landlord:		Tel #:	

PREVIOUS ADDRESS # 2:

Owned, Rented			
Name:	First:	Middle:	Last:
Address:			
		How Long?	Yrs. Mos.
City, State Zip:		County:	
Landlord:		Tel #:	

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TENANT SCREENING AUTHORIZATION, CONSENT TO OBTAIN CREDIT INFORMATION AND EMPLOYMENT VERIFICATION

I HEREBY VOLUNTARILY CONSENT TO AND AUTHORIZE:

I/We authorize **Jupiter One Homeowners Association, Inc.** to investigate my/our credit qualifications and criminal history and hereby release, in any manner, all of the information obtained by you. I/We further release all persons, agencies, or firms from any and all claims and damages resulting from providing such information.

I/We have read and understand this consent for release of information, and authorize the credit verification/criminal history. I/We authorize, the credit reporting agencies to provide **Jupiter One Homeowners Association** and any third party screening agency acting as agent for **Jupiter One Homeowners Association**, any information that is requested. I/We hereby release all of the persons and agencies providing such information any and all claims and damages connected with their release of the information.

I/We do hereby agree to forever release and discharge **Jupiter One Homeowners Association**, our agent, and their associates to the full extent permitted by law from any claims, damages, losses, liabilities, costs and expenses, or any other charge or complaint filed with any agency arising from the retrieving and reporting of information. According to the Federal Fair Credit Reporting Act, I am entitled to know if my request was denied based on information obtained, and to receive, upon written request, a disclosure of the public record information and of the nature and scope of the report.

I/We give authorization for **Jupiter One Homeowners Association** to verify the provided personal data, residency information, and to obtain a credit report, criminal history report and to verify employment information (including salary).

I/We declare under penalty of perjury that the information listed in this application is true and correct.

Applicant's
Signature:

Date:

Applicant's
Signature:

Date:



Background Screening Request

- Sign Disclosure and Acknowledgment where indicated in yellow
- Scan and attach Driver's License & SSN Card (or Passport or Current ID)



BACKGROUND SCREENING REQUEST

Write your Name EXACTLY as it appears on your Driver's License (first, middle, last)

First: _____ Middle: _____ Last: _____

Other Last Names Known By: _____

Current Address: _____

City: _____ State: _____ Zip Code: _____

SSN: _____ Date of Birth: _____

Driver License #: _____ State Issued: _____ Expires: _____

Email Address: _____

Current Residence

Company Name: _____

Phone #: _____ Email: _____

Move In Date: _____ Move Out Date: _____ Monthly Rent: _____

Do you: Own Lease Family/Friend

Have you ever been evicted from any leased premise? Yes No

Have you ever been convicted of, plead guilty, or "no contest" to a crime that has or has not been expunged or removed from your record? Yes No If yes, please explain: (Make sure to include the city/state/county and the year the crime occurred for each conviction.)

PLEASE INCLUDE A COPY OF A DRIVER'S LICENSE AND SOCIAL SECURITY CARD TO CONFIRM YOUR IDENTITY. If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

Jupiter One HOA ("the Company") may obtain information about you from a consumer reporting agency for tenant screening purposes. Thus, you may be the subject of a "consumer report" and/or an "investigative consumer report" which may include information about your character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as your neighbors, friends or associates. These reports may contain information regarding your criminal history, credit history, motor vehicle records ("driving records"), and verification of your education or employment history or other background checks. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your employment history conducted by Applycheck, LLC Applycheck, LLC 3479 NE 163 Street Suite 519 North Miami Beach FL 33160 (786) 542-6834; or another outside organization. Information regarding Applycheck, LLC's privacy practices (including information about whether any consumer personal information will be sent outside the U.S. or its territories) may be found at www.applycheck.com. The scope of this notice and authorization is all-encompassing, however, allowing (the Company) obtain from any outside organization all manner of consumer reports and investigative consumer reports now and throughout the course of your residency to the extent permitted by law. You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

ACKNOWLEDGMENT AND AUTHORIZATION

I acknowledge receipt of the DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of "consumer reports" and/or "investigative consumer reports" by the Company at any time after receipt of this authorization and throughout my residency, if applicable. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, insurance company, or other party to furnish any and all background information requested by Applycheck, LLC 3479 NE 163 Street Suite 519 North Miami Beach FL 33160 (786) 542-6834 or another outside organization acting on behalf of Jupiter One HOA (the Company) and/or Jupiter One HOA itself. I agree that a facsimile ("fax"), electronic or photographic copy of this Authorization shall be as valid as the original.

New York and Maine applicants or tenants only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

State of Washington applicants or tenants only: You have the right to receive a complete and accurate disclosure of the nature and scope of any investigative consumer report as well as a written summary of rights of your rights and remedies under Washington law.

California applicants or tenants only: By signing below, you also acknowledge receipt of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW. Please check this box if you would like to receive a copy of an investigative consumer report or consumer credit report at no charge if one is obtained by the Company whenever you have a right to receive such a copy under California law.

Signature: _____

Date: _____

Print Name: _____

Para información en español, visite 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 the FCRA. **For more information, including information about additional rights, go to 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 identify 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 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 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.

- **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 1-888-567-8688.

- **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.

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:

1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates.

b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:

2. To the extent not included in item 1 above:

a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks

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

c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations

d. Federal Credit Unions

3. Air carriers

4. Creditors Subject to Surface Transportation Board

5. Creditors Subject to Packers and Stockyards Act, 1921

6. Small Business Investment Companies

7. Brokers and Dealers

8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations

9. Retailers, Finance Companies, and All Other Creditors Not Listed Above

CONTACT:

a. Consumer Financial Protection Bureau
1700 G Street NW
Washington, DC 20552

b. Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580
(877) 382-4357

a. Office of the Comptroller of the Currency
Customer Assistance Group
1301 McKinney Street, Suite 3450
Houston, TX 77010-9050

b. Federal Reserve Consumer Help Center
P.O. Box 1200
Minneapolis, MN 55480

c. FDIC Consumer Response Center
1100 Walnut Street, Box #11
Kansas City, MO 64106

d. National Credit Union Administration
Office of Consumer Protection (OCP)
Division of Consumer Compliance and Outreach (DCCO)
1775 Duke Street
Alexandria, VA 22314

Asst. General Counsel for Aviation Enforcement & Proceedings
Aviation Consumer Protection Division
Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Office of Proceedings, Surface Transportation Board
Department of Transportation
395 E Street S.W.
Washington, DC 20423

Nearest Packers and Stockyards Administration area supervisor

Associate Deputy Administrator for Capital Access
United States Small Business Administration
409 Third Street, SW, 8th Floor
Washington, DC 20416

Securities and Exchange Commission
100 F St NE
Washington, DC 20549

Farm Credit Administration
1501 Farm Credit Drive
McLean, VA 22102-5090

FTC Regional Office for region in which the creditor operates or
Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580
(877) 382-4357

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VEHICLE REGISTRATION

All residents and guests shall report their vehicle identification (including year, make, model and tag) to the office upon occupancy to obtain a parking decal. Failure to obtain and display a decal could result in unnecessary towing. Vehicles must display a valid current state vehicle registration. According to The Declaration of Covenants, Article VIII Section 8, there shall not be parked upon any of the parking spaces set aside for such, whether on a Lot or upon the Common Areas, any trailer, commercial-type van, commercial vehicle, boat, boat trailer, truck or motor home. Notwithstanding the above, non-commercial motorized vehicles are permitted if they have windows completely surrounding the vehicle (such as a station wagon) and no partial or complete flat-bed (whether the flat-bed is covered or not).

OCCUPANT VEHICLE(S):

Vehicle Owner:	
Type: _____ <small>(Year) (Make) (Model) (Color)</small>	License Plate #:
	State:
Official Use Only	
Authorized Decal #:	Date Issued:

Vehicle Owner:	
Type: _____ <small>(Year) (Make) (Model) (Color)</small>	License Plate #:
	State:
Official Use Only	
Authorized Decal #:	Date Issued:

I/We understand and agree to follow all rules and regulations pertaining to vehicles and understand that failure to do so may result in fines and towing at the owner's expense.

Applicant's
Signature:

Date:

Applicant's
Signature:

Date:

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PET RULES AND REGISTRATION FORM

Instructions: Please complete a separate form for each pet. This form must be submitted within 3 days of occupancy and must include a photograph of the pet.

Unit Owner(s):		Unit #:
Occupant(s):		
Type of Pet:	Breed:	
Age:	Color:	
Weight:	Pet Name:	

PET RULES:

1. Each residence shall be limited to three pets but no more than two dogs. Pets shall not be bred or maintained for any commercial purpose.
2. Pets shall not be allowed to run at large within any Common Area. Pets shall at all times be under the control of the Owner or custodian of the pet. "Under Control" shall mean restrained by a leash, held in the arms, or caged. Pets shall not be tied or secured to any fixed object in any Common Area.
3. The person walking any pet shall be responsible for the removal of any excreta (waste) when deposited by the pet.
4. Residents agree that pets will not disturb the rights, comforts and convenience of other residents whether the pets are indoors or outside. Pets shall not be left unattended on balconies or patios while the owner is absent.
5. Residents and Guests staying more than 7 days, shall be required to register their pets with the Homeowners Association within 3 days of occupancy.
6. A resident whose pet has expired or who no longer houses the animal on the premises shall notify Management, and any replacement pet shall be registered on a new registration form.
7. For owners and renters, registration must include a copy of vaccination record generated within the year prior to rental/tenancy with proof of up-to-date rabies vaccination.
8. No livestock, poultry or exotic pets are allowed.
9. Non-compliance with any pet rule can result in fines to owners and requests to evict tenants in Violation.

Acknowledgment:

By signature below, I hereby certify that I have read, understand and agree to abide by the above Rules and understand that I am fully liable for the actions of my pet and responsible for any damages or costs incurred; and will be assessed these amounts.

I certify that all information submitted is true and I understand that any false or misleading information constitutes grounds for revocation of my right to house a pet on this property.

Applicant's
Signature:

Date:

Applicant's
Signature:

Date:

RULES & REGULATIONS REVISED: May 10, 2023

The Board of Directors shall adopt such rules and regulations from time to time governing the use and enjoyment of the Common Areas as the Board of Directors in its sole discretion deems appropriate or necessary, provided such additional rules and regulations shall be consistent with the provisions contained in this Declaration. (Covenants Article VIII Section 12) The definitions contained in the Declaration of Covenants, Conditions and Restrictions for Jupiter 1 Homeowners Association and Exhibits A and B are incorporated herein as part of these Rules and Regulations.

1. **PETS** - No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats or other household pets may be kept providing they are not kept, bred or maintained for any commercial purpose. Pets shall not be allowed to run at large within the Development Area. "At Large" shall mean off the Lot of the owner or custodian of the pet. Any pet running at large within the Development Area shall be considered a nuisance. Any pet off the Lot of the owner shall at all times be under the control of the owner or custodian of the pet. "Under control" shall mean restrained by a leash, held in the arms, or caged. Each residence shall be limited to three pets but no more than two dogs. (Covenants Article VIII Section 4).
2. **PET REGISTRATION** – All residents who have pet(s) shall be required to register the pet(s) and furnish a photo identification of the pet(s) with the Homeowners Association upon occupancy. No exotic pets are allowed. A resident whose pet has died or who no longer houses the animal on the premises shall notify management, and any new pet shall be registered on a new registration form. For owners and renters, registration must include a copy of vaccination record generated within the year prior to rental/tenancy with proof of up-to-date rabies vaccination. Pet owners shall abide by the pet rules listed on the Pet Registration Form. Guests with pets shall also register those pets with management.
3. **ANIMAL WASTE** – The person walking any animal on any Common Area shall be responsible for the removal of any excreta (waste) of the animal.
4. **NUISANCES** - No nuisance, (defined as an unreasonable or unlawful use of property that results in material annoyance, inconvenience, discomfort, or injury to another person or their property, and to the public) noxious or offensive activity shall be carried on upon any Lot or in the Common Areas nor shall anything be done thereon, either willfully or negligently which may be or become an annoyance or nuisance to the Owners or occupants of the Property. (Covenants Article VIII Section 5).
5. **RUBBISH, TRASH, GARBAGE AND OTHER WASTE** - No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in a Town of Jupiter Waste Management trash can. For waste that does not fit completely in the town issued receptacles (lid must closed) the tenant/owner is responsible for calling the town for special pick up (Waste Management 1-800-824-8472) and may not put that

waste out until the day of scheduled pick up. Equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. (Covenants Article VIII Section 6)). Recycling shall be placed in yellow and blue Town of Jupiter recycling bins. No garbage can and recycling bins shall be brought out for pickup earlier than 5:00 PM on the day before the scheduled pickup. Garbage cans and recycling bins must be removed from the Common Areas within 12 hours of garbage/recycling pickup. In addition, no dumpsters may be placed anywhere without prior consent of the Board Office. Contractor waste must be removed by contractor. In the event trash, garbage, yard waste, recycling, or other waste is not picked up by the Solid Waste Authority, it is the occupant's responsibility to retrieve it and store it until the next pick up.

Garbage Collection currently scheduled as: Wednesdays: Garbage and Recycling • Saturdays: Garbage only.

6. **NO UNSIGHTLY USES** - No garments, rugs, vines or any other materials may be hung, exposed, or dusted from the windows or from the front facade of any residence. Nothing shall be placed on the balconies. Seasonal wreaths are permitted on the doors only from October 1 through May 31. (Covenants Article VIII, Section 7). No other wreaths or decorations with sports teams, advertising, or of a political nature are permitted. Christmas and holiday wreaths are permitted on doors only from December 1 through January 15.
7. **VEHICLES** - There shall not be parked upon any of the parking spaces set aside for such, whether on a Lot or upon the Common Areas, any trailer, commercial-type van, commercial vehicle, boat, boat trailer, truck, or motor home. However, service vehicles may be allowed during daylight hours only, and only related to services being provided in the community. Notwithstanding the above, non-commercial motorized vehicles are permitted if they have windows completely surrounding the vehicle (such as a station wagon) and no partial or complete flat-bed (whether the flat-bed is covered or not). Storage of vehicles on a consistent basis will not be allowed in any of the parking areas without prior approval by the management office. For any of the above-mentioned events, two warnings will be issued and placed on the driver's side window of the vehicle. Upon the third occurrence, the vehicle will be towed to a storage area by East Coast Towing and Transport. All costs and fees involved will be borne by the owner of the vehicle. (Covenants Article VIII Section 8) No mechanical work may be performed on the Common Areas, with the exception of routine or minor maintenance. No vehicle, which cannot operate under its own power, shall remain in the Common Areas for longer than 24 hours.
8. **VEHICLE IDENTIFICATION DECALS** – All residents and guests shall report their vehicle identification (including year, make, model and tag) to the office upon occupancy to obtain a parking decal. Failure to obtain and display a decal could result in towing.

Vehicles must display a valid current state vehicle registration. Decal must be placed inside the vehicle on the driver's side of the rear window

9. **PARKING** - The ownership of a Lot shall entitle the Owner or Owners thereof to the exclusive use of not more than one automobile parking space located in the Common Areas, which parking space shall be assigned by the Association. All "Guest Parking Spaces" may be used by any member or guest on a non-assigned basis. Notwithstanding anything stated herein, and in order to ensure that there are enough parking spaces for all Lot owners, tenants and their guests, no Lot Owner or Tenant shall have more than two (2) vehicles parked in the community on a consistent basis. The Association shall have the right to establish and amend over time, the rules and regulations related to parking, and said rules and regulations, as amended from time to time, shall be incorporated as though they are set forth in this Declaration. (Covenants Article II Section 4). Any Pod's, U-Haul's or other moving and or/storage containers must have prior approval authorization, be parked in unit owners' space and in no case be on premises for more than 48 Hours. Parking on any unpaved areas is not permitted. This includes unloading, loading, moving, or car washing activity. Motorcycles parked in the Common Area must be in a valid parking space with a plate under the kickstand.

10. **POOL** – No one under the age of 16 will be permitted in the pool or pool area unless accompanied by and supervised by an adult at all times. All infants and toddlers must wear Swim Diapers at all times in the pool area. All pool rules shall be enforced as posted. Gates shall be closed and locked after entering or leaving the pool area. Flotation Noodles may be used in the pool. Appropriate and courteous levels, of conversation, music enjoyment, cell phone usage, etc. shall be maintained at all times, while in the pool area. These Rules may be changed at any time, in order to conform to County & State Regulations.

11. **SKATEBOARDING** – Skateboarding is prohibited in the Common Areas.

12. **PROSPECTIVE OWNERS AND TENANTS** - The Association has the authority to interview and acquaint prospective tenants and purchasers with the Rules and Regulations of the Association and any other policies the Association deems pertinent. In connection with this procedure, the Association is authorized to charge a fee in an amount determined by the Board of Directors, from time to time. In the case of a rental, the fees shall be due at the time of submitting the lease for approval. If this fee is not timely paid, such fee shall be deemed an assessment and shall be collected in the same manner that an assessment is collected. Owners should perform their own vetting procedures to potential lessees. By submission of a lease for approval, the Member and prospective lessees agree that the Association is authorized to conduct a criminal and financial background check as to all proposed occupants under the lease. The Association may deny the lease if such a background check provides reasonable evidence that any occupant may pose a risk to the community or that the lessees are unlikely to be able to comply with the financial requirements of the lease. Additionally, in the event that a

Member is delinquent in paying any assessment, or the Member or his or her lessees, family, guests, agents, licensees or invitees are not in compliance with any provisions of the governing documents of the community, the Association has the right to disapprove of and to void any lease at any time prior to or during the leasehold tenancy until any delinquent assessment is paid and/or until any violation of the governing documents is corrected. (By-Laws Article XXI)

A one-time Capital Contribution of \$1,500 will apply to all new sales in addition to the application fee of \$150.00 per person for occupants eighteen years and older. Annual (year-to-year) renters do not have to go through screening (criminal and financial background check) if they have previously been screened and approved by the Association. All renters (must be 18 years or older) must fill out a complete application every year, pay a \$50 administration fee every year and may be required to attend a brief orientation every year. Tenants renting on an annual basis must be approved for occupancy by the Board every year.

13. **GUEST OCCUPANCY WHEN OWNER NOT PRESENT**– Owners are required to notify the Association in advance and complete a Guest Occupancy Form when Guests will occupy their unit without the owner present. These Guests are subject to orientation. Anyone paying a rental fee is considered a tenant, not a guest, and is subject to orientation and screening as stated in the Prospective Owners and Tenants rule above. Guests staying longer than 30 days are also subject to screening as stated above. All persons other than legal owners and tenants who occupy a townhome for more than seventy-two (72) hours must be registered with the office prior to occupying the townhome. Owners or tenants are responsible for notifying the office of the guest occupancy and the duration of the guest’s visit prior to the guest occupying the townhome.

14. **RENTALS** – No Owner shall lease, rent, or license his/hers/its Residence for a period of less than thirty (30) consecutive days. No more than three (3) leases may be approved for any Residence during any twelve (12) month period. As to any Owner who has acquired title to a Lot after (1/6/2021) the date of recording this Amendment, the Residence shall not be leased or rented for at least one (1) full year from the date of acquiring title.

A written lease and application package is required for all rentals and must be submitted in advance of occupancy.

15. **EXTERIOR MAINTENANCE** - No Owner shall in any way deface or change the color of the exterior of his residence. Exterior walls, roof, including mansard and fencing around the courtyard are to be maintained by each Owner in accordance with Association standards and in quality condition at all times. Normal maintenance of the roof of the residences such as cleaning, recoating, or repainting shall be done uniformly and at the same time for the entire roof of the building upon agreement of the Owners. (Covenants Article V).

16. **CONSTRUCTION** – Construction activity is permitted Monday through Friday, 8:00 a.m. to 6:00 p.m. and Saturdays, 8:00 AM to 4:00 PM only. No construction activity, including interior painting by a contractor, is permitted on Sundays or Holidays. Homeowners and Contractors are required to check in with the office before making any exterior changes or upgrades to current approved specifications for construction or repair purposes.
17. **LANDSCAPE MAINTENANCE** –Homeowners wishing to maintain or insert new plantings or decorative garden stones outside their unit shall submit a plan/diagram to the HOA Office for approval. Garden Stones must be from a pre-approved style and color only. Each location of plantings shall be marked with blue or red reflectors. This does not preclude the Association from maintaining same if it deems necessary.
18. **HURRICANE PREPAREDNESS** - All furniture and potted plants should be secured or removed from the patio.
19. **HURRICANE SHUTTERS** – Hurricane shutters (other than those approved by the Architectural Committee) may be closed for seven days after receiving a Hurricane Warning and must be opened within seven days after a Hurricane Warning is lifted, or after a hurricane occurs. Hurricane Shutters approved by the Architectural Committee may remain closed at the owner’s discretion.

For more information on hurricane preparedness, visit the Palm Beach County web site http://www.pbcgov.com/hurricane/hurricane_preparedness.htm.
20. **LIGHTING** – All spotlights must be aimed inside the fence line. Patio door lighting must be in a recessed fixture. Any decorative lighting, such as string lighting, must be below the inside fence line except during the Christmas Holidays.
21. **LOT RESTRICTION** - No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than a single-family dwelling. (Covenants Article VIII Section 1).
22. **COMMON AREA RESTRICTIONS** – Signs representing sales or rental of any unit, business, trade occupation, industry, or profession shall not be displayed on any Association property. Security signs are excepted from this rule. (Covenants Article VIII Section 2
23. **RESIDENCES** - No Owner shall relocate, heighten, lower, or otherwise move or change any fence, wall or patio adjoining or adjacent to the Common Areas. (Covenants Article VIII Section 9).

24. **NO TEMPORARY STRUCTURES** - No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any Lot at any time as a residence or appendage to such residence either temporary or permanent. (Covenants Article VIII Section 11).
25. **RESTRICTION ON FURTHER SUBDIVISION** - No Lot or Residence shall be further subdivided or separated by any Owner, and no portion less than all of any such Lot or Residence, nor any easement or other interest herein, shall be conveyed or transferred by an Owner, provided that this shall not apply to deeds of correction, deeds to resolve boundary disputes, and similar corrective instruments. (Covenants Article VIII Section 17).
26. **OBSTRUCTIONS** - There shall be no obstructions of the Common Areas, including automobiles, except as specifically provided within the Covenants, nor shall anything be stored in the Common Areas without the prior written consent of the Association. This includes PODS and Dumpsters.
27. **ANTENNAS** - No Lot owner shall install any exterior antennae upon any Residence (other than antennas that are not subject to prohibition by the Association pursuant to law – as to any such antennas, installation shall be subject to Association approval in accordance with law). (Covenants Article VIII Section 10).
28. **ARCHITECTURAL CONTROL** - No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot or residence, nor shall any exterior addition to or change or alteration to any residence thereon be made upon any Lot until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Board of Directors of the Association. (Covenants Article VII).
29. **ASSESSMENTS** - Any assessments that are not paid when due shall be delinquent. If the assessment is not paid within five (5) days after the due date, the assessment shall bear a late fee from the date of the delinquency at the rate of \$25 per month. (Covenants Article IV Section 8a). All payments to the Association must be by check, money order, or direct deposit. (No cash accepted). If the assessment is not paid within five (5) days after it becomes due, then the Association shall have a continuing lien on the delinquent Lot which lien shall continue until the delinquent assessment is paid. Failure to pay an assessment within 30 days will result in the Association perfecting the lien.
30. **FINES** - In addition to the means for enforcement provided elsewhere within the Declaration of Covenants, the Association shall have the right to assess fines against an owner and/or its guests, relatives, or lessees, in accordance with the Florida Homeowners Association Act. If permitted by law, such fines shall be collectible as any

other assessment such that the Association shall have a lien against each lot for such purpose, as provided in the Declaration. (BY-LAWS Article XIX Section 5).

31. **COMMON AREA / FACILITIES** - In accordance with the Florida Homeowners Association Act Section 720.305, an association may suspend, for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines, not to exceed \$100 per violation, against any member or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1,000 in the aggregate unless otherwise provided in the governing documents.
32. **SECURITY CAMERAS.** Each townhome may install **one** doorbell style camera and **one** additional camera, the location of which shall be approved by the Board prior to installation. Owners must request Board approval through the HOA property manager. The **doorbell style camera** is permitted on the door casing (see page 9). The **additional camera** can be attached to the owner's soffit within six (6) inches of the corner and must be located on the inside of the fence area above the front patio door on the soffit facing towards the parking lot or side area (see page 8). Any approved camera shall not be aimed at another owner's property. No camera may be pointed in such a way that it picks up video or audio from the interior of another townhome.



**JUPITER ONE HOMEOWNERS ASSOCIATION, INC.
POOL RULES**

The swimming pool and pool area is private and maintained by and for the exclusive use of members of Jupiter One Homeowners Association and their invited guests only. The Association has the right to limit the number of guests.

Hours of operation dawn to dusk

No lifeguard on duty, swim at your own risk

Shower before entering pool – no soaps to be used in the pool

Bathing suits only – No shorts or cut-offs in the pool

No drinks, glass, or food allowed in the pool area

No running, ball playing or rough play of any kind allowed in pool area

No animals allowed in pool area

No toys or floating devices in pool

No skates, skateboards, bikes or diving equipment allowed in the pool area

No diving or jumping into the pool

No pool furniture may be reserved or removed from the pool area

Children under 16 years of age are not allowed in the pool area – unless accompanied by and supervised by an adult.

Only ear pieced radios, tape players and C.D. players are allowed

Pool capacity is 19

Violators may lose their pool privileges

No Diving

Do not swallow the pool water

By Resolution of the Board of Directors

**TENANT APPLICATION
ACKNOWLEDGEMENT AND ACCEPTANCE**

I/We agree to abide by all of the RULES AND REGULATIONS AND POOL RULES, as amended from time to time.

I/We have been provided with a complete set of RULES AND REGULATIONS AND POOL RULES by the Owner of the unit.

I/We have read and understand the list of rules contained in the orientation package and agree to abide by those rules subject to fines if not complied with.

I/We understand and agree that it is my responsibility as Tenant to ensure my guests understand and abide by the RULES AND REGULATIONS AND POOL RULES subject to fines if not complied with.

ANY RULE VIOLATIONS MAY BE SUBJECT TO A \$100 FINE PER INCIDENT.

Dated day
this of , 20 .

Print Name

Signature

Print Name

Signature