

Cypress Cove of Jupiter Homeowners Association, Inc.

Quick Reference for Rules and Regulations

This is not intended to take the place of the Covenants and Restriction of Cypress Cove. Please always refer to the Declaration of Covenants and Restrictions and the Architectural Guidelines and use this just as a guide.

PROHIBITION OF TRUCKS AND BOATS: No trucks, trailers, campers, commercial vehicles or boats of any type are to be on any lot except within the garage with the door down. Our covenants prohibit repair of vehicles inside and outside of your garage. If your vehicle is inoperative, repairs necessary to get it running or ready for tow are allowed. Changing oil is also prohibited. Garage doors must remain closed at all times except for ingress and egress.

AUTOMOBILE PARKING: No Street parking overnight. Never park on the grass. Please do not park in front of mailboxes or the carrier will skip that mailbox.

GOLF CARTS, TRAIL BIKES AND ANY OTHER MOTORIZED SCOOTERS: These are not allowed to be operated in Cypress Cove. This is a Town of Jupiter Ordinance.

PETS: Pets are allowed but must be on a leash or in direct control by the owner. We must comply with the Town of Jupiter Ordinance which states: "It shall be unlawful for any person, owner, or keeper of any dog, cat, household pet, or other animal to permit or allow such animal to be off such person's private property, unless such animal is under the restraint or control of a competent person, by means of a chain, leash, cage, or other device or is sufficiently near its handler to be in his direct control and is obedient to that handler's commands." Also, you must clean up after your dog.

BASKETBALL HOOPS: No driveway basketball hoops are allowed, not even a portable stand. We have a nice court in the common area next to the tennis courts. "No basketball backboards and/or hoops, whether movable or not and whether attached to a dwelling structure or not, shall be permitted on any lot." Amendment #4, March 1993

NOISE NUCIANCE: Please be respectful of your neighbors' right to a quiet community – NO loud music and NO noisy vehicles.

ARCHITECTURAL REVIEW BOARD: Any changes to the roof, driveway, exterior colors or landscaping must be approved by the Architectural Review Board via an application. Applications can be obtained by going to www.capitalrealtyadvisors.com or contact Management and they will provide a copy.

ROOFS, DRIVEWAYS, SIDEWALKS & MAILBOXES: Cypress Cove owners take pride in their properties. Roofs and driveways must be kept clean and mold free. Although repair of sidewalks is the responsibility of the HOA, owners are responsible to keep sidewalks clean and free of mold. Maintenance of the mailboxes is also the responsibility of the homeowner and they must be kept clean. Cypress Cove decals and the name and phone number of a handyman who can fix or replace your mailbox can be obtained from Capital Realty Advisors. Home Depot on Indiantown Rd. knows the color of paint for Cypress Cove Mailboxes. The light under your mailbox must be operable dusk to dawn.

YARD SIGNS: must be approved by the ARB, i.e. For Sale and Political.

USE RESTRICTIONS: No business activities are allowed.

Please consult the Cypress Cove Declaration of Covenants and Restrictions and The Architectural Guidelines for further details. This document should have been provided by the previous owner. For a copy please contact Capital Realty Advisors.

FOR YOUR INFORMATION:

Garbage is collected on Tuesday and Friday. Tuesday is recycling day. Do not put the garbage out before sunset the night before collection day. Garbage should be in a receptacle when left by the curb for collection.

Cable and Internet: Our neighborhood is wired for AT&T U-Verse which is a part of your HOA fees. They supply internet as well as TV which includes U200 cable plus DVR, 1 additional receiver and 18Mbps internet. AT&T is available for your home phone for a fee. You may contact AT&T U-Verse at 888-899-9063. Comcast cable is still active but there is no bulk rate.

FRONT GATE ACCESS: Please supply Capital Realty Advisors with your local phone number (home or cell works) and it will be programmed into the dialer at the gate for guest access. When you get a call from the gate simply push the 9 on your phone and the gate will open. You may also have a remote built into your car or obtain a remote to keep in your car.

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