

Jupiter Reef Club Condominium Owners' Association

Rules and Regulations

Updated August, 2010

1. The walkways, entrances, halls, corridors, driveways, roads and stairways shall not be obstructed or used for any purpose other than the ingress and egress to and from the units.
2. The exterior of the units and all other areas shall not be painted, decorated, or modified in any manner without the prior written consent of the board of directors.
3. No article shall be hung or shaken from the doors, windows, or terrace of the units or placed upon the exterior of the units.
4. Motorcycles, bicycles, scooters baby carriages and similar vehicles and toys or other personal property shall not be permitted to stand in any of the common areas except in the areas specifically designated for such purpose.
5. Unit owners/guests shall not cause or permit any noise that will disturb or annoy the occupants of any of the units nor shall unit owners do anything which will interfere with the rights, comfort or convenience of other unit owners/guests.
6. Each unit owner/guest shall maintain his/her unit in a good state of repair and cleanliness and unit owners/guest shall not sweep or throw any dirt or other matter from the doors, windows or terraces of the units.
7. There shall be a \$35.00 lock-out charge if the association is requested to unlock the unit of a unit owner and/or guest who is locked out of his unit after office hours. There shall be a \$25.00 charge if the unit owner/guest fails to return keys (that were checked out when the owner/guest registered) upon check out.
8. All trash shall be neatly deposited in trash containers intended for such purpose and only at such times and in such manner as the association will direct. All disposals shall be used in accordance with the instructions given to the unit owner/guest by the association.
9. Waterclosets and other water apparatus in the units or on the condominium property shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any waterclosets or other apparatus shall be paid for by the unit owner/guest responsible for such misuse.
10. Unit owners/guests shall not request any employee or agent of the association to do any private business or work for the unit owner, except as shall be approved in writing by the association.
11. Any agent, employee or workman authorized by the association shall be permitted to enter any unit at any reasonable hour of the day for such purposes provided for in the condominium documents. Entry shall be made by pre-arrangement with the unit owner/guest, except under circumstances

- deemed an emergency by the association, in which case, access is deemed permitted regardless of the hour.
12. No motor vehicles or other possessions belonging to a unit owner, his family, guests, tenants or employees shall be positioned in such a manner as to impede or prevent ready access to another unit owner's parking space. The unit owners, their family, guests, tenants and employees shall obey the posted parking regulations and all other traffic regulations that may be promulgated for the safety, comfort and convenience of the unit owners. No self-powered vehicle that cannot operate under its own power shall remain on the condominium property for more than twenty-four (24) hours and no repair of vehicles shall remain on the condominium property. Recreation vehicles, commercial vehicles and boat trailers shall not be permitted to remain overnight in the condominium parking areas.
 13. Except in emergency, unit owners/guests shall not cause or permit the blowing of any horn from any vehicle of which he, his family, guests, tenants or employees shall be occupants.
 14. Unit owners/guests shall not use or keep in any unit any inflammable substances such as gasoline, kerosene, naptha, or benzine, or any explosive material or any article deemed extra hazardous to life limb or property.
 15. The association may retain a passkey to each unit. Unit owners/guests shall not alter any lock or install new locks on the door(s) leading into the units without prior written consent of the association. If such consent is given, the unit owner/guest shall provide a key to such lock for the use of the association.
 16. Any damage to the condominium property or property of the association, caused by any unit owner, his family, guests, tenants or employees shall be repaired or replaced at the sole expense of such unit owner/guest.
 17. Unit owners/guests shall be held responsible for the actions of their family, guests, tenants and employees.
 18. Children under 12 must be supervised by an adult, and are subject to the rules and regulations promulgated by the association.
 19. Unit owners/guests are not allowed to put their names on any entry of the units or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the association for such purpose.
 20. Any consent or approval given under these Rules and Regulations by the association shall be revocable at any time by the association.
 21. The recreational facilities and parking are primarily for the use and benefit of the residing unit owners, their families and bona fide guests during the week they own or are residing guest. This is the legal entitlement. When residing owners and guests are utilizing the property facilities guests they are limited to the occupancy of the unit owned:

EXAMPLE: 1 bedroom unit = 4 people maximum – including owner

2 bedroom unit = 6 people maximum – including owner

22. At the discretion of the management, unit owners not residing at JRC may obtain a pass to use the recreational or parking facilities by registering with the appropriate management representative. The owner, as listed on the registration form and deed, MUST be present when guests, maximum three, of the owner are utilizing the property. The use of the recreational facilities shall be at the risk of those using said facilities, and in no event at the risk of the association or the manager. Management will not provide parking passes on Saturdays, Sundays, or holidays. Management will limit weekday parking passes at management discretion.

23. All owners and guests using JRC facilities, both those residing and those receiving day passes, must register properly with JRC management. Proper registration requires individual identification, vehicle identification, and home address. All individuals who cannot or will not register properly will be required to leave the premises.

24. To the extent that management needs to limit recreational passes due to the number of registered owners and guests present, the management will do so in a fair non-discriminatory way.

25. In-house guests residing in their unit shall be limited for sleeping purposes to the maximum number of people listed in rule #21. They may additionally, have an equal number of people visiting during the day or evening. If an in-house guest desires to exceed these numbers, prior written approval shall be obtained from the management.

26. The regulations governing the use of the recreational facilities, including permitted hours, guest rules, safety and sanitary requirements, and all other pertinent matters, shall be adopted from time to time by the association and shall be posted in the appropriate areas.

27. No pets shall be allowed on the condominium property, or in any unit.

28. Unit owners/guests are referred to the Use and Occupancy Restrictions contained in Article XXIII of the Declaration of Condominium, which are binding upon all unit owners, their families, guests, employees and tenants.

29. Awnings, curtains, shades, window guards, light reflective materials, hurricane and storm shutters, ventilators, fans and air conditioning devices shall not be attached or affixed to the exterior of or be used in or about any unit except as shall have been approved in writing by the association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the association.

30. Signs, notices and advertisement shall not be inscribed or exposed on or at any window or other parts of the unit which is in view of the public, not shall anything be projected out of any window of a unit, except such as shall been approved in writing by the association.

31. Radio and television aerials and antennas shall not be attached to or hung from the exterior of any unit or the roofs of the condominium buildings.

32. Liability for any damage to the condominium property caused by the moving or carrying of any article on the condominium property shall be borne by the unit owner/guest responsible for the presence of such article.

33. Complaints regarding the service of the condominium shall be made in writing to the management, and thereafter, to the board of directors.
34. Employees of the association or managements firm shall not be sent off the condominium premises by and unit owner/guest at any time for any purpose. No unit owner/guest or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the management firm of the association.
35. The board of directors of the association, reserves the right to make additional rules and regulations as may be required from time to time without consent of the condominium association and its members. These additional rules and regulations shall be binding as all other rules and regulations previously adopted.
36. All owners/guests of unit weeks in condominium units shall vacate their units no later than 10:00 am on the last day of their ownership period. No such owner shall take possession of his unit earlier than 3:00 pm on the day on which his ownership period commences. All owners/guests shall provide a \$300 security deposit (check or MC/Visa) upon check-in of week/unit. Upon departure and after a walk-thru is completed and satisfactory, the security deposit shall be returned to the owner/guest.
37. If owners allow someone, other than an RCI Exchange, to utilize their said week/unit, that the owner must inform the resort office in writing with the pertinent information.
38. Parking is limited to one vehicle per week for residing owners and residing guests.
39. Pool/spa rules and policies are posted in their designated places.
- a. Children under 12 are not allowed in the hot tub.
 - b. Diapered aged children are allowed in the pool only if wearing rubber pants.
40. It is the responsibility of owners and guests to know and to comply with JRC rules and regulations. Copies are provided in the rooms for residing owners and guests and are prominently available for owners at the time of their registration for use of the facilities. Owners are expected to comply with rules. If management staff needs to remind owners and guests of the rules and regulations, staff will do so in a courteous manner. And, owners and guests must both comply and respond in a courteous manner.
41. Glass is not allowed on the pool deck at any time.
42. All drinks and food must remain at least 4 feet from the pool and spa.