



APPLICATION FOR PURCHASE OR LEASE
TO BE RETURNED TO
OCEAN CLUB JUPITER OFFICE
2000 SOUTH A1A, N-109
JUPITER, FL 33477-1440

PLEASE ATTACH A CHECK FOR THE APPLICATION FEE
MADE PAYABLE TO: OCEAN CLUB JUPITER
IN THE AMOUNT OF \$100.00

AND

CALL FOR A PERSONAL SCREENING INTERVIEW
561-745-0995



APPLICATION FOR PURCHASE OR LEASE

NOTE: PERSONAL SCREENING INTERVIEW IS REQUIRED BEFORE CERTIFICATE OF APPROVAL WILL BE ISSUED

DATE: _____

NOTICE is hereby given to the Board of Directors of Ocean Club Jupiter, Florida, that I have obtained a deposit for [**PURCHASE** or **LEASE**] my unit.

Unit No. _____ Name: _____

Address: _____ Phone: _____

Email address: _____

Approval of the proposed [Purchase / Lease] is requested.

Attached herewith are the following documents:

1. COMPLETED APPLICATION FORM FOR PURCHASE OR LEASE.
2. COPY OF EXECUTED PURCHASE OR LEASE AGREEMENT.
3. APPLICATION FEE IN THE AMOUNT OF \$100, PAYABLE TO OCEAN CLUB JUPITER.
4. PURCHASER: Attached is the signed form which certifies that the Purchaser has read the Ocean Club Jupiter Declaration of Covenants and Restrictions, the Articles of Incorporation, and the ByLaws, the Rules and Regulations, the Move-In Instructions, including rule on day guests and parking.
5. To Request a Personal Screening Interview, please call the Office at 561-745-0995.
6. FOR LEASES: This is to verify that our tenants have reviewed and received a copy of the Rules and Regulations, along with rules on day guests, parking and move-ins.

DATE: _____

Unit Owner signature

Unit Owner signature

Please return to Ocean Club Jupiter office, 2000 South A1A N-109, Jupiter, FL 33477-1440
If you have any questions, please call 561-745-0995 or 561-935-9366.



APPLICATION

Date: _____

Unit No. for Purchase/Lease: _____ Name of Owner: _____

Desired Date of Occupancy: _____

Name of Applicant: _____ Married () Divorced () Single ()

If Married, Spouse's Name: _____ Phone No. _____

Mobile No. _____ Email: _____

Number of people who will occupy the unit: Adults: _____ Children under 18: _____

One pet allowed per unit. Description of Pet (Maximum weight: 35 lbs): _____

In case of emergency, notify the following: Name: _____

Address: _____ Phone: _____

Applicant's Out of Town Address: _____

City/State/Zip: _____

Employed? Yes / No

Retired? Yes / No

Number of vehicles: _____

1. Make: _____ Year: _____ License Plate: _____

2. Make: _____ Year: _____ License Plate: _____

3. Make: _____ Year: _____ License Plate: _____

Signature

Signature

Do not write in this space (office use only)

Parking Sticker Assigned _____
Number Number Number



This is to certify that the undersigned has reviewed the Rules and Regulations of Ocean Club Jupiter Condominium Association and will abide by them as a resident. Resident will also be sure any guest(s) that may visit are made aware of these Rules and Regulations.

Guests: Resident will make Ocean Club Jupiter Office aware of any guest(s) and length of time they will be visiting Ocean Club Jupiter before they arrive by filling out the blue "Guest" form found outside the office or to call in advance of their arrival, if they are not going to be in residence with their guest(s).

Applicant: _____ Date: _____

Applicant: _____ Date: _____

In addition, please initial each page of the attached Rules and Regulations and return them with the application.

November 12, 2019

**RULES AND REGULATIONS OF
OCEAN CLUB JUPITER
CONDOMINIUM ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

**Re-Adopted on January 17, 2012 – Amended, January 23, 2013, March 18, 2013, April 15, 2013
November 18, 2014, January 17, 2017, May 6, 2019, and November 12, 2019**

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of Ocean Club Jupiter, a Condominium.

COMMON AREAS

1. Sidewalks, stairways, corridors, garage and landings which are a part of the Common Elements or Limited Common elements shall not be obstructed in any way or manner whatsoever and shall be used exclusively for ingress to or egress from the Units. By way of illustration and not limitation, no construction materials or construction tools, no baby carriages, shopping carts, child doorway guards, bicycles, toys, trash cans, garbage cans, chairs, benches, tables, or other articles will be allowed to stand in said areas nor shall playing, running, loitering by any person be permitted in or on said sidewalks, stairways, corridors, garage or landings.
2. Residents will be allowed to keep one (1) small table (no glass top) and two (2) small chairs, in beige, white, brown or cream, non-corrosive material in the small alcove, outside of their unit (Not to extend into the walkway area). These must be removed when leaving for a week or more for vacation or season. Owners may not place plants on the catwalks.
3. Bare feet will only be permitted in and around certain designated portions of the Common Elements, including but not limited to, the pool.
4. No soliciting is permitted in any common area without prior Board approval.
5. Shopping and luggage carts must be returned to the storage room in garage immediately after use.
6. The personal property of all unit owners shall be stored within their condominium units and their storage lockers. No personal items can be stored in the garage.
7. No awnings, canopy, shutters or other projection shall be attached to or placed upon the outside walls or roof of the building without the written consent of the Board of Directors.
8. All persons are prohibited from using roller skates, skateboards, scooters or similar toys within O.C.J. or its common areas.
9. Loitering in the lobby by groups of children is discouraged.
10. Athletic games such as football, baseball, races, tennis, softball and similar activities are prohibited in the common areas without prior permission from the Board of Directors.

11. To cast, throw, light or fire any squib, rocket, cracker, torpedo, grenade, gun, revolver, pistol, cartridge or other combustible of any kind is prohibited.
12. Children shall not be permitted to play on or about walkways, roadways, stairways, corridors, landings, garage or parking areas situated upon the Condominium Property.
13. No bicycles, toys, chairs, or any other items of personal property shall be left or stored on or about the Common Elements or garage when not in use except bicycles in approved bicycle racks.
14. No dirt or other substance or material shall be swept or thrown into or onto any stairways, corridors, decks or landings which are a part of the Common Elements.
15. All trash, refuse and garbage from the Units shall be enclosed in plastic trash bags and deposited with care in containers intended for such purpose only in such manner as the Condominium Association shall direct. No litter or other trash shall be placed or left upon Common Elements, except in containers provided for such. Do not put large objects in the trash chute and instead carry it to the garage room dumpster. No one shall leave refuse in trash rooms. Garbage shall be securely tied in plastic bags. Paint, bicycles and boxes or trash of any kind are not to be left in the trash chute rooms on each floor.
16. Newspapers, glass & plastic bottles and aluminum cans are to be deposited in designated recycle dumpsters (located in the garage). Do not put recycling material in plastic bags. All cardboard boxes must be collapsed and placed in the proper recycle dumpster.
17. No disturbing noises, either within the Units or in or on the Common Elements, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.
18. No fencing shall be permitted on the Condominium Property without the prior written consent of the Board of Directors of the Condominium Association.
19. No Unit Owner may plant any trees shrubs or plants upon any portion of the Common Elements or Limited Common Elements without the prior written consent of the Condominium Association and in accordance with such standards as the Condominium shall specify.

UNITS

1. In order to preserve the aesthetic integrity of the Condominium, all drapes, curtains, blinds and other types of window hangings or treatments which are visible in any way from the exterior of a Unit or Limited Common Element shall be lined or backed in a light-colored fabric only; preferable white or beige. Note: Turtle season starts March 1st thru October 31st. It is important to remember that at dusk you close your drapes so light cannot be seen from A1A and that balcony lights are turned off.
2. No clothes or towels shall be hung from any window, patio, terrace, balcony or other Limited Common Element, nor shall any rugs, mats, bedding or other item be shaken from any

window, door, patio, terrace or balcony.

3. **Screen Doors:** The approved style screen door is the Anderson Contemporary II storm door. Replacement of screen doors must be approved by the building manager.
4. The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the Units shall not be used for any purpose other than that for which intended and no sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the Common Elements resulting from misuse thereof shall be borne by the Unit Owner of the Unit where the misuse occurred.
5. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzene, or explosives, fireworks or articles extra hazardous to life, limb, or property, shall be used or brought into any Unit without in each case obtaining the prior consent of the Condominium Association.
6. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit, shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
7. Owners/renters (but not Guests) shall have the right to own and keep one (1) domestic pet in their Units weighing no more than 35 pounds. Support animals weighing more than 35 pounds may be permitted by the Board upon the owner's or renter's submission of an accommodation request which meets the requirements (including documentation) of the applicable federal and state fair housing acts. All pets must be kept on leashes whenever the pet is outside the Unit. Pet owners are responsible for the immediate retrieval and disposition of their pet's deposits by placing the deposits in sealed plastic bags or containers and disposing of them in the appropriate trash container outside of the condominium property. These deposits shall not be placed in regular trash.
8. Pet owners are responsible for personal injury, damage, disturbances or nuisances caused by their pet. Any pet incapable of being left alone without creating a disturbance will be deemed a nuisance; subject to permanent removal from the property upon three (3) days written notice from the Board of Directors but only if the pet owner has previously received from the Board a written warning of the same type of disturbance. No animals are permitted in or around the spa or pool. The maintenance, keeping, breeding or raising of animals, livestock or poultry is prohibited except as specifically permitted herein.
9. **Balcony Cleaning:** When cleaning your balcony, use a mop or shop vac to prevent dirt and/or water from going on to your neighbor's balcony below. Never use a hose. All unit owners/renters must advise their cleaning personnel of this rule.
10. Residents leaving for an extended period of time must remove all plants, furniture, etc. from your balcony and catwalk. Blinds and shutters should be closed and balcony lights should be off. Ask the Manager for the closing checklist for items to be attended to when leaving for an extended time.
11. If a unit is to be unoccupied for more than seven (7) consecutive days, then the owner, or someone on his/her behalf, must, at the time the period of non-occupancy commences or within seven (7) days thereof, close the main valve which supplies water to the unit. During

November 12, 2019

such period of non-occupancy, the valve may be opened temporarily by agents of the owner but shall be closed immediately upon ending of the temporary use. The valve is located in the outside water/air conditioning closet adjacent to the unit. The owner should also turn off electric power to the hot water heater located in the same closet. If an owner fails to follow this procedure and a water leak emanates from his/her unit during the period the unit is unoccupied, then the unit owner may be liable for damages to any other unit or any common areas resulting from the water leak.

All owners must supply management with a key to their water/air conditioning closet. These will be securely held by management.

12. Upon installation of a new replacement (to that unit) air conditioning system, air handler or water heater for a unit, the owner must also have installed a metal pan which shall be placed on the floor directly under the air handler or water heater, as applicable. The pan under the water heater shall be situated such that overflow water will drain directly into the overflow drain pipe. The pan under the air handler shall be placed directly next to the pan which sits underneath the hot water heater for the unit and shall be taller in height than the pan under the water heater. Adjacent holes shall be drilled in both pans such that water which may accumulate in the pan under the air handler shall naturally drain into the pan under the hot water heater where it will then flow into the overflow drain pipe.

RENOVATIONS/CONSTRUCTION

1. Other than minor projects (such as painting, wallpapering and the installation of drapes, curtains and other similar window treatments), application must first be made to the Board of Directors for all renovations within a unit. The application shall include the proposed plans, contractor's certificate of insurance and the contractor's professional licenses.

The application shall be in the form attached hereto as Exhibit 1. The "Rules for Major Renovations to Units" attached to the form, and as may be amended from time to time, (the "Renovation Rules") are hereby incorporated by reference herein. All unit owners and their contractor should carefully review the Renovation Rules with the Building Manager prior to commencement of any major renovations. If required, unit owner/contractor will obtain a building permit from the Town of Jupiter Building Department and provide a copy of permit to the building Manager prior to any work commencing.

If a unit owner commences any type of Major Renovation without first submitting the requisite application, or after an application has been denied and not subsequently approved in writing, OCJ shall, upon learning of such commencement, take any action necessary to prevent and prohibit the contractor and employees from entering the premises and performing any further work for the unit owner until such time as the unit owner complies with the procedures set forth in the Renovation Rules. Further, the Board will direct that this and any other violation of the Renovation Rules and the OCJ Rules and Regulations be submitted to the OCJ Grievance Committee with a recommendation to impose the maximum fines.

2. Without the prior permission of the Condominium Association, no contractor or workman employed by a Unit Owner shall be permitted to do any work in a unit (except for emergency repairs) between the hours of 4:30 PM & 8:00 AM or on Saturday, Sunday or legal holidays. Unit owners are permitted to retain persons to perform general housecleaning and window

November 12, 2019

washing services on Saturdays, Sundays, and legal holidays between the hours of 9 AM & 4:30 PM. Contractors must submit to the Association before starting a project in a unit their Certificate of Insurance naming OCJ, their Occupational license and State of Florida Industry license. Service people and contractors are not allowed to park in "guest" spaces and must park in the service area only. Contractors/workmen are not permitted to use either the luggage or shopping carts.

If a unit owner requires emergency replacement or repair of an air conditioning unit or hot water heater, the unit owner must first contact the Building Manager (if after hours, call the manager's emergency telephone number) or any Director.

3. *Minor Projects:* With respect to minor projects, as defined in paragraph 1 to this section, the unit owner must notify the Building Manager at least two (2) business days in advance and furnish a \$300 security deposit. If any tools, materials, equipment, etc. are to be brought into the building, the front entrance doors are not to be used as workers are to enter the building only through the south garage door and then through the automatic sliding doors to the ground floor lobby. The service elevator only must be used and padded as necessary. Sections 4-11 of the Renovation Rules are applicable to a minor project as the context requires.

IMPORTANT: Doors are not to be propped open or left unattended at any time. **DO NOT OVERLOAD THE ELEVATOR.**

4. In order to ensure we maintain a safe and secure building, no one should disclose to third parties (does not include relatives or guests) any of the owner codes to the building—this includes the owner front gate code, the garage code and the personal entry code to the front door. The front gate has been programmed with a contractor code which will allow entry only on working days during the hours of 8:00AM-4:30PM. If you do not know the contractor code, check with the building manager.
5. **Hurricane Shutters:** Prior to installing new hurricane shutters, application must be made to the Board of directors with a copy of the shutter specifications, contractor's certificate of insurance and contractor's professional licenses. No electrical cables or on/off switches can be visible but must be installed behind a valance that is removable. If required, unit owner/contractor will obtain a building permit from the Town of Jupiter Building Department and provide a copy of permit to the building Manager prior to any work commencing. Unit owner shall employ an engineer as nominated by the building management or the board at unit owner's expense to supervise the installation of new hurricane shutters.
6. **Exterior Sliding Doors:** Prior to installing replacement sliding doors, application must be made to the Board of Directors with a copy of the specifications, contractor's certificate of insurance and contractor's professional licenses. Specifications in compliance with the local rules should be obtained from the Manager. If required, unit owner/contractor will obtain a building permit from the Town of Jupiter Building Department and provide a copy of permit to the building Manager prior to any work commencing. Unit owner shall employ an engineer as nominated by the building management or the board at unit owner's expense to supervise the installation of new windows/sliders.
7. **Tile on Balconies:** No tile or any permanent or semi-permanent covering is allowed on balconies.
8. **Flooring inside Units:** All rooms and hallways must be carpeted with a reasonably good grade

of carpet and padding except that hard flooring (wood, tile or marble) may be installed if an underlayment of not less than one quarter inch cork, or other sound resistant material approved in advance by the Board, is used prior to installation.

9. **Post Tension Cables:** Prior to doing any remodeling that requires drilling into the floor, the contractor must perform an inspection with an x-ray machine that will locate the post tension cables. Damage to one of these cables can be very dangerous (to persons and property) and costly to repair.

RENTALS/SALES AND GUESTS

1. **Rentals:** The lessee must fill out an OCJ application (a minimum of seven (7) business days are required for processing). A \$100.00 screening fee shall be paid with each application. Only persons interviewed and approved may occupy the unit. Violators are subjected to legal fees and court costs. Visiting guests of renters may stay for a period of thirty (30) days in one year. After 30 days, they must fill an OCJ application, be interviewed and approved. Fees are applicable.
2. No rentals shall be approved for a period of less than three (3) months. A unit shall not be rented more than two (2) times during any calendar year. The renting of rooms is prohibited. Owners relinquish the use of all Association amenities and privileges during the term of any lease of their unit.
3. **GUESTS:**
 - A. If a unit is to be occupied by anyone other than the owner/renter (a "Guest" which shall include, but not be limited to, relatives and friends of an owner) for any period of time, whether or not the owner/renter also is occupying the unit, a form must be filled out and filed in the office from the owner prior to the arrival of those to take up occupancy. All overnight Guests must be signed in with the Association. Guests may park in unit owners' outside space or in a designated "guest" space inside the gate. Guests may park in the garage, if the unit owner has additional space. Day guests using recreational facilities must be accompanied by the resident. All Guests must agree to abide by all rules and regulations of the Condominium Association.
 - B. If a Guest, other than a parent, child or grandchild (or the spouse of any) of an owner, is to reside in a unit for a period in excess of thirty (30) days, the owner/renter of such unit must complete a form acknowledging the long-term status of such Guest. The form must be filed with the office prior to the end of such thirty (30) day period and shall include a certification from the owner/renter that the Guest is not paying anything of value to reside in the unit.
 - C. For purposes of this paragraph 3, a renter may not allow a Guest to reside for more than thirty (30) days in the unit which the renter is leasing unless the renter also remains in residence in the unit.
4. **Sales:** Intent to sell notice, including information as the asking price and name of realtor, must be submitted to the Board of Directors prior to entering into a contract as the Association has

the right of first refusal. If the right of first refusal is waived by the Association or the period for exercise has expired, an application by the prospective owner must be submitted along with a copy of the contract and an application fee of \$100.

VEHICLES

1. No trucks, pickup trucks, trailers, campers, motor homes, recreational vehicles, motorcycles, boats or unserviceable vehicles shall be parked or kept upon any portion of the Common Elements; provided, however, that any vehicle permitted to be parked or kept on the Condominium premises pursuant to the Condominium rules and regulations existing on or before April 15, 2013, shall continue to be permitted to be parked or kept on any portion of the Common Elements following such date. There shall be no washing, waxing or cleaning of any automobiles or bicycles on any portion of the Common Elements other than in specially designated areas. The foregoing shall not prohibit the parking or keeping of personal vans used to transport people. Operable registered vehicles may be left in the outside parking space for indefinite periods of time. Keys must be left in the office in case the vehicle must be moved. Unit Owners recreational vehicles are permitted on the premises for active continual loading and unloading for not more than six hours. No repairs or extraordinary maintenance of automobiles or other vehicles may be conducted on the premises. Any vehicle that cannot operate on its own, except those to be immediately repaired to working order shall not remain on the condominium premises for more than 2 hours.
2. No one other than owners/renters and their guests or other authorized owners shall park in spaces designated with unit numbers.
3. All parking regulations and traffic regulations from time to time posted by the Condominium Association or in these rules and regulations shall be obeyed. Violators will be towed at their expense.
4. No vehicle horn shall be blown upon the Condominium Property except for the purpose of preventing an accident.
5. Cars shall be parked forward facing in both the garage and the outdoor spaces. The reason for this is so the exhaust does not leave black marks on the walls or kill plants in the parking lot.
6. Vehicles that are not owned by unit owners are not to be stored in the garage.

GENERAL

1. No employee of the Condominium Association or of the Condominium Manager shall (a) be required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employee by the Condominium Association or the Condominium Manager and (b) perform any personal service for a Unit Owner between the weekday hours of 8AM-4:30PM.
2. Complaints regarding management of the Condominium Property or regarding actions of other Unit Owners shall be made in writing to the Condominium Association through its Board of Directors.

3. Any consent or approval required of the Condominium Association by these rules and regulations must be in writing to be effective and shall be revocable at any time by the Condominium Association from time to time.
4. **Roof Door Opening:** No one will be allowed on the roof after 4:30 PM weekdays except for emergency repairs. Repairs to A/C units should be scheduled early to allow for completion before 4:30 PM.
5. **Access to Units:** The Association will keep a key to all units and storage area bins to be used only in an emergency. No one other than a member of the Board of Directors, the Manager or a designee of either shall be permitted to enter any unit. An attempt will be made to advise owners before their unit will be entered, except in an emergency. Only a member of the Board of Directors, the Manager or a designee of either shall be permitted to enter the unit with the exterminator. The Director, Manager or designee shall inspect the premises to be sure it is secure before locking the unit.
6. **Deliveries:** In the event of a delivery of furniture, area rugs, etc. or the removal/installation of an appliance, in either case not part of a Major Renovation, the unit owner must notify the Building Manager at least two (2) business days in advance and submit a Security Deposit of \$300. Sections 4-11 of the Renovation Rules are applicable as the context requires to any Delivery.
7. **Move in Instructions:** All moving in or out of Ocean Club Jupiter must be scheduled with the management office at least 48 hours in advance so that padding and use of the service elevator can be facilitated. A Security Deposit, in the amount of \$1,000, must be submitted at the time such prior notice is given. Sections 4-11 of the Renovation Rules are applicable to all moves as the context requires. Movers must use the elevator key to hold the elevator open. **MOVING IS PERMITTED MONDAY THRU FRIDAY FROM 8:00 A.M. TO 4:30 P.M.** If moving will take longer than 4:30 P.M. deadline, please check with the office for special arrangements. Saturday moving in or out is by special arrangements and must be approved by the Board. **NO SUNDAY MOVING IN OR OUT.** **Note:** All moving in or out to be done with (or in) the service elevator only. (This is the elevator to the left). When unpacking, all boxes are to be flattened and taken to the dumpster room in the garage. **DO NOT PUT PACKING, PAPER, ETC. DOWN THE GARBAGE TRASH CHUTES.**
8. **Delinquencies and Collection Procedure:** Maintenance fees and Assessments are due and payable on the first of the month. The Association allows thirty (30) days before any late payments and interest are added. After thirty days, a late fee of \$25 or 5%, whichever is greater, and interest at the rate of 18% will be added to your account. If payment is not received within thirty (30) days, your account may be turned over to the Association attorney for collection.
9. **Violation of the Rules/Fining Procedure:** Each Unit Owner shall be held accountable for any violations of these rules by their family members, guests, tenants, agents, or employees of the Unit Owner. If the rules and regulations are not adhered to, a fine may be levied against the resident's account. **Note:** Before levying a fine, you will receive notice and will be given the opportunity for a hearing before a committee. No fines may exceed \$100 per violation although with continuing violations each day counts as a new fine, provided that the aggregate fine per incident does not exceed \$1000.

10. Elevator, building and garage doors and fence gates are not to be propped open or left unattended at any time. DO NOT OVERLOAD THE ELEVATOR.

RECREATIONAL FACILITIES

1. **Recreational Areas:** All recreational areas and facilities, apart from a reserved activity room, are for the personal use and enjoyment of all unit owners, lawful occupants and their guests.

No one under the age of 12 is allowed in the Activity Room unless accompanied by and under the supervision of an adult. Adults should also accompany any child under the age of 12 using the ping pong table or basketball hoop.

2. **Activity Room:** Official holidays and the eve of the holidays are reserved for the exclusive use of the association members and lawful occupants. The Association shall have first preference.

Reservations for private parties must be made forty-eight (48) hours in advance with the building management and shall be predicated upon availability. Upon a reservation confirmation the management will notify all unit owners of the date and time of the reservation.

The unit owner or lawful occupant requesting the reservation shall be required by the Association to post a security deposit of \$500.00 to management to restore the facilities to their original condition except for normal wear and tear and must execute a hold-harmless document, protecting the Association against personal injury and/or property damage claims resulting from their use. The deposit will be refunded after satisfactory inspection by management.

No more than fifty (50) people shall be permitted for a private use without the prior approval of the Board of Directors. The premises must be restored to the original condition no later than noon of the following day.

Use of the pool and spa by occupants of the reserved activity room is absolutely prohibited. The outdoor recreation area is part of the reservation agreement, but unlike the activity room, the outdoor area will always be considered as a shared area with other owners or lawful occupants and their guests.

3. **Grill:** Barbecuing, grilling and outdoor cooking of any kind and nature, if any, shall be confined to restricted areas of the Common Elements specified for such purposes. Only adults may use the outdoor grill. The lock is opened with the "common key". All prescribed safety precautions for grill use must be followed. After use, the grill, surrounding bar area and tables and chairs must be properly cleaned.

POOL, SPA, SAUNA, STEAM ROOM

- a. All persons using the swimming pool, spa (also known as the hot tub), sauna, or steam room do so at their own risk.
- b. Children under 12 must be accompanied by an adult.
- c. Pool and spa hours are from dawn to 9:00pm.
- d. No diving or jumping into the pool.

November 12, 2019

- e. Un-toilet trained children are not allowed unless wearing swim diapers.
- f. Footwear and shirts must be worn when using the elevator coming and going to the pool. All persons should be dry before entering the common areas.
- g. No cooking or eating at the pool, except outside the fence.
- h. Beverages are allowed within the fenced pool area but not in the pool itself or within the "pool deck area" (defined as starting from the water's perimeter and extending four feet therefrom). Glass containers, bottles, cans and other containers that might shatter if dropped are prohibited within the fenced pool area.
- i. No cut-offs or jeans can be worn in the pool.
- j. Pool furniture removed from the pool area to the deck area must be returned after use and should not be reserved.
- k. Remove suntan oil before entering the pool.
- l. No pets are allowed around the spa or pool.
- m. Remove sand and tar from your feet and footwear when entering the pool area and common areas. (Tar removal chemical wipes are provided at the A1A pool gate).
- n. No one is allowed to adjust the spa or pool thermostats. Any damage as a result will be under penalty of costs of repairs.
- o. Turn off the spa after use.
- p. Observe the rules for the use of the sauna and/or steam rooms.
- q. Be sure another individual is near when you use the sauna.
- r. No children under 12 are allowed to use the pool, spa, sauna, or steam room unless accompanied by an adult.
- s. Smoking within the fenced pool area is prohibited.

EXERCISE ROOM:

- 1. In the interest of safety, access to the exercise room is limited to those 15 years and older, unless accompanied by an adult.
 - a. Follow instructional signs and booklet.
 - b. Report any equipment malfunctions.
 - c. Socks or gym shoes are required.
 - d. Wet bathing suits are not allowed.
 - e. Do not place wet clothes or towels on the equipment.
 - f. Disinfect and/or dry seat, handgrips, and handrails after use.
 - g. Turn off equipment and TV after use.
 - h. All persons using the exercise equipment DO SO AT THEIR OWN RISK.

These Rules and Regulations may be amended, supplemented, modified and superseded by the Condominium Association from time to time. The Condominium Association may provide additional rules regarding the use and enjoyment of the recreational facilities comprising a part of the Common Elements.

THE FOREGOING WERE DULY RE-ADOPTED BY THE BOARD OF DIRECTORS AT THE NOVEMBER 12, 2019 BOARD OF DIRECTOR'S MEETING.

NOTE: These rules supersede all previous rules and regulations.

November 12, 2019

**OCEAN CLUB JUPITER CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS**