

LAUREL OAKS AT JUPITER RULES AND REGULATIONS

(Taken from Laurel Oaks Bylaws - Article 9)

I PETS

- 1 Cats, dogs, birds, fish, hamsters, and gerbils are the only pets permitted in Laurel Oaks. No exotic pets, snakes, iguanas, etc, are permitted.
- 2 No pet may be permitted out of Owner's building or fenced enclosure except on a leash or in a container.
- 3 All pet owners must properly dispose of their dog and/or cat feces in a covered trash receptacle on his or her property.
- 4 No more than three (3) dogs and cats (total) are permitted per dwelling.
- 5 Aggressive or vicious pets are not permitted in Laurel Oaks.
- 6 Tenants are NOT PERMITTED to have pets. (Article 9.1.2 added to Declaration on December 17, 1991 and reads "Any lessee of a Parcel shall not be permitted to keep any pets inside or outside the Parcel.")

II TRASH AND CLUTTER

- 1 Trash and recycling receptacles are to be placed at the street no earlier than the evening before trash pickup and must be put away no later than the evening of the trash pickup.
- 2 Trash and recycling receptacles must be kept out of sight except as written above.
- 3 Each Owner/Lessee must keep his or her lawn free of trash and debris.
- 4 Bicycles, toys or other clutter may not be left out overnight.

III PARKING

- 1 Residents' vehicles must be parked in the garage or in the driveway(a third vehicle may be placed across the end of the driveway, behind two other cars. At least half of the car must be in the driveway with 2 wheels in the street.
- 2 Guests may park in the street overnight only if they have a GUEST hang tag.

- 3 **There is no overnight parking in the streets permitted in Laurel Oaks. Vehicles will be towed at the owner's expense.**
- 4 **No parking on any grass areas.**
- 5 The following vehicles are not permitted to be placed, parked or stored in Laurel Oaks: trailers, campers, boats, recreational vehicles, commercial vehicles (this includes vehicles with commercial lettering or advertising), unserviceable vehicles, or unregistered vehicles.
- 6 Passenger vehicles and motorcycles are permitted in Laurel Oaks.

IV POOL

- 1 The pool is for the exclusive use of the Owners, Lessees, and their invited guests. An Owner and/or Lessee must accompany guests.
- 2 All Pool Rules are posted in plain sight in the pool area. **The pool closes at dark.**
- 3 The pavilion at the pool may be reserved for a party with a \$50 deposit. The deposit will be refunded if the area is cleaned following the party. Other Owners or Lessees will not be excluded from use of the pool during the party.

V NOISE

- 1 No Owner, Lessee, or Guest shall make or permit to be made, any noise, disturbance, or activity, which interferes with the rights of others. This rule against nuisances is most stringently applied between the hours of 10:00 PM and 8:00 AM Sunday through Friday and between the hours of 11:00 PM and 12:00 Noon on Saturdays and Sundays.

VI DAMAGE

- 1 Homeowners and/or Lessees shall be solely responsible for any and all property damage or damage to the common areas, as well as other units, which may be caused by their children, their guests, and/or their visitors.

VII HOME IMPROVEMENTS

- 1 Requests for any exterior home improvements must be submitted to the Board, in writing, by the owner. No work is to be done until written approval is received.

VIII HURRICANE SHUTTERS

- 1 Owners may install hurricane shutters. However, if permanent, they must be metal, on tracks, or rollers. Plywood sheeting or other non-permanent shutters may only be installed when a "hurricane watch" has been issued by the weather bureau, and must be removed within 72 hours of the storm passing. The Association may, at the Owner's expense, remove shutters if they are left up longer than 72 hours following a hurricane.

IX GARAGE DOORS

- 1 Garage doors should remain closed except for entering, exiting, cleaning or working.

X SIGNS

- 1 No signs of any kind may be displayed on exterior portion of any unit or in the windows of any dwelling except for small security notices and/or holiday decorations.
- 2 For Sale and For Rent Signs must meet the community standard.
Signs must be a shield or rectangular type, 11"x18", green background with white lettering.

XI MAINTENANCE

- 1 All maintenance of the unit is the Owner's responsibility. This includes, but may not be limited to, removal of mildew and stains from the building and driveway, and the repair and painting of the building.

XII GROUNDS

- 1 Mulching, tree trimming and new/replacement plantings are the Owner's responsibility.

XIII USE OF STREETS

- 1 Speed limit is **15 MPH** for Residents, Guests, and Visitors.
- 2 It is strongly stated that children must not consider the streets their playground.

XIV SALE AND RENTAL OF UNITS

- 1 The Management Company must be notified, in writing, before any sale or rental of any unit.
- 2 The Board of Directors must approve all Rentals before the tenant moves into the unit. An Application, a \$100 fee, and copy of a Lease Agreement must be submitted to the Management Company.

XV COMPLAINTS AND/OR REQUESTS

- 1 All complaints and/or requests must be made, in writing, and submitted to the Property Manager.
- 2 Any response or approval required by the homeowner Board of Directors or Management Company must be in writing to be effective.