

SALES INFORMATION FOR OWNER

When Selling Your Home at Villas of Ocean Dunes Homeowners Association, Inc:

- **Inform the Property Manager that your unit is "FOR SALE".**
- **Provide a contact name and telephone number of your Real Estate Agent.**
- **NO "FOR SALE" signs may be posted on or around your unit.**
- **If your Agent schedules an "Open House", you must**
 - Notify the Guard House**
 - Place the "Open House" sign on the outside of the community showing the Unit number.**
- **When an Agent shows the unit, be sure the Guard House is notified; your Agent must accompany the prospective buyers and be able to identify themselves.**
- **All paper work regarding Sales & Rentals are the responsibility of the Realtor and/or Seller.**

THE PAPERWORK BEFORE CLOSING:

- **All paper work must be submitted to the Onsite Manager's Office before closing.**
- **A check in the amount of \$150.00 for Application Fee.**
- **The signed Declaration of Covenants & Homeowners Rules and Regulations Sheet.**
- **Buyers(s) must receive the Declaration of Covenants from Seller. There is a charge of \$75.00 for a new set of documents.**
- **Buyer(s) must contact Manager's Office to schedule for an interview.**
- **Before Closing-Buyer, Title Company or Agent must inquire about estoppel information, from The Accounting Department, Inc. at (561) 743-7989 and fax (561) 747-2912. Contact with this office is required.**

AFTER CLOSING:

- **A copy of the Warranty Deed must be forwarded to both the manager's office and to the Accounting Department, Inc.**
- **New homeowner must come to the manager's office to get "Resident Sticker(s) and Transponder's for Vehicle(s).**
- **New homeowner must inform the office and guardhouse of a new telephone number by calling the Manager at (561) 624-2064 and the Guard House (5621) 775-3625**
- **New homeowner needs to inform the Property Manager and Guard House when moving trucks are coming.**
- **Large boxes from the move MUST be broken down and put into dumpster container.**
- **DO NOT LEAVE BAGS OF TRASH IN THE DUMPSTER AREA AT ANY TIME. UNIT REMODELING-Contractors must remove any carpeting, concrete, wood, or other materials from Ocean Dunes OTHERWISE Homeowner will be FINED.**
- **Any questions and/or concerns, please contact the Manager's office at 624-6024.**

OTHER THINGS TO KNOW AND DO:

- **At closing, please be sure to give to the new owners' pool keys(s) and the post office box key. Be sure to identify which mail box is theirs.**

MOTOR VEHICLE INFORMATION:

#1 – Make _____ Model/Yr _____ Lic. Plate _____ State: _____ Color _____

#2 – Make _____ Model/Yr _____ Lic. Plate _____ State: _____ Color _____

#3 – Make _____ Model/Yr _____ Lic. Plate _____ State: _____ Color _____

VOOD DECAL: # _____ # _____ # _____

Automobile Decals Must be affixed on the driver's side of windshield to enable guards to recognize the vehicle as an owner's (gate entry, parking, etc.).

TRANSPONDER(s) # 10 _ _ _ #10 _ _ _ #10 _ _ _

PET INFORMATION:

- The Homeowners Association allows Homeowners a Maximum of **TWO (2)** Pets Per Unit
- **Renters are NOT PERMITTED** to keep any pets at *the residence*

Number of pets: _____

Type of Pet No. 1:

Breed _____ Name _____

Color _____ Weight at Maturity _____ lbs.

Type of Pet No. 2:

Breed _____ Name _____

Color _____ Weight at Maturity _____ lbs.

RENTING:

Do you Occupy Unit: (circle) All year round, Seasonal or Rent.

If Renting, Renter's Name: _____ Lease term: _____

RESIDENT INFORMATION

Welcome to the Villas of Ocean Dunes. We hope you will find the following information helpful in settling into your new home.

Gatehouse – Community Enforcement	775-3625
Property Manager's On-Site Office	624-2064
Florida Power & Light Electric	697-8000
Town of Jupiter	746-5134
Jupiter Police – NON-Emergency	746-6201
Jupiter Water System – Customer Service	746-5134
Jupiter Water System – AFTER HOURS	741-2604
Comcast Cable	655-3842
Palm Beach Post Delivery	837-4663
ENCON (Loxahatchee River Dist)	747-5700

In order to maintain a harmonious neighborhood, we have compiled an abbreviated list of your Homeowners Documents, Rules and Regulations passed by the Board of Directors for this community. You may be subject to a fine if you do not adhere to these or any other rules

Front Gate Facts

1. All residents are required to inform the Gatehouse (775-3625) of the following:
 - a. Change of telephone number.
 - b. If you are expecting a guest, vendor, delivery, etc. and are not going to be home, you must notify the gatehouse prior to their arrival. Otherwise, that person(s) will be denied access if you cannot be reached by phone.
2. If you are a new homeowner provide the gate with a Permanent Guest List. You may have up to two guests (2 individual names only) two contractors on this list.
3. Guards are not responsible for flowers, keys, money, deliveries of any kind, left at the gatehouse.
4. The Gatehouse must know about parties scheduled Date, Time, and Guest List should be provided at least 24 hours prior to party. Guests will gain entry without calling you each time.
5. If you do not have telephone, you must notify the gatehouse of each visitor prior to their arrival, otherwise they will be denied access.
6. Residents or guests are not to enter the gatehouse.
7. You must register overnight guests at the gatehouse and have the guard issue a "visitor's pass" to be displayed on the visitor's vehicle windshield.

MOVING / DELEVERIES: TRUCKS OR STORAGE CONTAINERS LONGER THAN 52 FEET ARE NOT PERMITTED ON PROPERTY.

RULES & REGULATIONS

1. Owners may lease their units for minimum of 90 days and no more than three (3) times year for a maximum of one year. If leasing to same person longer than one year, a new lease **Must** be submitted to the Association. Lessees may not have pets; Lessees may have maximum of two (2) vehicles; Lessees may not have pick-up trucks.
2. All residents **Must** submit a written Architectural Approval Request when making ANY alterations to the exterior of your unit. The request must include contractor specifications, drawings, and detailed description of the change to be made. The approval must be made for the alteration/addition, and a copy of the permit from the City of Jupiter Building Dept. must be submitted before the work can commence. Some alterations that may apply but are not limited to:
 - a. Rain gutters, paint color, landscaping, roofs, patio fence shape and size, storm shutters. The prudent thing to do is to submit a request for any change or addition.
3. Do not make any structural changes in interior common walls as this will break the sound barrier and affect fireproofing.
4. Do not post Signs – Business, for rent, for sale, or open house etc. – on the property. You may use the open bulletin board at the pool for short term.
5. Real estate related open houses must be communicated to the gatehouse and to the Property Manager. The sign may be posted on the outside of Ocean Dunes and must clearly show the address of the unit. The visitor will be given a special pass by the gatehouse.
6. Do not hang clothing, towels, etc. over front railing, balconies, fences, or decks.
7. Do not leave garbage or trash outside of metal dumpster. Boxes must be broken down. Do not put disposable diapers in plastic recycle bins.
8. Do not barbeque anywhere except deck, rear patio, or directly behind unit owner's property. Equipment must be put back into the unit (or patio) when finished.
9. Do not leave unattended toys or personal property, other than vehicles, in driveways, on sidewalks, or any part of the common areas.
10. Do not ride bicycles on the grass.

Automobiles

1. Your designated parking spaces are -
 - a. If you have a Garage - you are to park inside of your garage or in your driveway.
 - b. If you do not have a garage - you have two numbered designated parking spaces in your block.
 - c. Any additional cars must be parked at the tennis court or any other space as determined by the Board of Directors, for a maximum of one (1) week storage in spaces other than yours.
2. All cars on the property must have current license tags and be insured.
3. Do not exceed the speed limit of 15 mph.
4. Do not park on sidewalks, grass or roads.
You or your guest will be towed with **NO NOTICE**.
5. Cars may not be washed in Ocean Dunes after dark.
6. No motorcycles are permitted – except those previously grandfathered in.
7. Owners may not have commercial vehicles or any vehicle with printing or advertising.

Bulletin Board Notices

1. The open bulletin board at the pool area next to the soda machine is for the use of ALL residents for a period of up to two weeks. Please date your notice.
2. Bulletin boards at the mail box areas are only for Board and Committee approved notices.

Recycling

Recycling – Careless recycling costs needless extra dollars.

Newspaper Bins are for newspapers, inserts, magazines, catalogues, phone books, corrugated cardboard boxes (broken down), and paper grocery bags.

Boxes must be broken down.

Plastic, Aluminum and Glass Bins are for plastic containers, aluminum cans, and glass containers. Plastic milk cartons, water bottles, etc. should be crushed so they take up less space in the bin. If Bins are full, please hold your discards until there is room.

Recycling All Trash must be placed in proper receptacles. If your dumpster is full check out another dumpster or hold your discards until there is room.

DO NOT LEAVE BAGS OF TRASH IN THE DUMPSTER AREA AT ANY TIME
UNIT REMODELING-Contractors must remove any carpeting, concrete, wood, or other materials from Ocean Dunes **OTHERWISE Homeowner will be **FINED**.**

Do not leave bags of trash in the dumpster area at any time.

Pets

1. Homeowners are permitted to have a maximum of two (2) pets.
2. All pets must obtain inoculations and licenses are required by the Town of Jupiter.
3. All pets must be kept on a leash at all times when outside of your unit.
4. All pets must be attended to when outside of the unit. No pet can be tied up, or tethered outside of any unit.
5. Excessive barking is a public nuisance.
6. **Clean Up After Your Pet**, This is a MUST. There are several "doggie Bag" containers in the community for your convenience. Do not leave the waste behind.

Excessive Noise

Use good judgment and consideration. Excessive noise from radio, television, musical instrument, etc. could result in a fine.

Garages

Garages have a tendency to look very messy. You may keep your garage door open no more than 2-3 feet from the bottom for air circulation, or half way open if your car is in front of your garage.

Pool and Recreational Area

Your Recreation Committee is in charge of the calendar of events for the pool and recreational area.

- a. To reserve the area for a private party/event, contact the on-site manager.
 - b. Failure to schedule your party/event before using the area this reason will result in \$100. fine.
 - c. A \$50. refundable deposit is required to use the area.
 - d. An additional \$100. refundable deposit is required if using the stored tables and chairs.
 - e. The deposits will be returned after the Recreation Committee determines that the area has been left in a clean and orderly condition and that there has been no damage to the equipment.
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2. Pool HOURS - 7 AM to 10 PM
 3. Diapers Prohibited (baby, adult or swimmers)
 4. Children under 12 must be accompanied by an adult.
 5. Animals/Pets prohibited.
 6. No Jumping, Diving, Running, Ball Playing or Rough Playing in/out of pool.
 7. Radios: keep volume low or use headphones
 8. PLEASE place towel down on chair or chaise.
 9. Draping towels/clothing/etc. on gates, fences or railings prohibited.
 10. PLEASE shower before entering pool.
 11. Glass is prohibited in entire pool/spa area.
 12. Food may be eaten under covered area of pool only.
 13. PLEASE HELP KEEP OUR POOL and SPA CLEAN.

Tennis Courts

2. Tennis Court HOURS - 8 AM to 10 PM
3. One hour limit when all courts are occupied and players are waiting.
4. Key at guard house. Lock court after use.
5. Tennis shoes required at all times.
6. Glass, food, or can drinks are prohibited in entire tennis court area.
7. Children under twelve must be supervised by an adult while playing
8. Tennis courts are for exclusive use of residents and their guest only.
9. No pets, skateboards, bicycles on courts.

Parking Spaces

1. Anyone may park in Unmarked parking spaces, for a period of time Not to Exceed 24 (twenty-four) hours, and Not every day.
2. Residents who violate either of these situations will be subject to towing.

NO SKATEBOARDING IN OCEAN DUNES

Thank you for being a good neighbor.

Consideration of other residents' quiet enjoyment of the community is appreciated by all.

Please keep this information for your files and as a reference.

I/We have received and read the Declaration of Covenants and Restrictions and the Homeowner Rules & Regulations of Villas of Ocean Dunes Homeowners Association, Inc.

Repeated Violations of the Declarations of Covenants and Restrictions and the Rules and Regulations may result in FINED at the discretion of the Board of Directors/or Fining Committee.

OWNER(S) NAME: _____ **Date** _____

Print Name: _____

OWNER(S) NAME: _____ **Date** _____

Print Name: _____

Management/Committee _____ **Date** _____



THE VILLAS OF OCEAN DUNES HOMEOWNERS' ASSOCIATION, INC.
1305 Ocean Dunes Circle, Jupiter, FL 33477 www.oceandunesflorida.com

Authorized Guest List

The Authorized Guest List allows you, the owner, to identify specific guests (limit two) or vendors (limit two) to enter the community on your behalf without you being notified. These "Guests" will still have to stop at the gatehouse to announce themselves and show ID. You must notify the Association's office if you want to make any changes to your list. The gatehouse will not accept owner / tenant request and will direct you to the office.

Unit # _____

Owner name: _____

GUESTS:

Individual name:

1. _____

2. _____

CONTRACTOR:

Vendor name:	Service provided:	Daily	Weekly	Monthly
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____

NOTE: Guests, other than family members, are allowed to stay with you in your unit up to thirty (30) calendar days. If their stay is longer, they must be identified to the Association. This requires the Homeowners Occupancy Application Form be submitted along with the following fees: (\$500 refundable deposit, \$150 application fee, \$50 per person background/credit check). Your failure to comply will result in the Association using all powers vested to it, including legal, to ensure compliance.

VOTING CERTIFICATE

To the Secretary of
Villas of Ocean Dunes Association, Inc.
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Lot No. _____ in *Villas of Ocean Dunes*, have designated

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Lot owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Lot owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Lot owned by John Jones (one individual). No Voting Certificate required.
- (iv) Lot owned by Bill and Mary Rose, husband and wife. Voting Certificate required designating either Bill or Mary as the voting representative. NOT A THIRD PERSON.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED _____, 20____.

OWNER

OWNER

OWNER

NOTE: 1: This form is not a proxy and should not be used as such.

2: Such certificate shall be valid until revoked by a subsequent certificate or after any change in recorded ownership of the lot.

Update Form

Villas of Ocean Dunes Association, Inc.

1305 Ocean Dunes Circle, Jupiter, Florida 33477

Tel: 561-624-2064 Email: manager@oceandunesflorida.com

www.oceandunesflorida.com

Please complete this Form and submit to the office. Please be aware that it is your responsibility to contact the Manager with any new contact information, so we may keep you updated or if an emergency occurs. The purpose of this Form is to have current updated information in our system.

Owners Names:

Unit Address: _____

Alternate Mailing Address:

Email Address: _____

Home: _____ Cell: _____ Work: _____

Local Contact for Emergencies:

Name _____

Phone Number _____

Property Use (Please mark which applies):

_____ Owner occupied (regular basis)

_____ Owner occupied (seasonal property)

_____ Rental property (currently occupied))

_____ Rental property (seasonally occupied)

Resident Email Consent

I authorize VILLAS OF OCEAN DUNES ASSOCIATION, INC to send me emails for Association business notification. Your information will be part of the association records.

CONSENT TO RECEIVE NOTICES BY EMAIL

I, _____, as the owner of unit # _____ hereby consent to receive notices from my Association by email for all purposes permitted by law unless and until I provide the Association with revocation and request mail notices again. My designated email address is:

Signature _____

Date _____