

VILLAS OF OCEAN DUNES RULES AND REGULATIONS

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 owners/residents are required to inform Envera Systems (877-936-8372) or through the MyEnvera App of the following:
 - a. Change of telephone number.
 - b. If you are expecting a guest, vendor, delivery, etc.
2. If you are a new homeowner or renter, you will be provided with a username and password from Envera Systems to set up your account.
3. The pedestrian gate is locked at all times, use the pool key for exit and entry.
4. The pool, tennis/pickleball/basketball court and the handball/shuffleboard court gates are locked at all times, use the pool key for entry.
5. **Do not walk or bike through the vehicle gates.**

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

RULES & REGULATIONS

1. Owners may lease their units for a minimum of 90 days and no more than three (3) times a 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 each year. Lessees may have a maximum of two (2) vehicles.
2. All owners **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, if applicable, a copy of the permit from the Town of Jupiter Building Dept. must be submitted before the work can commence. Some alterations that may apply, but are not limited to, are rain gutters; paint color; landscaping; roofs; patio fence composition, shape and size; impact windows and/or storm shutters. The prudent thing to do is to submit a request for any change or addition. Owners **are** permitted to update their landscape on **their** property without obtaining ARCH permission. The following list of plants are **NOT permitted for invasiveness, and/or pest-infestation concerns**.

Areca Palms
Norfolk Pines
Acacia
Carrotwoods

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

Australian Pines
Fruit Trees

3. Do not make any structural changes to the interior common walls as this **will break the sound barrier and affect fireproofing.**

4. Do not post signs of any kind, **EXCEPT** for Security Services (such as ADT, Xfinity, RING, etc.). **Signs regarding a Business and/or, For Rent, For Sale, Open House, Political Affiliation, etc.** on common and/or private property are **PROHIBITED**. For advertisement notifications, ie, temporary rentals, or For Sale items, property, etc.; **please see section re: Bulletin Board.**

5. Real Estate related Open Houses must be added to Envera app and the Property manager must be advised. A sign may be posted on the outside of Ocean Dunes and must clearly show the address of the unit.

6. **Do not hang clothing, towels, etc., over front railings, balconies, fences, or decks.**

7. **Do not leave garbage or trash outside of dumpster.** Boxes must be broken down. Do not put disposable diapers in plastic recycle bins. **Please see section re: Recycling.**

8. Do not barbeque anywhere **except** deck, rear patio, or directly behind and/or front of the unit owners' property. Equipment must be put back into the unit (or patio, garage) 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. This includes water sports equipment, apparel, etc.

10. Do not ride bicycles on grass.

11. Flags – American Flag is permitted to be displayed. **Any other flag is subject to Board approval.**

12. **Personal outdoor hot tub/pool prohibited** in Villas Of Ocean Dunes.

13. **FIREPITS - Portable gas or gel burning** firepits and/or tabletops **are permitted** (As per NFPA Code Section 10.10.8.4 EXCEPTION).

WOOD/CHARCOAL BURNING FIREPITS/TABLETOPS AND CHIMINEAS ARE PROHIBITED. Readily available fire extinguisher and/or pail of sand REQUIRED.

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

AUTOMOBILES

1. Do not exceed The Villas of Ocean Dunes speed limit of 15 mph.
2. Your designated parking spaces are:
 - a. If you have a garage, you must park inside of your garage and/or in your driveway.
 - b. If you do not have a garage, you have two numbered designated parking spaces in your block. You must park in these designated spaces.

Seasons are considered **Out of Season May through October, In Season November through April.**

- **Out of Season rules**
 - Owners may use guest spots not to exceed 3 consecutive days.
 - Additional parking at pool and tennis courts not to exceed 3 consecutive days
 - Unmarked parking spots in circles are free use and not monitored. Be kind to your fellow neighbors
 - Special circumstances may be accommodated; see property manager.
 - **In Season rules**
 - Owners may not use guest parking anytime
 - Additional parking at pool and tennis courts not to exceed 3 consecutive days
 - Unmarked parking spots in circles is free use and not monitored. Be kind to your fellow neighbors
 - Special circumstances may be accommodated; see property manager.
 - c. **Overnight street parking is NOT permitted.**
 - d. Any unmarked spot located within a block/circle is a “free use” spot.
3. All cars on the property must have current license tags and be insured.
 4. Do not park on sidewalks, grass or roads. Vehicles can be towed with **NO NOTICE** after receiving a first warning.
 5. **No motorcycles/scooters/RVs/golf carts/boats** are permitted on the property except for the golf carts used by Maintenance Staff and Property Manager. Exception is made for grandfathered motorcycle. Owners/Residents and/or Guests with **prohibited vehicles will be denied entry.**

BICYCLES/ELECTRIC BICYCLES

1. A bicycle rider or passenger and an e-bike rider or passenger who is under 16 years of age must wear a bicycle helmet that is properly fitted and is fastened securely upon the rider's and/or passenger's head by a strap and that meets the federal safety standard for bicycle helmets, final rule, 16 C.F.R. part 1203. E-bike-specific law 316.2065. Bicycles and e-bikes must adhere to the posted speed limit of 15 m.p.h.

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

BULLETIN BOARD NOTICES

1. The **OPEN** bulletin board at the pool area is for the use of ALL owners/residents for a period of up to two weeks. Please date your notice.
2. The **ENCLOSED** bulletin board by the pool and mailbox areas are strictly for Board and Committee approved notices.

RECYCLING

Recycling – NO PLASTIC BAGS IN RECYCLING BINS! Waste Management will not pick up bins if they contain plastic bags.

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

Blue 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.

IF YOU DO NOT WISH TO COMPLY WITH RECYCLING RULES, THEN PLEASE THROW ALL GARBAGE IN THE GREEN DUMPSTER.

DO NOT LEAVE BAGS OF TRASH IN SURROUNDING DUMPSTER AREA AT ANY TIME

UNIT REMODELING-Contractors must remove any carpeting, concrete, wood, or other materials from Ocean Dunes OTHERWISE the Homeowner will be **FINED.**

PETS

1. Homeowners are permitted to have a maximum of two (2) pets.
2. All pets must obtain inoculations and licenses as required by the Town of Jupiter.
3. All pet owners/tenants must complete Pet Registration Form that will be in the registration paperwork, The Property Manager will distribute Pet Registration form to current owners. Please return completed forms to the property manager's office.
4. All pets must be kept on a leash at all times when outside of your unit.
5. All pets must be attended to when outside of the unit.
6. No pet can be tied up or tethered outside of any unit.
7. Excessive barking is a public nuisance.
8. **Clean Up After Your Pet! This is a MUST.**
 - a. There are several "doggie bag " dispensers throughout the community for your convenience. Do not leave waste behind.

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

EXCESSIVE NOISE

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

All construction work must be completed by 6PM Monday thru Friday and Noon on Saturday no work on Sundays or Holidays.

FIREARMS

1. No firearms may be discharged in Villas of Ocean Dunes.
2. No firearms are permitted on common property in Villas of Ocean Dunes.

As of September 25, 2025, "Open Carry" became legal in Florida; **however**, this new allowance does not affect the rights of private property owners to ban firearms. Therefore, because an HOA manages private property including common areas, it can create and enforce its own rules regarding the open carry of firearms. In Florida, failure to abide by HOA prohibited firearm policy may result in being charged with Armed Trespassing, a 3rd degree felony.

GARAGES

You may keep your garage door open no more than 2 - 3 feet from the bottom for air circulation, or halfway open if your car is in front of your garage; garage doors must not be left open all day. For security concerns, please **keep garage doors closed overnight**. This is a **MUST**.

LAKE

No trespassing, swimming, fishing within the lake area. **Unauthorized individuals will be subject to fines, and/or arrest, under Florida State Law Sections 810.08 and 810.09.**

POOL & RECREATIONAL AREA

1. Your Social Committee oversees the calendar of events for the pool and recreational area:
 - a. **To reserve the area for a private party/event, contact the Property Manager.**
 - b. Failure to schedule your party/event before using the area will result in a \$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 & chairs.

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

e. The deposits will be returned after the Property Manager determines that the area has been left in a clean and orderly condition and that there has been no damage to the equipment.

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 the pool.
11. **Glass is prohibited in entire pool/spa area.**
12. Food may be eaten under a covered area of pool only.
13. **PLEASE HELP KEEP YOUR COMMUNITY POOL AND SPA CLEAN.**

TENNIS/PICKLEBALL COURTS

1. Court Hours: 8 AM to 10 PM

2. **One hour limit and/or “open play” option when courts are occupied and players are waiting.**
3. Please ensure entry gate closed during/after use.
4. Sneakers are required at all times.
5. **Glass, food, or canned drinks prohibited in entire court area.**
6. Children under twelve must be supervised by an adult while playing.
7. No pets, skateboards, bicycles on courts.
8. **Courts are for exclusive use of owners/residents and their guests. PRIORITY FOR OWNER/RESIDENT USE AT ALL TIMES; Non-Residents must be accompanied by owner/resident of VOOD. Failure to comply will be considered Trespassing (FL Statute 810.08). Violators may be prosecuted.**

*Please remember...this is a **PRIVATE, NOT PUBLIC**, court.*

PARKING SPACES

1. Anyone may park in **unmarked** parking spaces during season located at the tennis courts or pool for a maximum period of three (3) days. Any unmarked parking spot located within a block/circle is a “free use” spot.

VILLAS OF OCEAN DUNES RULES AND REGULATIONS

2. Owners/Residents who violate these parking rules (or other parking situations noted in “Automobiles” section on page 3 can be subject to penalties (ie: your vehicle may be stickered; fines can be imposed.).
3. Repeated parking in guest spots “in Season” (November through April) by residents is not allowed, and any ongoing infractions can face a penalty (ie: your vehicle may be stickered, fines can be imposed.)
4. Park vehicles within the length and width of the delineated parking space.

HARASSMENT, FALSE STATEMENTS, AND MEETING CONDUCT

1. Civility required. Owners, residents, tenants, guests, invitees and anyone acting for them must treat the Board of Directors, officers, committee members, Property Manager, management company personnel, security personnel, employees, vendors, contractors, service providers and Association agents with courtesy and respect. Harassment, intimidation, threats, abusive language, profanity, yelling, stalking, repeated unwanted communications after a request to stop, interference with work, obstruction of access, retaliation, discrimination, or any conduct that disrupts Association operations or creates a hostile or unsafe environment is prohibited, whether in person, by telephone, in writing, electronically, on social media or at any Association meeting.

2. False, misleading or damaging statements. No Owner, resident, tenant, guest or invitee may knowingly make, publish or republish false, misleading, patently false, disparaging, derogatory or damaging statements concerning the Association, the Board, any director, officer, committee member, manager, security personnel, vendor, service provider or Association operation, or make such statements with reckless disregard for the truth. This rule does not prohibit lawful, truthful statements, good-faith opinions, or participation in Association meetings. Upon written notice from the Association identifying the statement, the person must, within ten (10) days, retract or correct the statement in the same or a reasonably similar manner as published, cease further publication, or provide reasonable documentary proof substantiating the statement. Failure to timely cure or substantiate the statement shall be treated as a continuing violation.

3. Meetings. Members may speak at Association meetings only when recognized, within any reasonable time limits, and on agenda items as permitted by law. Conduct that is threatening, abusive, profane, disruptive, repetitive after warning, out of order, or that interferes with the orderly conduct of business is prohibited. The chair may warn the person, rule the person out of order, mute or remove the person from a remote meeting, require the person to leave the meeting area, recess or adjourn the meeting, or require further comments in writing, consistent with applicable law.

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

4. Enforcement. Violations may result in a written warning, demand to cease and desist, fines, suspension of the right to use common or recreational facilities to the extent permitted by law, removal from a meeting, referral to security or law enforcement, injunctive relief, damages, and/or other legal action. Fines and suspensions shall be imposed only after the notice and hearing process required by the governing documents and Florida law. In any action to enforce this rule, the Association, as the prevailing party, shall be entitled to recover its reasonable attorneys' fees and costs to the fullest extent permitted by the governing documents and Florida law. Owners are responsible for violations by their tenants, guests, invitees, occupants, and licensees.

The following is a set schedule of fining. The Board can also assign fines for items not noted on this schedule at a duly called meeting.

Fine schedule

Parking	\$50
Second parking violation	\$100
No ARC form	\$100
No lease	\$100
Items on railings	\$50
Trash	\$50
Sign	\$50
Grills	\$50
Prohibited Fire Pits	\$100
Not pick up after pet	\$100
Pet not registered	\$50
Pet tethering	\$50
Noise violation	\$100
Garage open	\$50
Fishing in lake	\$50
Pool violation	\$50
Court violation	\$50

NO SKATEBOARDING OR HOVER BOARDS IN OCEAN DUNES

VILLAS OF OCEAN DUNES
RULES AND REGULATIONS

Thank you for being a good neighbor.

Consideration of other owners'/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 a fine at the discretion of the Fining Committee.

OWNER NAME: _____ **Date** _____
Signature: _____

OWNER NAME: _____ **Date** _____
Signature: _____

Management/Committee _____ **Date** _____