

**Rules and Regulations**

Effective September 15, 2021

Adopted September 14, 2021

**Association Background**

The Antigua at Town Center Homeowners Association, Inc. (“Association”) is organized under Chapter 720 of the Florida Statutes as a deed-restricted community. In addition to the requirements and restrictions outlined in Chapter 720 F.S., the Declarations of Covenants and Restrictions<sup>1</sup> (“Declarations”), Articles of Incorporation<sup>2</sup> and By-Laws<sup>3</sup> of Antigua at Town Center Homeowners Association, Inc. (“Governing Documents”) govern the powers, duties, and obligations of both the Association and Lot Owners.

**Introduction to the Rules and Regulations**

The Association has the power and duty “to make, establish and enforce reasonable rules and regulations regarding the use of COMMON AREAS, LOTS, UNITS and other property under the jurisdiction of the ASSOCIATION”<sup>4</sup>. In addition to all recorded Covenants and government regulations, members are also subject to these Rules and Regulations.

Please address any questions or concerns to the Association's Property Manager at 1500 Corbison Point Place, Jupiter, Florida, 33458. The Property Manager is usually available in the Antigua Clubhouse, Monday through Friday, from 9:00 am to 4:00pm. You may phone the office at 561-630-9640.

Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association. In addition to all recorded Covenants and government regulations, members are also subject to these Rules and Regulations.

**If there is an issue that needs the attention of the Jupiter Police, dial 911 or the Jupiter Police non-emergency number: 561-746-6201.**

**Rules and Regulations**

**1. LEASES**

- 1.1. No owner shall lease their Improved Lot, or any portion thereof, without prior written approval of the Association<sup>5</sup>.
- 1.2. The approval requires a completed Association lease application and full payment of applicable fees, no matter the lease term duration. The application and fee schedule may be obtained from the property manager.
- 1.3. It is the landlord’s responsibility to notify the Association of an upcoming lease renewal and supply the new lease to the Association prior to the expiration date.

**2. VEHICULAR PARKING AND STORAGE**

- 2.1. Alleyways, greenways, grassed areas and sidewalks are tow zones. Each vehicle parked in these areas will be given one notice before towing.
- 2.2. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all Owners.
- 2.3. The parking or storage of automobiles and other motor vehicles is permitted only in garages and driveways. Parking in the streets shall be in accordance with any and all municipal/county ordinance(s) and/or code(s)<sup>6</sup>.

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<sup>1</sup> Reference Document 1

<sup>2</sup> Reference Document 2

<sup>3</sup> Reference Document 3

<sup>4</sup> Reference Document 2, 2(d)

<sup>5</sup> Ref: 1, Article 4, Section 4.3

<sup>6</sup> Ref: Article 6, Section 6.5

- 2.4. The parking or storage of boats and boat trailers, campers, trailers, commercial vehicles (vehicle with commercial markings or vehicles with scaffolding, ladders or other work-related equipment) or other recreational vehicles (that is vehicles designed and constructed primarily for recreational use) upon lands in the Antigua at Town Center is prohibited<sup>7</sup>. Parking those vehicles in your garage, with the garage door closed, is allowed.
- 2.5. No repairs to any and all boats, trailers or vehicles shall be made on any lands in the Antigua at Town Center, including driveways<sup>8</sup>, except repairs made for emergency purposes such as to repair a flat tire.
- 2.6. The overnight parking or storage of trade or commercial vehicles in excess of one-half ton rated capacity is prohibited<sup>9</sup>.
- 2.7. Only motor vehicles bearing current license and registration tags, as required pursuant to State law, and which are operable without assistance shall be permitted to be parked or stored on any lands within Antigua at Town Center<sup>10</sup>.
- 2.8. Motor vehicles parked in a driveway must be fully parked in the driveway and not touching the alleyway or the grass. You may park in your garage, driveway and in the parking cutouts on public streets.
- 2.9. Motorcycles must be parked inside garages<sup>11</sup>.

### 3. TRASH AND RECYCLES

- 3.1. All garbage, trash and recyclables must be kept indoors before they are placed outside for trash pickup.
- 3.2. Household Trash must be kept in closed plastic trash bins. Irregular and bulk items accepted by Waste Management must be arranged in an orderly fashion at the end of your drive. Recyclables shall be placed in respective recycle containers provided by the Solid Waste Authority.
- 3.3. No garbage or trash may be put out earlier than 6 p.m. the day before said pick-up. Empty Containers must be moved indoors by 8 p.m. the day of pickup.

### 4. GARAGES

- 4.1. Garages should remain closed except for vehicle ingress/egress, as is the standard of the Abacoa Communities. Reasonable and temporary utility tasks are exempt from this restriction (e.g., contractor work, washing one's car, sweeping out, active grilling, and working out) and should be limited to a reasonable time for said use. Garage doors should be closed while an unused grill is cooling and the grill may not be left out overnight.
- 4.2. Televisions, speakers, and other A/V devices installed in garages may not be audible or visible from the street while in use.
- 4.3. No garage may be used as an extension to the commercial area of the live/work units.
- 4.4. Garage sales are prohibited except for those scheduled by the board of directors. Community-wide garage sales may be scheduled periodically<sup>12</sup>.

### 5. PETS

- 5.1. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a total of no more than two (2) dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes, and provided further that they are kept so as not to be an annoyance or nuisance to anyone.
- 5.2. The 2 dogs cannot exceed **150 pounds** in the aggregate (combined) weight and any 1 dog may not weigh more than **100 pounds**<sup>13</sup>, except with the prior written consent of the Association. Said consent may be arbitrarily withheld.
- 5.3. Pets must be always on a leash and an Owner/Tenant shall be required to immediately pick up any animal waste deposited by his or her pet. .
- 5.4. A pet may not be left unattended or unsupervised outside. Pets are not permitted to roam freely in any common areas.

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<sup>7</sup> Ref: Article 6, Section 6.6

<sup>8</sup> Ref: Article 6, Section 6.6

<sup>9</sup> Ref: Article 6, Section 6.7

<sup>10</sup> Ref: Article 6, Section 6.7

<sup>11</sup> Ref: Article 6, Section 6.12

<sup>12</sup> Ref: Article 6, Section 6.13

<sup>13</sup> Ref: Article 7

**6. HURRICANE SHUTTERS**

- 6.1. Hurricane Shutters may be installed over windows and doors no sooner than when the National Oceanic and Atmospheric Administration or the National Hurricane Center issues a tropical storm watch for Jupiter, Florida.
- 6.2. Shutters shall be removed within 72 hours after a Watch or Warning has been lifted or 72 hours after a Florida Governor-announced state of emergency is lifted for our area, whichever is later.
- 6.3. Under no circumstances may shutters be installed over windows and doors for the entire hurricane season or simply because the residents are away for an extended period during the hurricane season.

**7. WINDOW COVERINGS**

- 7.1. Window Coverings must be of high quality and kept in good condition, including professionally made drapes, shutters or blinds. No bed sheets, newspaper, foil, or cardboard are allowed. Coverings should be kept straight and level, as practical.
- 7.2. Window coverings must be white curtains or blinds with one exception: Natural wood colors that complement the exterior building colors such as bamboo are allowed.
- 7.3. No stripes, polka dots, herringbone, zigzag design or other busy patterns are allowed to be visible from the sidewalk. Use white curtain liners if necessary. (Consult the Management Company to ensure your window covering is allowed before making your purchase.)

**8. EXTERIOR FEATURES/FIXTURES/EQUIPMENT**

- 8.1. All changes to the exterior of a unit must be approved by the ACC Committee.
- 8.2. Ground/entry level exterior light fixtures, must use soft white or clear 60-watt equivalent light bulbs not to exceed 1000 lumens. Upper-level exterior light fixtures may use either 40 or 60-watt equivalents and must be soft-white or clear not exceeding 1000 lumens. No colored or fluorescent bulbs are allowed.

**9. SEASONAL LIGHTING/DECORATIONS**

- 9.1. A reasonable number of holiday and religious lights and decorations may be displayed for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter, without prior approval, subject to the right of the Association to require removal of any such decorations which it deems to (a) be excessive in number, size or brightness, relative to other units in the area; (b) draw excessive attention or traffic; (c) unreasonably interfere with the use and enjoyment of neighboring properties; or (d) cause a dangerous condition to exist.
- 9.2. The Association shall have the right, upon 30 days prior written notice, to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision, at the expense of the Owner. The Association and the individuals removing the lights and decorations shall not be liable to the owner for trespass or damages of any kind except intentional misdeeds and gross negligence.
- 9.3. Fireworks are prohibited, with the sole exception of handheld sparklers on the fourth of July and the Saturday closest to the fourth of July.

**10. GRILLS**

- 10.1. A grill may not be used on a balcony.
- 10.2. Grills may only be used on the garage side of townhomes. No grills shall be used in the common areas.
- 10.3. Any grill used on the driveway must be returned to the townhouse garage in a reasonable amount of time. Under no circumstances may a grill be left out on the driveway overnight.

**11. SIGNS**

- 11.1. Live/work shingles and magnetic signs for doors are encouraged but must be approved by the Association, prior to installing.
- 11.2. No other signs of any nature whatsoever shall be erected or displayed upon any of the Lots, except where express prior written approval has been obtained from the Association, which approval may be arbitrarily withheld<sup>14</sup>.
- 11.3. For Sale/for Rent signs must follow the standard Abacoa format and may be placed in the garden space adjacent the front porch. No sale or rent sign is allowed on the garage side of the townhouse.

**12. EXTERIOR MAINTENANCE**

- 12.1. The Owner shall have the responsibility for the care and maintenance of his private driveway and front sidewalk leading to owner's Unit so that they are kept free from excessive oil, grease stains and deposits, weeds and insects, or any encumbrances or damages<sup>15</sup>.

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<sup>14</sup> Ref: 1, Article 6, Section 6.2

<sup>15</sup> Ref: 1, Article 10, Section 10.2(b)

12.2. Front sidewalks leading to the owner's Unit as well as the front porch shall be kept free from mold and mildew.

12.3. No personal items may be stored outside the unit

**13. LANDSCAPING**

13.1. The Owner shall be responsible for maintaining any landscaping installed by an Owner, i.e., flowers or potted plants<sup>16</sup>.

13.2. No landscaping may be installed by an Owner without the prior written approval of the Association<sup>17</sup> or committee appointed by the Association.

13.3. Only pots containing flowers or potted plants may be placed on the exterior of the unit. No unit may have more than six (6) potted plants. Potted plants may only be displayed on the front porch or balconies of the unit. Potted plants must not interfere or be placed into the existing (town approved) Antigua HOA maintained landscaping and must not touch/climb the exterior of the unit.

**14. COMMON AREA MEWS OR ALLEYWAY USAGE**

14.1. Common areas may not be used for private parties or recreational activities.

14.2. No personal items may be stored in common areas.

**15. NUISANCES**

15.1. It is a nuisance for any resident or resident guest to use one's property in a way that interferes with their neighbor's reasonable right to peaceful enjoyment of their home (inside and balconies), or violates the Rules and Regulations and governing documents of the community.

15.2. All improved Lots shall be kept free from nuisances, noxious conditions and in a clean and tidy condition and free of conditions offensive to the eye and/or ear or permitting foul or obnoxious odors<sup>18</sup>.

15.3. No improved Lot shall be used in such a manner as to cause excessive noise which would disturb the peace, quiet, comfort or serenity of the occupants of surrounding properties and such activity may be enjoined by the Association or the Owners of any improved Lot.

15.4. No Improved Lot shall be used for any activity which generates a level of excessive noise audible to occupants of other Lots while inside their dwellings (including, without limitation, recreational activities, games, parties, music, and other activities conducted outdoors or on porches or balconies).

**16. POOL**

16.1. Pool hours – dawn to dusk.

16.2. Owners are responsible for the actions of their guests

16.3. Pool gates must be resecured after ingress/egress.

16.4. Do not open the gate for anyone who is not your guest

16.5. No diving or excessive jumping in the pool.

16.6. Running, diving, pushing, or boisterous play is not permitted in the pool or on the pool deck.

16.7. A shower must be taken prior to entering the pool.

16.8. Pets are not permitted in the pool or on the pool deck.

16.9. Proper bathing attire must be worn.

16.10. Only reasonable balls or flotation devices are allowed in the pool. Use of these devices must be mindful of others' enjoyment of the pool.

16.11. No large organized parties/gatherings are permitted in the pool area.

16.12. Food or drinks are not permitted in or within five (5) feet of the pool.

16.13. No glass of any kind is allowed in the pool area. Food and beverages must be in non-breakable containers.

16.14. No alcoholic beverages permitted in the pool area.

16.15. No smoking or vaping in the pool area.

16.16. Pool furniture may not be removed from the area.

16.17. No furniture is allowed in the pool

16.18. Voices must be kept at a low level that does not create a nuisance to others..

16.19. Electronic devices such as radios must be used with a headset

16.20. All incontinent individuals are required to wear swim diapers.

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<sup>16</sup> Ref: 1, Article 10, Section 10.1(f)

<sup>17</sup> Ref: 1, Article 10, Section 10.1(f)

<sup>18</sup> Ref: 1, Article 12

## REFERENCE DOCUMENTS

1. Original Declarations of Covenants and Restrictions recorded April 21, 2003
  - 1.1. Amendment recorded June 2, 2003 – Article 10, Section 10 – Added Section 10.2(g) Maintenance of Common Exterior HVAC Pads, Compressors and Supply Lines
  - 1.2. Amendment recorded June 18, 2003 – Article 4, Section 4.4 – Added verbiage on Live-Work sign Responsibility
  - 1.3. Amendment recorded June 24, 2003 – Article 4, Section 4.3 – Lease Term Deleted, Article 4, Section 4.2 – Commercial – Added Live-Work Sign Requirements
  - 1.4. Amendment recorded July 29, 2003 – Article 6, Section 6.18 – Deleted in its entirety and added new verbiage restricting any installation of fences or pools on Lots.
  - 1.5. Amendment recorded October 6, 2003 – Added Article 26 – Needed Overhang Repair and Services
  - 1.6. Amendment recorded March 8, 2004 – Article 6, Section 6.19 – Added Association responsibility for monitoring fire sprinkler system
  - 1.7. Amendment recorded March 1, 2006 – Article 8, Section 8.4.0 - Added Subsections 2 and 3 regarding Sidewalk easement maintenance responsibility
  - 1.8. Amendment recorded May 24, 2006 – Article 9 - Added Section 1 exempting Declarant from paying any assessments.
2. Articles of Incorporations recorded November 18, 2002
3. By-Laws recorded April 21, 2003
4. Antigua at Town Center HOA Fining Procedures Dated March 16, 2021
5. Town of Jupiter Town Code, Chapter 13, Article IV (Sound)
6. Town of Jupiter Town Code, Chapter 27, Article XII, Division 2, Sec. 27-3246 (Odor)