

**Jog Estates POA**  
**Board of Directors Rules and Policies Adopted November 30, 2022**  
**(See Governing Documents for Additional Rules/Regulations)**

**General Rules**

1. 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.
2. The speed limit is 19 MPH. Stop at the stop signs.
3. 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.
4. Window air conditioners are not permitted.
5. Storm window coverings and hurricane shutters may be installed and/or closed only after 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.
6. Hoses must be put away. Free standing hose/reels must be placed out of site on the side or back of the house.
7. No vegetable plantings are permitted in the front or sides of homes.
8. 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.
9. Pets must remain on the owner's lot or common area unless the owner of the lot grants permission for the pet to enter their lot.
10. No more than 2 dogs per home. The Declaration states: "No pet shall be allowed outside a Lot except on a leash." In addition this rule applies; Cats outside the home must always be on a leash.
11. The Declaration says, " No pets shall be permitted to place or have excretions on any portion of the Property other than the Lot of the Owner of the pet or the Common Property and all such pet excretions must be immediately removed and picked up by the Owner." In addition, this rule applies; Owners must not place any pet fecal matter (defecation) in any location other than within their home or garage.
12. Owners/residents must clean up any messes they, their guests, their vendors, irrigation equipment or the landscape (trees, green waste disposal, etc.) create on common property including sidewalks and street gutters.
13. 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 roof due south or 45 degrees east or west of due south. Attic fans installed on the roof must not be mounted on the street-side of a home.

**Clubhouse**

1. An owner or resident must be present when their guests 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 7:00 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.
9. All furniture must be returned to its original position after use in the clubhouse and pool area.
10. Set the thermostat to 80 degrees upon departure.
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 political or religious functions.

## **Pool & Spa**

1. An owner or resident must be present when their guests under the age of 21 are using the pool or spa.
2. Owners and residents are responsible for the behavior of guests.
3. Pool and spa hours are dawn to dusk per government rules.
4. No lifeguard; pool and spa users enter at their own risk.
5. 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.
6. Infants, toddlers, and others needing protection must wear adequate waterproof protective undergarments.
7. No use permitted if you have a communicable illness, and no water entry if experiencing diarrhea.
8. No pets, smoking or vaping allowed.
9. Chairs must be covered with a towel or other protection when using suntan lotion.
10. All furniture must be cleaned and returned to its original position after use. Umbrellas must be lowered.
11. Garbage must be placed into the garbage bin.
12. No running, foul language, shouting, screaming, jumping or horseplay of any kind.
13. 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. The court is irrigated twice per day. If the court is excessively wet play is prohibited.
4. An owner or resident must be present when their guests under the age of 21 are using the tennis court.
5. 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).
6. Players must use tennis shoes that do not cause damage to clay tennis courts.
7. 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.
8. No pets, smoking or vaping are allowed.
9. The gate must be closed after leaving the court.
10. Must stop playing if the tennis court maintenance company arrives to service the court.
11. All other rules posted on the sign must be followed.

## **Gym**

1. The gym is available on a first come – first serve basis.
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 guests under the age of 21 are using the gym.
4. Owners/residents are responsible for the behavior of guests.
5. No use permitted if you have a communicable illness.
6. Gym users must wipe down all equipment they use.
7. The thermostat must be reset to 80 degrees prior to leaving.
8. No pets or smoking or vaping allowed.

## Architectural Change Rules & Policies

### Painting Rules & Policy

1. Painting, staining, or coloring of any outside surface requires BOD approval.
2. Jog Estates POA approval shall be obtained prior to repainting a house or touching up more than 10%.
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.
4. Owners may choose any approved paint or trim color. 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.
5. Colors may not be diluted or boosted.
6. 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.
7. Prior to final approval the owner must provide proof showing that the paint color applied to their home and doors is the color approved for their home by Jog Estates POA.
8. 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. Clouded or milky colored driveways due to sealer degradation or other reasons are not allowed and must be remediated.

### Roofing Rules & Policy

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 120 days from the first violation notice to remove roof coverings.

### Landscaping Board Rules & Policies & Declaration

1. The current contract with the turf maintenance company provides for trimming as follows:
  - Trees under 8 feet tall.
  - Dead palm material no higher than 12 feet tall.
  - Bushes in front, sides, back including common areas.
  - Not trimming bushes or plants that need to be artistically shaped.
  - Not trimming bushes or plants in pots.
  - Basic fertilizing & weed control. Owners may need to supplement with additional applications.
  - Weed control in landscape beds, sidewalks, driveways – once per month. Owners need to kill and/or pull weeds between vendor weed control treatments.
2. Trees in the front of homes and lakeside must be shaped, not scraggly.

3. Landscape must be aesthetically pleasing:
  - No dead or dying plants.
  - Adequate mulch or rock where excessive dirt is exposed. Rock must be earthtone or lava rock dull red, mulch may be redwood or earthtone.
  - No commingling of plants or “volunteer, unplanned” plants growing in bushes/flowers, etc.
  - Aesthetically pleasing planting design (not an inconsistent “hodgepodge - jumble” of plants).
4. Tree removal and planting requires pre-approval by Jog Estates POA. Trees removed must be replaced (not necessarily with the same species) unless non-replacement is approved by Jog Estates POA.
5. Stumps must be cut to ground level and in the front or sides of homes, must be ground out below ground level.
6. Owner is responsible for cleaning/removal of leaf tree or palm tree debris in common areas and/or sidewalk staining that is caused by a tree on their property or a tree located on common areas adjacent to the owner’s property (other than perimeter fence trees).
7. Palm trees may not be planted within 10 feet of an area known to be infected with Ganoderma.
8. Replacement trees, palms and plants must not be species banned by PBC or on the Florida invasive species list. <https://plants.ifas.ufl.edu/>.
9. All trees installed between homes must have the approval of both owners and the BOD. In no case will leaf or palm trees with a mature height of 12’ or more be approved.
10. Palm Beach county's approved minimum specifications for Jog Estates residential lots require 1 tree for every 1,500 square feet of the lot.
11. Palm Trees:
  - 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. Owners who have had palm trees removed due to Ganoderma disease may appeal to the BOD to replace the palm(s) with a leaf tree(s).
  - iii. 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).
  - iv. Palms with multiple trunks count as multiple palm trees so long as they meet minimum height and trunk width (per PBC).
  - v. Coconut and queen palms are banned as are any others banned by PBC. Cluster type palm trees (e.g., Areca Palms) are banned from being planted in Jog Estates.
12. 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 for installation in the front of homes.
13. Pine trees must be at least 12 feet tall and at least 2.5” across the trunk (PBC Unified Development Landscape Code 7)
14. Any new or replacement plantings, other than trees, within the lot's current landscape footprint, shall be considered pre-approved so long as the plant material is not banned by PBC or on the Florida invasive species list. New shrubs must be a minimum of 5-gallon size.
15. Changes to the current landscape footprint must be approved by Jog Estates.
16. Plant materials that are not approved by PBC or are on the Florida invasive species list shall be removed immediately.
17. Any pots or planters that are predominately blue, green, terracotta, earth-tones are pre-approved.
18. Coconut trees must be trimmed prior to the start of hurricane season (dates defined by NOAA).
19. Landscape borders must be black, grey, earth-tone, off-white, or dull brick red in color, must be kept clean and may not be painted.

20. All types of landscape ornamentation/statuary, decorations visible from the road or another owner's property must be approved by Jog Estates POA.
21. Each home shall have shrubs on the street side and block the view of AC equipment, irrigation pumps and pool equipment from view from the street and/or the lake. Lake and pond homes shall also have adequate shrubs on the lake side of the home. Hedges in the front of homes may not exceed 4 feet in height and those in back and between homes may not exceed 8 feet tall (per PBC rules).
22. 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. They must be black, grey, or other earthtone in color and must be approved by the BOD.
23. Grass seed may not be spread as these varieties do not thrive in this climate.

**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.