

**JOG ESTATES POA
DRAFT BOD RULES CHANGES
OCTOBER 2025**

These are Board of Director promulgated rules. In addition to these, owners must abide by Federal, State, County laws, rules, regulations and by the Governing Documents (Declaration, Bylaws, Articles Of Incorporation). If these draft rules are approved by the BOD in the October BOD meeting, they will be available on the GRS Owners Portal site.

General Rules

1. Within 2 weeks of your car information, email, phone number, emergency contact, full or part time residency changing, you must submit changes using the contact update form located at the GRS owner portal.
2. No smoking or vaping in common areas including but not limited to the grass, sidewalks, tennis court, parking lot, gym, guardhouse, clubhouse, and pool area.
3. Obey the speed limit of 19 MPH. Stop at the stop signs. Street and other parking rules: Refer to the Declaration.
4. The parking lot is for short-term parking only and is not to be used for ongoing additional owner or guest parking. No permission is required for parking less than 7 days, but vehicle Parking Permits must be placed on the vehicle's dashboard, and the BOD must be notified by email at jogestateshoa@gmail.com. Non-compliance may result in towing without notice at the owner/guest expense. Refer to the Declaration for additional restrictions.
5. Substances that may cause harm to humans or pets (other than those used commonly for turf and landscape maintenance and pest control) may not be placed within Jog Estates by owners/residents or owner's vendors.
6. Window air conditioners are not permitted.
7. When not in use, seating/lounging items may not be left in the front or sides of homes, (and lakeside only if on the patio area).
8. Hoses must be put away. Free standing hose/reels must be placed out of sight on the side or back of the house.
9. Storage of equipment, roof tiles, pavers, landscape borders, or other items must be kept out of view from the street and other common areas. Stored items must be organized and not be an "eyesore" to neighboring homes. That said, per the Declaration, the association reserves the right to limit outdoor materials and equipment storage based on aesthetic reasons. Storage containers must be aesthetically pleasing and may only be placed on the patio in the rear of the home.
10. No vegetable plantings are permitted in the front or sides of homes. Vegetable gardens in the back of home must be kept totally out of view from common areas and neighboring properties.
11. Vehicles parked outside of a garage must not be covered and must be kept in good working order and appearance. Refer to the Declaration for additional vehicle rules.
12. All pets outside the home must always be on a leash. Owners must not place any pet fecal matter (defecation) in any location other than within their home, garage or their garbage can. Refer to the Declaration about other pet-related rules.
13. Owners/residents must clean up any messes they, their guests, their vendors, irrigation equipment or the landscape (mulch, trees, green waste disposal, etc.) create on their driveways and common property including sidewalks and street gutters.
14. Hurricane shutters must remain fully open unless a tropical storm or hurricane watch has been issued for Palm Beach County and must be removed or opened within 10 days of the watch cancellation.
15. Per the Declaration, "modest holiday lights, decorations, and holiday flags shall be permitted a month prior to any particular generally recognized holiday." Holiday must be removed within 2 weeks after the holiday ends.

Clubhouse

1. An owner or resident must be present when their non-family guests, or any guest under the age of 21 are using the clubhouse.
2. Do not enter when wet or with wet feet.
3. No use permitted if you have a communicable illness.
4. Clubhouse occupancy is limited to 48 people per government regulations.
5. Clubhouse hours are from 6:00 AM to Midnight.
6. No pets, smoking or vaping allowed.
7. Owners may not place anything on the walls including temporary items affixed with tape, tacks and the like.
8. Clubhouse users must clean up after use and take trash with them. Only water may be used to clean the floors. Do not leave trash from parties in the clubhouse. A vacuum is located in the cabinet under the TV.
9. All furniture must be returned to its original position after use in the clubhouse and pool area.
10. Set thermostat to 80 degrees, turn off all lights, fans and the TV when departing.
11. There is no exclusive use of the clubhouse without a private party rental.
12. Clubhouse rental does not include exclusive use of the bathrooms, pool, gym, or tennis court.
13. The clubhouse may not be reserved for ongoing private, club, political or religious functions.

Pool & Spa

1. An owner or resident must be present when their non-family guests, or any guest under the age of 21 are using the pool or spa. Use of the pool, spa is limited to guests who are family or friends, not to groups, organizations or outside events.
2. Pool and spa hours are dawn to dusk per government rules.
3. All use the pool and spa area at their own risk.
4. Be courteous to all pool users; only use large flotation devices when others are not present, do not interfere with or splash other pool users when exercising or swimming laps.
5. Infants, toddlers, and others needing protection must wear adequate waterproof protective undergarments.
6. No use permitted if you have a communicable illness, and no water entry if experiencing diarrhea.
7. No pets, smoking or vaping allowed.
8. Chairs must be covered with a towel or other protection when using suntan lotion.
9. All furniture must be cleaned and returned to its original position after use. Umbrellas must be lowered.
10. Garbage must be placed into the garbage bin.
11. No running, foul language, shouting, screaming, jumping or horseplay of any kind.
12. All other rules posted on the signs in the pool area and/or required by the government must be followed.

Tennis Court

1. If a tennis court reservation system is not in place, the courts are available first come, first served.
2. If players are waiting, singles matches are limited to 1 hour and doubles matches are limited to 1.5 hours.
3. Tennis court hours are 6 am to 11 pm.
4. If the court is excessively wet play is prohibited.
5. An owner or resident must be present when their non-family guests, or any guest under the age of 21 are using the tennis court. Use of the tennis court is limited to guests who are family or friends, not groups or organizations.
6. Guests who are not staying in the owner or resident's home must always be accompanied by an owner who is playing tennis with them (not just watching).
7. Players must use tennis shoes that do not cause damage to clay tennis courts.

8. Players must sweep the entire court up to the fence and clean the lines after playing, unless the next players waiting to use the court say it is not necessary.
9. The court is to be used ONLY for tennis. No pets, bikes, trikes, smoking or vaping are allowed.
10. The gate must be closed after leaving the court.
11. Play must stop if the tennis court maintenance company arrives to service the court.
12. Tennis court use at the risk of the user.
13. All other rules posted on the sign must be followed.

Gym

1. The gym is available on a first come - first serve basis from 5 am to midnight.
2. Gym use is at risk of the user and all safety precautions, and proper use of equipment should be followed.
3. An owner/resident must be present when their non-family guests, or any guest under the age of 21 are using the gym. Use of the gym is limited to guests who are family or friends, not to groups, organizations or outside events. No more than **ONE** guest per owner. Use of bike, treadmill, elliptical machines is limited to 30 minutes if someone is waiting. In any case, owners have first right to use all equipment and may ask non-owners to relinquish the use of equipment.
4. All users must be considerate of others.
5. If using a personal device to listen to music, podcasts, etc. then headphones/earbuds must be used if others are present.
6. Everyone in the gym must wear proper clothing including a shirt.
7. Clean, proper footwear must be worn. Do not track dirt or clay (from tennis court) into the gym.
8. No use permitted if you have a communicable illness.
9. Gym users must wipe down all equipment they use.
10. Before leaving the thermostat must be reset to 80 degrees, and all lights, fans and TVs must be turned off.
11. The gym is to be used only for exercise. No pets or smoking or vaping are allowed.

Landscape Maintenance

1. Owners are responsible for the condition of their landscape although the association provides basic landscape care and maintenance. Refer to the Declaration "At all times the Owner shall ensure that the Lot and any such Improvements, including without limitation the sprinkler heads and system thereon, are maintained in a first-class condition and attractive manner."
2. Trees visible from the front of homes and lakeside must be shaped, not scraggly.
3. Decorative leaf trees must be maintained at or below gutter height.
4. Each home shall have shrubs on the street side and block the view of AC equipment, generator equipment, irrigation pumps and pool equipment from view from the street and/or the lake.
5. Lake and pond homes shall also have adequate shrubs on the lake side of the home.
6. Palm trees must remain trimmed with dead material and seed pods removed. For the health of the tree and to comply with PBC rules, palm fronds may not be trimmed higher than horizontal (i.e. 9 & 3 if on a clock's face), and those trimming palms may not use spikes to climb the palm.
7. All leaf trees between homes must be maintained at or below gutter height.
8. Owners are responsible for cleaning/removal of leaf and palm tree debris in common areas (including street, sidewalks and sidewalk staining) that is caused by a tree on their property.
9. Landscape must be aesthetically pleasing:
 - a) No dead or dying plants.
 - b) Adequate mulch or rock where excessive dirt is exposed. Rock must not be white. It must be earthtones or lava rock dull red, mulch may be redwood, brown or black.
 - c) No commingling of plants or "volunteer, unplanned" plants growing in bushes/flowers, etc.
 - d) Aesthetically pleasing planting design (not an inconsistent "hodgepodge - jumble" of plants).

- e) Hedges in the front of the home may not exceed 4 feet in height. Bushes must be maintained below gutter height.
- f) Owners are responsible for proper removal (not treatment) of dead grass and invasive grass species in their lawns and replacement with St. Augustine grass.
- g) Grass seed may not be spread as these varieties do not thrive in this climate.
- h) Coconut trees must be trimmed prior to the start of hurricane season (dates defined by NOAA).
- i) Plant materials that are not approved by PBC or are on the Florida invasive species list shall be removed immediately.
- j) Any aesthetically pleasing pots or planters that are predominately blue, green, terracotta, earth-tones are pre-approved. These must not be placed on the grass and either in an approved landscaped area, on the driveway near the house, the owner's sidewalk or rear patio area.
- k) New plants (not trees) within the existing landscape footprint must be at least 5 gallons sized and must not be a species banned by Florida or PBC.
- l) Pavers, and driveways must be kept clean and weed free.
- m) Pavers must be kept level and properly maintained.
- n) Mulch is not allowed along driveways or sidewalks (effective for new installations after this rules update).

Approval Criteria: ALP (Architectural – Landscape – Paint)

ALL OUTDOOR CHANGES MUST BE PRE-APPROVED BY THE BOARD OF DIRECTORS. Approval will not be granted without proper permits and final PBC approval if a permit is required.

Notwithstanding the items below, the Declaration grants the Board of Directors the right to deny any architectural, landscape, paint and other outdoor-related requests solely based on aesthetics.

Refer to the Declaration for items related to the use of your property outside of the interior of your home.

Windows, Doors & Gutters – Some approval criteria (other criteria may apply including aesthetics)

1. Storm window coverings and hurricane shutters may be installed but must match the home or trim color or be white or off-white in color.
2. New windows may be normal or high impact, may or may not have mullions. Frames must be white and match the color of existing windows. Any color of the window glass or tint must match the color of other windows in the home that are visible from the same side of the house. Windows in the front of the home may be single or double hung. Windows on the sides or the back of the house may be sliding, fixed, single hung, double hung, awning or casement.
3. Exterior doors must match either the house trim color or be off-white or in the case of a stained wood door be an approved brown color.
4. Exact replacement doors may be approved by a board of director to whom authority by the board of directors has been granted. New doors which are not exact replacements, including the style of the door, glass or inserts must be approved by the full BOD.
14. Gutters and downspouts may be installed after BOD approval and must either match the color of the home or trim or be white or off-white.
15. Garage doors must not have vents that are not standard to typical garage doors. For example, vents used for interior AC distribution may not be used.

Painting - Some approval criteria (other criteria may apply including aesthetics)

1. Painting, staining, or coloring of any outside surface requires BOD approval.
2. Approval shall be obtained prior to touching up more than 10% of the exterior of a house and the touch up paint must exactly match the existing paint color.

3. When repainting a house or touching up more than 10% of the house's exterior surface, a color from the currently approved color pallet must be used. The color pallet is mainly based on colors from Benjamin Moore, but another brand's color match may be used if the owner provides evidence of an exact color match.
4. Colors may not be diluted or boosted.
5. Entry doors and garage doors shall be the color of the trim or a white color in the approved color pallet. Garage and entry doors may not be faux painted to resemble a wood grain look.
6. Prior to final approval, after painting, the owner must provide proof showing that the paint color applied to their home and doors is the color pre-approved by the BOD.
7. No staining or coloring of driveways or landscape borders/blocks will be approved. Application of a clear, non-high gloss sealer is considered a repair and does not require BOD approval.
8. Clouded or milky colored driveways due to sealer degradation or other reasons are not allowed and must be remediated.

Generators, Solar Panels, EV Charging Stations

1. Generators may be installed. Refer to the Declaration for restrictions.
2. Solar panels may be installed after approval by the BOD. They must not be higher than 2 feet from the surface of the roof and be located on the south side or 45 degrees east or west of the south side of the roof.
3. EV Charging stations are not permitted outside the home.

Outdoor Lighting Approval Criteria – Including, but not limited to lights mounted on homes and in landscape

1. Outdoor lighting must be a shade of white or soft yellow except for lighting during holiday periods and must not be installed in a manner that creates a nuisance.
2. Blinking, flashing, strobing or other types of light movement are only allowed during holiday seasons or if the light is substantially hidden from view from common areas or the home of a neighbor (in this case BOD approval is required).
3. Lights are not permitted to be lined along a driveway.
4. Sidewalk marker lights must shine downward toward the sidewalk or be essentially hidden from view and must be approved by the BOD based on aesthetics and not be a nuisance to others.
5. Landscape lighting must remain inside landscape areas, must shine on the plants or trees and not be a nuisance or distraction.
6. Landscape lighting requires BOD approval. Lights must be placed at least 3 feet apart and may not be directed in such a manner that they cause a nuisance.
7. Landscape lights must be black, grey, or other earthtone in color and must be approved by the BOD.
8. FROM A 2025 BOD MEETING: Owners may install low voltage landscape lightning (including solar) without BOD approval if it meets these criteria.
 - a. Fixtures must be earthtones and must not be glossy. Brass is okay but shiny copper is not.
 - b. The light must be in the white or yellowish color range.
 - c. Lights may simulate a candle in a subtle manner.
 - d. Lights may not blink, flash, or strobe or otherwise be distracting. Temporary holiday lights are subject to separate rules and are permitted during the holiday period.
 - e. Lights must be placed at least 3 feet apart and must be arranged in an aesthetically pleasing manner and in the front of homes (and back lakeside) must be for downlighting and/or lighting plants, bushes and trees in the owner's landscape bed(s), not shining outward toward the road, lake or other homes.
 - f. Lights must be properly maintained.
 - g. Lights must be placed in approved landscape beds.

9. Permanent lighting attached to trees and shrubs in the front and sides of the home will not be approved. Such lighting in the rear of the home could be approved by the BOD depending on aesthetic qualities and if it is not a nuisance or complaint issue by neighbors.

Roofing Approval Criteria

1. Jog Estates POA approval for any modification to roofs, or replacement of roofs shall be obtained prior to commencement of work. This does not include repairs that do not change the character or color of the roof.
2. If the surface color of roof tiles erodes or is replaced in such a manner that the tile(s) are not substantially the color of the other tiles, the owner must either replace the tile with tile that matches the color of the other tiles, paint it to match the other tiles, or paint the roof with an approved roof paint color (must first apply a primer for roof paints to the roof).
3. When re-roofing a house, owners must choose a roof tile approved by Jog Estates POA.
4. When painting an entire roof, owners must choose a roof color approved by Jog Estates POA and must use an approved sealer below the paint.
5. Prior to re-roofing, the owner must provide Jog Estates POA with the manufacturer name, brand, color and SKU number of their tile selection, the name of their contractor, the contractor license number and contractor proof of insurance. The board may also request a copy of the contract prior to preliminary approval. A contract for litigation contingent repair or replacement is not sufficient for board approval.
6. Being in litigation regarding roof repair or replacement does not excuse lack of roof cleaning, nor having the roof covered for an extended period. Owners will be given 60 days from the violation notice to remove roof coverings.
7. Attic fans installed on the roof must not be mounted on the street-side of a home.

Landscaping Approval Criteria

1. Tree removal and planting requires pre-approval by the BOD. Trees removed must be replaced (not necessarily with the same species) unless non-replacement is approved by the BOD.
2. Stumps must be cut to ground level and must be ground out below ground level if the stump is visible to other owners.
3. If the tree is diseased, the stump must be entirely removed per PBC removal standards.
4. Palm trees may not be planted within 10 feet of an area known to be infected with Ganoderma. Owners who have lost a tree to Ganoderma may appeal to the BOD to replace it with a leaf tree instead of a palm tree.
5. Replacement trees, palms and plants must not be species banned by PBC or on the Florida invasive species list. <https://plants.ifas.ufl.edu/>.
6. Other palm trees that will not be approved by the BOD include (but not limited to) Areca Palms, Coconut Palms, any type of cluster type palms, Montgomery type palms and others for which the trunk is too thin, and palms that frequently seed or produces excessive green waste.
7. No leaf or palm trees may be installed between homes.
8. Palm Beach county's approved minimum specifications for Jog Estates residential lots require 1 tree for every 1,500 square feet of the lot.
9. Palm Tree Specifications:
 - i. Each lot shall have a minimum of 3 palm trees on the street side of the house unless Ganoderma prevents this. Homes on the pond or lake must also have at least one palm tree on the water side, space permitting.
 - ii. Palm trees must be at least 8 feet tall with 6 feet of clear trunk and must be at least 3" across the trunk (per PBC).

- iii. Palms with multiple trunks count as multiple palm trees so long as they meet minimum height and trunk width (per PBC).
- 10. Leaf trees:
 - i. To meet minimum number of tree requirements, leaf trees must be at least 12 feet tall and at least 1.5" across the trunk. (PBC Unified Development Landscape Code 7).
 - ii. Once the minimum tree requirement has been met, other leaf trees need not be 12 feet tall.
 - iii. Leaf trees with a mature height exceeding 25 feet will not be approved.
- 11. Pine trees must be at least 12 feet tall and at least 2.5" across the trunk (PBC Unified Code 7). Pine trees exceeding a mature height of 25 feet will not be approved.
- 12. New shrubs must be a minimum of 5-gallon size.
- 13. Changes to the current landscape footprint must be approved by Jog Estates.
- 14. Owners may extend landscape beds to eliminate turf per Florida Friendly Landscape principles and approval by the BOD. Some of the criteria includes:
 - Must leave at least 3 feet of turf between the sidewalk and landscape bed.
 - Must use plants selected by the BOD from the Florida Friendly Landscape plant list.
 - Must use low/no maintenance plants. Nothing that would result in additional association maintenance costs.
- 15. Landscape along driveway must have a rock border of at least 1 ½ feet or pavers to eliminate dirt and mulch debris on driveways, sidewalks and the street.
- 16. Any pots or planters that are predominately blue, green, terracotta, earth-tones are pre-approved.
- 17. Only horizontal paver type, or vertical plastic/ metal landscape borders that are secured into the turf may be installed. Landscape paver borders must have the color embedded through the material (not a surface coat) and be black, grey, earth-tone, off-white, or dull brick red.
- 18. Declaration Article IX Section 4. Statues/Windmills/Fountains states, "No statues, windmills, bird baths, fountains, or similar items will be allowed which are visible from any street or neighboring improvement without Board approval." BOD Rule: Statuary yard decor, also known as lawn or garden ornaments which could include sculptures of various figures, animals, abstract designs, or mythological creatures used to adorn outdoor spaces like gardens, yards, and patios must all be approved by the BOD and in no case will political items be approved. None may be placed in the grass and upon approval may be placed on the driveway near the house, on the owner's sidewalk, in an approved landscape area, and on a rear patio.

Common Areas:

Jog Estates POA has not planted any trees, or other plants adjacent to owner's homes on common ground, except for perimeter fence hedges. All other trees and plants have been installed by current or previous owners/residents. The Jog Estates POA attorney provided an opinion regarding common area plants and trees and thus the following rules are in place.

- The board of directors does not have the authority to authorize owners to plant bushes or trees or install fences in common areas and per the Declaration, owners may not install anything including plants/trees on common areas. Jog Estates POA reserves the right to remove any fences crossing common area.
- The owner has the obligation to maintain such landscape, including removal at the owner's expense if necessary or desired by Jog Estates POA.
- The owner has the obligation to pay for any damage to common areas these trees/plants have caused.
- If trees or plants are installed on common area property adjacent to homes, the responsible owner is the one to which the trees or plants are closest to the unit lot line.