

RECORD AND RETURN TO:  
SUMMERWINDS OF JUPITER  
HOMEOWNERS' ASSOCIATION, INC.  
POST OFFICE BOX 1532 - 341 West Indiantown Rd  
JUPITER, FLORIDA 33468-1532

33458

**SUMMERWINDS OF JUPITER  
HOMEOWNERS ASSOCIATION, INC.**

**RULES AND REGULATIONS**  
**(REVISED AND APPROVED-**  
**DATED: FEBRUARY 22ND, 1998)**

THE DEFINITIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR **SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC.** ARE INCORPORATED HEREIN AS PART OF THESE RULES AND REGULATIONS.

1. OWNER(S), LESSEE(S) AND GUEST(S) OF EACH UNIT IN SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC., HEREINAFTER CALLED "THE ASSOCIATION", SHALL ABIDE BY EACH AND EVERY TERM AND PROVISION OF THE DECLARATION OF COVENANTS AND RESTRICTIONS, AND EACH AND EVERY TERM AND PROVISION OF THE ARTICLES OF INCORPORATION AND BY LAWS OF THE ASSOCIATION.

2. NO OWNER, LESSEE, GUEST, OR VISITOR SHALL MAKE OR PERMIT ANY DISTURBANCE THAT WILL INTERFERE WITH THE RIGHTS, COMFORTS OR CONVENIENCE OF OTHERS. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN **SUMMERWINDS OF JUPITER** NOR SHALL ANYTHING BE DONE ON IT THAT MAY BE OR MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD. OWNERS AND LESSEES SHALL BE HELD RESPONSIBLE BY THE ASSOCIATION FOR ALL PROPERTY DAMAGE TO COMMON AREAS CAUSED BY THEM OR THEIR GUEST AND CHILDREN.

ANY DAMAGE TO THE COMMON ELEMENTS, PROPERTY, OR EQUIPMENT OF THE ASSOCIATION CAUSED BY ANY OWNER, HIS FAMILY MEMBER, GUEST, INVITEE OR LESSEE SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE UNIT OWNER.

3. EACH UNIT OWNER SHALL KEEP HIS COURTYARD FREE OF ALL RUBBISH, TRASH, GARBAGE OR OTHER WASTE. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. TRASH SHALL BE PLACED IN DUMPSTERS WITH CARE. TRASH DUMPSTERS SHALL BE USED ONLY FOR GARBAGE. NO PAINT CANS, BUILDING MATERIALS AND CARPETING, SCREENS, LIQUID FUELS, OILS, OR VEGETATION SHALL BE PLACED IN THE DUMPSTERS. NO LITTERING SHALL BE

DONE OR PERMITTED ON THE ASSOCIATION PROPERTY.

NOTHING SHALL BE PLACED IN THE DUMPSTER ENCLOSURES EXCEPT WITHIN THE DUMPSTER ITSELF. THE SANITATION DEPARTMENT **WILL NOT** REMOVE ANYTHING THAT IS NOT PLACED IN THE DUMPSTER. MATERIAL ON THE GROUND MAY HAMPER MOVING OF THE DUMPSTER, IN WHICH CASE THE DRIVER WILL NOT EMPTY DUMPSTER. THIS MAY CAUSE ODOR AND SANITATION PROBLEMS AND AN INCONVENIENCE TO OTHERS. DUMPSTER LIDS AND GATES SHALL BE LEFT IN A CLOSED POSITION. OWNERS/LESSEES ARE ENCOURAGED TO KEEP THE DUMPSTER ENCLOSURES NEAT AND SANITARY.

PLANT MATERIALS (TRIMMINGS, ETC.) **SHALL NOT** BE PLACED INSIDE THE DUMPSTERS. THESE MATERIALS SHALL BE BAGGED AND PLACED CURBSIDE ON TUESDAY AFTERNOON FOR REGULAR WEDNESDAY PICKUP. LARGE ITEMS SUCH AS TREE LIMBS, ETC. SHALL BE NEATLY PILED CURBSIDE ON WEDNESDAY AFTERNOON FOR REGULAR THURSDAY OR FRIDAY PICKUP. BAGS SHALL BE KEPT CONCEALED OR IN AN INCONSPICUOUS PLACE UNTIL THE AFTERNOON BEFORE THE REGULAR SCHEDULED PICKUP. THIS WILL HELP IN KEEPING SUMMERWINDS BEAUTIFUL. PLEASE BREAKDOWN CARDBOARD BOXES PRIOR TO PLACING INTO DUMPSTER.

LARGE ITEMS SUCH AS FURNITURE, APPLIANCES, ETC. WILL BE PICKED UP BY NICHOLS SANITATION (AT THE EXPENSE OF THE OWNER) BY CALLING THE SANITATION COMPANY, 546-7700. **DO NOT** PLACE THESE ITEMS AT CURBSIDE UNTIL THE MORNING OF YOUR SCHEDULED PICKUP. THESE LARGE ITEMS MAY ALSO BE TAKEN TO THE PALM BEACH COUNTY SOLID WASTE DISPOSAL FACILITY AT MILITARY TRAIL AND DONAL ROSS ROAD. THEIR FEE IS REASONABLE.

RECYCLING: YELLOW BASKET IS FOR NEWSPAPERS, MAGAZINES & BOOKS. BLUE BASKET IS FOR ALUMINUM CANS, GLASS AND PLASTIC CONTAINERS AND PAPER CARTONS SUCH AS MILK AND FRUIT JUICES. CORRUGATED BOXES MUST BE BROKEN DOWN AND TIED IN BUNDLES AND NEATLY PLACED BETWEEN BASKETS. BASKETS SHALL NOT BE PLACED CURBSIDE UNTIL THE EVENING BEFORE THE REGULAR SCHEDULED PICKUP.

NO CLOTHESLINE OR SIMILAR DEVICE SHALL BE ALLOWED ON ANY PORTION OF THE COMMON AREA(S). CLOTHESLINE OR SIMILAR DEVICE ALLOWED WITHIN A COURTYARD BELOW THE TOP OF THE FENCE.

ALL PLANTS, VINES AND TREES WITHIN COURTYARDS SHALL BE KEPT NEATLY TRIMMED AND SHALL NOT BE WITHIN ONE FOOT OF STRUCTURE OR OVERHAND ANY ROOF PORTION OF STRUCTURE. NO VINES SHALL BE ALLOWED ON SCREEN ENCLOSURE(S) ABOVE THE TOP OF THE COURTYARD FENCE(S).

4. BARBECUE COOKERS SHALL BE USED IN THE OWNER'S COURTYARD ONLY OR AT THE DESIGNATED AREAS LOCATED AT THE POOL.

5. BICYCLES, TOYS, OR CLUTTER SHALL NOT BE LEFT OUTSIDE THE COURTYARD AT ANY TIME. IT IS PERMISSIBLE TO STORE BICYCLES IN THE OWNER'S COURTYARD **BELOW** THE TOP OF COURTYARD FENCE(S).

6. THERE SHALL BE NO ASSEMBLING OR DISASSEMBLING OF MOTOR VEHICLES, EXCEPT FOR ORDINARY MAINTENANCE (SUCH AS CHANGING OF A TIRE OR BATTERY.) THE UNIT OWNER SHALL BE REQUIRED TO CLEAN THE AREA OF ANY OIL OR OTHER FLUID DISCHARGED BY HIS MOTOR VEHICLE.

7. TRUCKS OR VEHICLES RATED OVER ONE-HALF TON OR THOSE ONE-

HALF TON AND UNDER EQUIPPED WITH OVERSIZED WHEELS/TIRES AND/OR HEAVY DUTY SPRINGS THAT RAISE THE LEVEL OF THE VEHICLE, BOATS, RV'S. BOAT TRAILERS, BUSES, HOUSE TRAILERS, CAMPING TRAILERS AND OTHER SUCH VEHICLES SHALL NOT BE PARKED OR STORED WITHIN THE CONFINES OF SUMMERWINDS **AT ANY TIME**. ALL VEHICLES SHALL BE MAINTAINED SO AS NOT TO CREATE AN "EYESORE" OR NUISANCE WITHIN THE COMMUNITY. NO VEHICLE SHALL HAVE SIGNAGE OR ADVERTISING OF ANY KIND. OVERSIZED WHEELS/TIRES AND HEAVY DUTY SPRINGS ARE THOSE LARGER/HEAVIER THAN THE STANDARD FACTORY/ASSEMBLY LINE ONES. SERVICE VEHICLES PERFORMING MAINTENANCE/REPAIR WORK ARE EXEMPT FROM THIS EXCLUSION. MOVING VANS AND RENTAL VEHICLES FOR MOVING SHALL NOT BE PARKED OVERNIGHT IN ANY AREA OF SUMMERWINDS.

IF, UPON RECEIPT OF WRITTEN NOTICE FROM THE ASSOCIATION, AN OFFENDING OWNER DOES NOT REMOVE THE VEHICLE FROM SUMMERWINDS PROPERTY, THE ASSOCIATION SHALL HAVE THE RIGHT TO HAVE THE VEHICLE TOWED AWAY AT THE OWNER'S EXPENSE. IN THE EVENT THAT THE OWNER REFUSES TO PAY SUCH COSTS, THE ASSOCIATION, MAY AT IT'S OPTION IMPOSE A LIEN ON THE OWNER'S PROPERTY IN THE AMOUNT OF THE COSTS INVOLVED IN HAVING THE VEHICLE TOWED, OR MAY FILE THE APPROPRIATE LEGAL PROCEEDING TO RECOVER ALL SUMS EXPENDED FROM THE OWNER, TOGETHER WITH ALL FEES AND COSTS INCURRED IN MAINTAINING SUCH ACTION. IN ADDITION TO THE FOREGOING, THE ASSOCIATION SHALL HAVE THE RIGHT TO LEVY FINES.

MOTORCYCLES, MOPEDS AND SIMILAR VEHICLES SHALL NOT BE PARKED IN OPEN/EXPOSED AREA OF SUMMERWINDS **AT ANY TIME**. SUCH VEHICLES MAY BE PARKED WITHIN THE ENCLOSED COURTYARD OF THE OWNER.

8. (A) NO SIGNS, EXCEPT AS APPROVED BY THE ARCHITECTURAL COMMITTEE/BOARD OF DIRECTORS, OR ORNAMENTATION OF ANY KIND (EXCEPT FOR HOLIDAY DECORATION) MAY BE DISPLAYED ON ANY EXTERIOR PORTION OF THE DWELLING, THE COURTYARD, OR IN THE WINDOWS OF THE DWELLING, OR IN ANY OF THE COMMON AREAS. GARAGE SALES/YARD SALES ARE PROHIBITED, EXCEPT AS APPROVED BY THE BOARD OF DIRECTORS. NO DECORATIONS OR LIGHTS, ETC. SHALL BE PLACED ON OR ATTACHED TO ANY ROOF AT ANYTIME.

(B) NO TRANSMITTING OR RECEIVING AERIAL OR ANTENNA SHALL BE ATTACHED TO OR HUNG FROM ANY PART OF THE COMMON AREA UNLESS APPROVED IN WRITING IN ADVANCE BY THE BOARD OF DIRECTORS.

9. OWNERS MAY INSTALL HURRICANE SHUTTERS. HOWEVER, THEY CANNOT BE PERMANENT AND MUST BE OF THE TYPE THAT CAN BE INSTALLED ONLY WHEN NEEDED DUE TO A STORM AND BE COMPLETELY REMOVED THEREAFTER. THESE SHUTTERS SHALL BE STORED WITHIN A COURTYARD AND BELOW THE TOP OF THE COURTYARD FENCE(S).

10. ALL "GUEST PARKING SPACES", THAT IS, ALL PARKING SPACES NOT PART OF A UNIT OR EXCLUSIVE USE AREA, MAY BE USED BY ANY GUEST ON A NON-ASSIGNED BASIS. A GUEST IS DEFINED AS A PERSON VISITING FOR A MAXIMUM TIME OF ONE (1) WEEK. IF A GUEST PLANS STAYING LONGER THAN ONE (1) WEEK, THE SUMMERWINDS BOARD OF DIRECTORS MUST BE NOTIFIED IN WRITING AND WILL HAVE THE SOLE AUTHORITY TO APPROVE OR DISAPPROVE THE CONTINUING USE OF THE GUEST PARKING SPACE BEYOND ONE (1) WEEK.

PARKING AREAS LYING WITHIN THE PROPERTIES, LOTS 2-A AND 2-B ARE DEDICATED TO THE ASSOCIATION AS A COMMON AREA TO BE USED FOR THE POOL AREA AND ADDITIONAL PARKING. VEHICLES MAY NOT BE STORED ON THE PREMISES AT ANYTIME.

PARKING ON SUMMERWINDS LANE OR STREET AREAS IN THE CUL-DE-SAC SHALL BE LIMITED TO SHORT TERM ONLY (ONE HOUR) FOR THE PURPOSE OF LOADING OR UNLOADING (EXCEPTING THEREFROM-MOVING VANS), EXCEPT WHERE MAY BE INDICATED BY "PARKING" SIGNS. PARKING ON THE GRASS IS PROHIBITED. (MOVING VANS CONSIDERED "SERVICE VEHICLES", EXEMPT FROM ONE HOUR RULE.)

THE OWNERS, THEIR FAMILIES, GUESTS, INVITEES, LICENSEES, AND LESSEES SHALL OBEY THE POSTED PARKING AND TRAFFIC REGULATIONS INSTALLED BY THE ASSOCIATION FOR THE SAFETY, CONVENIENCE AND WELFARE OF ALL UNITS.

THERE SHALL BE NO OBSTRUCTION OF ANY NATURE PROHIBITING OR RESTRICTING ACCESS TO ALL AREAS OF THE COMMUNITY WHICH WOULD PROHIBIT EMERGENCY VEHICLES ACCESS. (SUMMERWINDS LANE AND CUL-DE-SAC.)

11. POOL/RECREATIONAL AREA.

(A) THE POOL AND RECREATIONAL FACILITIES ARE FOR THE EXCLUSIVE USE OF THE OWNERS AND THEIR GUESTS IF ACCOMPANIED BY THE OWNERS.

(B) CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED BY ADULTS WHEN USING THE POOL. THE BOARD OF DIRECTORS RESERVES THE RIGHT TO RESTRICT THE NUMBER OF GUESTS THAT MAY USE THE POOL AT ANY ONE TIME, DEPENDING ON THE USE OF THE POOL BY OTHER OWNERS.

(C) ALL THOSE USING THE POOL SHALL STRICTLY ABIDE BY POSTED STATE BOARD OF HEALTH REGULATIONS. ALL ARE REQUESTED TO TURN OFF REST ROOM LIGHTS AND PULL DOORS CLOSED (LOCKED) WHEN EXITING. THE POOL GATE SHALL BE CLOSED (LOCKED) AT ALL TIMES.

(D) POOL AND/OR CLUBHOUSE/KITCHEN MAY BE RESERVED FOR SPECIAL PARTIES WHEN REQUESTED IN WRITING A MINIMUM OF TWO (2) WEEKS IN ADVANCE, TO THE BOARD OF DIRECTORS. THERE SHALL BE A DEPOSIT FEE CHARGED BY THE BOARD OF DIRECTORS OF \$35.00 FOR RENTAL. FEE IS REFUNDABLE UPON INSPECTION PROVIDED CLEAN-UP IS NOT REQUIRED BY THE BOARD. THIS RESERVATION SHALL NOT PRECLUDE OTHERS FROM USING THE FACILITIES AT THAT TIME.

(E) EACH NEW OWNER SHALL BE PROVIDED A KEY TO THE POOL AREA UPON THE CLOSING OF THEIR CONTRACT FOR SALE AND PURCHASE BY THE SELLING OWNER OR A KEY MAY BE OBTAINED FROM THE BOARD OF DIRECTORS FOR A FEE OF \$35.00.

(F) **ALL PRIVILEGES OF USE BY OWNERS AND THEIR GUESTS ARE SUSPENDED FOR THE PERIOD OF DELINQUENCY IN PAYMENTS OF MAINTENANCE AND/OR ASSESSMENTS WHEN THE DELINQUENCY CONTINUES FOR 50 DAYS AFTER THE DUE DATE. SHOULD AN OWNER BE DELINQUENT FOR A PERIOD AFTER 90 DAYS, THE ASSOCIATION SHALL SUSPEND THE VOTING RIGHTS OF A MEMBER UNTIL SUCH DELINQUENCY IS MADE CURRENT.**

12. PETS:

(A) NO HORSES, HOGS, CATTLE, COWS, GOATS, SHEEP, POULTRY OR OTHER ANIMALS, BIRDS OR REPTILES, SHALL BE KEPT, RAISED OR MAINTAINED ON ANY UNIT; PROVIDED, HOWEVER, THAT A MAXIMUM OF TWO (2) DOGS OR CATS WHICH SHALL BE LIMITED TO TWENTY-FIVE (25) POUNDS OR LESS, AND OTHER HOUSEHOLD PETS MAY BE KEPT IN THE DWELLING IF THEIR PRESENCE CAUSES NO DISTURBANCE TO OTHERS. ALL PETS SHALL BE KEPT ON A LEASH WHEN NOT ON THE OWNER'S UNIT AND SHALL BE WALKED ONLY ON AREAS DESIGNATED FOR PETS BY THE BOARD OF DIRECTORS, IF ANY. ALL WASTES FROM PETS SHALL BE PICKED UP IMMEDIATELY AND DEPOSITED IN APPROPRIATE WASTE RECEPTACLES.

13. NO UNIT MAY BE USED OR OCCUPIED FOR ANY PURPOSE OTHER THAN RESIDENTIAL AS IS ZONED.

14. NO DWELLING MAY BE LEASED OR SOLD WITHOUT PRIOR APPROVAL BY THE BOARD OF DIRECTORS COMMITTEE. ALL PROPOSED LESSEES AND OWNERS MUST COMPLETE A FORMAL APPLICATION, PAY A NON-REFUNDABLE FEE OF \$50.00, BE INTERVIEWED BY THE COMMITTEE AND OBTAIN A CERTIFICATE OF APPROVAL IN RECORDABLE FORM. A COPY OF THE CONTRACT FOR SALE AND PURCHASE OR LEASE SHALL BE SUBMITTED WITH THE APPLICATION.

OWNERS SHALL FURNISH TO THE PROSPECTIVE PURCHASER OR TENANT A COPY OF THE DOCUMENTS GOVERNING THE COMMUNITY ALONG WITH A COPY OF THE RULES AND REGULATIONS AT THE TIME OF EXECUTION OF THE DOCUMENT(S) I.E. CONTRACT OR LEASE. THE PROPOSED OCCUPANT SHALL SIGN AN ACKNOWLEDGMENT OF RECEIPT AND SHALL HAVE 10-DAYS FROM DATE OF DELIVERY TO REVIEW, ACKNOWLEDGE AND ACCEPT THE DOCUMENTS.

#### 15. VIOLATIONS AND PENALTIES:

(A) EACH OWNER SHALL BE HELD ACCOUNTABLE FOR ALL VIOLATIONS OF THESE RULES, REGULATIONS, DOCUMENTS, AND DECLARATION OF RESTRICTIONS BY FAMILY MEMBERS, GUESTS, TENANTS, AGENTS, OR EMPLOYEES OF UNIT OWNER.

(B) VIOLATIONS OR INFRACTIONS WHICH RESULT IN NUISANCES OR DISTURBANCES OF OTHER UNIT OWNERS OR WHICH ADVERSELY AFFECT THEIR PROPERTY RIGHTS IN THE ASSOCIATION SHALL BE DEALT WITH BY THE BOARD OF DIRECTORS AS FOLLOWS: (THESE VIOLATIONS ARE DEFINED, BUT NOT RESTRICTED TO, VEHICULAR AND DISTURBANCES THAT ADVERSELY EFFECT OR INTERFERE WITH THE RIGHTS, COMFORTS, CONVENIENCES AND QUIET ENJOYMENT OF OTHER OWNERS, LESSEES, THEIR FAMILIES AND GUEST.)

(I) FIRST VIOLATION-WRITTEN WARNING TO UNIT OWNER, GUEST, AND TENANT INVOLVED.

(II) SECOND VIOLATION OR VIOLATIONS CONTINUING OR NOT CORRECTED FOR 24 HOURS AFTER WRITTEN WARNING-FINE UP TO \$25.00 AND REQUIREMENT THAT THE UNIT OWNER AND TENANT, IF ANY, ATTEND A MEETING WITH THE BOARD OF DIRECTORS.

(III) THIRD VIOLATION OR VIOLATIONS CONTINUING OR NOT CORRECTED WITHIN 48 HOURS AFTER FIRST WRITTEN WARNING- AN ADDITIONAL \$100.00 FINE.

(IV) FOURTH VIOLATION OR VIOLATIONS CONTINUING OR NOT CORRECTED SHALL BE BROUGHT BEFORE THE BOARD OF DIRECTORS FOR DETERMINATION OF FURTHER ACTION /FINE AND POSSIBLE LEGAL ACTION AND

COSTS TO BE ASSESSED AND/OR-EVICTION OF TENANT AT UNIT OWNER'S EXPENSE, IF APPLICABLE, PLUS ADDITIONAL FINE TO BE DETERMINED BY THE BOARD OF DIRECTORS UNTIL VIOLATION IS CORRECTED OR OFFENDING TENANT, IF ANY, IS EVICTED.

(C) VIOLATIONS OR INFRACTIONS WHICH CONCERN PETS, REFUSE DISPOSAL (SEE ITEM 12. HERETOFORE SET OUT) WHICH SUBSTANTIALLY AFFECT THE PROPERTY RIGHTS OF OTHER UNIT OWNERS, SHALL BE DEALT WITH BY THE BOARD OF DIRECTORS AS FOLLOWS:

(I) FIRST VIOLATION-WRITTEN WARNING TO UNIT OWNER, GUEST, OR TENANT INVOLVED, IF ANY

(II) SECOND VIOLATION OR VIOLATIONS CONTINUING OR NOT CORRECTED FOR ONE WEEK AFTER WRITTEN WARNING-A FINE UP TO \$25.00.

(III) THIRD VIOLATION OR VIOLATIONS CONTINUING OR NOT CORRECTED FOR **14 DAYS** AFTER FIRST WRITTEN WARNING-AN ADDITIONAL FINE OF UP TO \$100.00 PER OCCURENCE (PER DAY) THEREAFTER.

(D) **PARKING ON THE PUBLIC RIGHT-OF-WAY (SUMMERWINDS LANE AND CUL-DE-SAC)** SHALL BE LIMITED TO ONE HOUR PER OCCURRENCE FOR THE PURPOSE OF LOADING AND/OR UNLOADING AND WASHING OF VEHICLE(S). HOWEVER, MOVING VANS ARE EXEMPT WHEN IN THE LINE OF MOVING, EMERGENCY VEHICLES EXCEPTED AS WELL AS REPAIR VEHICLES WHEN ATTENDING TO A PARTICULAR SITUATION. FAILURE TO OBEY THE REQUIREMENT MAY RESULT IN THE OFFENDING VEHICLE BEING TOWED AT THE OWNER'S EXPENSE.(REFER TO ITEM 6.)

(E) **TOWING OF IMPROPERLY PARKED VEHICLES.** OWNER SHALL RECEIVE A POSTED NOTICE PRIOR TO THE TOWING OF AN IMPROPERLY PARKED MOTOR VEHICLE. SHOULD THE VEHICLE NOT BE REMOVED WITHIN 24-HOURS, THE ASSOCIATION SHALL HAVE THE VEHICLE TOWED AT THE OWNER'S EXPENSE.

16. NO UNIT OWNER SHALL DO OR PERMIT ANY ACTION WHICH IS DETRIMENTAL TO THE COMMON AREA LANDSCAPING. OWNERS OR THEIR RESPECTIVE AGENT(S) ARE STRICTLY PROHIBITED FROM PERFORMING MAINTENANCE DUTIES OF THE ASSOCIATION WITHOUT PRIOR WRITTEN CONSENT FROM THE BOARD OF DIRECTORS AND/OR THE ARCHITECTURAL CONTROL COMMITTEE. THIS INCLUDES, BUT NOT LIMITED TO, PAINTING, CLEANING, REPAIR OR REPLACEMENT OF THE EXTERIOR SURFACES OF THE WALLS, ROOF OR FENCE LOCATED ON A UNIT. OWNERS ARE FURTHER PROHIBITED FROM PLANTING OF/OR REMOVAL OF ANY LANDSCAPING EXCEPT WITHIN THEIR FENCED COURTYARDS.

17. COMPLAINTS REGARDING THE MANAGEMENT OF THE ASSOCIATION PROPERTY, OR REGARDING THE ACTIONS OF OTHER OWNERS, THEIR FAMILIES, GUESTS, OR LESSEES SHALL BE MADE IN WRITING TO THE BOARD OF DIRECTORS AND SHALL BE SIGNED BY THE COMPLAINING UNIT OWNER.

18. ANY CONSENT OR APPROVAL GIVEN UNDER THESE RULES AND REGULATIONS BY THE ASSOCIATION MAY BE REVOCABLE AT ANY TIME BY THE BOARD OF DIRECTORS.

19. THESE RULES AND REGULATIONS MAY BE MODIFIED, ADDED TO, OR REPEALED IN ACCORDANCE WITH THE BY-LAWS OF THE ASSOCIATION.

BY RESOLUTION OF THE BOARD OF DIRECTORS OF SUMMERWINDS OF JUPITER HOMEOWNERS ASSOCIATION, INC.

**SUMMERWINDS OF JUPITER  
HOMEOWNERS ASSOCIATION, INC.**

BY: *Dolores K. Wheeler*  
**DOLORES K. WHEELER, PRESIDENT**



**RECORD AND RETURN TO:  
THIS INSTRUMENT PREPARED BY:  
SUMMERWINDS OF JUPITER  
HOMEOWNERS ASSOCIATION, INC.  
POST OFFICE BOX 9164  
JUPITER, FLORIDA 33468-9164  
BY: DOLORES K. WHEELER, PRESIDENT**

Not a Certified Copy


STATE OF FLORIDA

ORB 10359 Pg 1922  
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

COUNTY OF PALM BEACH

BEFORE ME, personally appeared Dolores K. Wheeler, the President and Michael Janis, Secretary, of Summerwinds of Jupiter Homeowners Association, Inc., who are personally known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of the association with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this the 22nd day of February, 1998.

  
Jeffrey Hao Notary Public



JEFFREY HAO  
My Commission 00889088  
Expires Jun. 08, 2000

This is not a certified copy