

**Jog Estates POA**  
**Board of Directors Rules and Policies**  
**(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, parking lot, buildings, and pool area.
2. No parking or driving on common area sidewalks and grass including the grass between the road and sidewalks.
3. Speed limit is 19 MPH. Stop signs must be followed.
4. Owners and residents shall not feed any wild animals.
5. No fishing, swimming, or boating in the Jog Estates pond or lake.
6. All storm shutters shall be opened or removed within 10 days after the storm for which the Declaration allowed closure of storm shutters.
7. Owners and residents shall not deploy any substance in a manner that may cause harm to humans or pets.
8. Owners and residents are responsible for cleaning their mailbox and post.
9. Vehicles parked overnight in the parking lot must have a parking lot form displayed on the dashboard and may not be parked in the lot for more than 7 consecutive nights without board of directors' approval. Commercial vehicles may not park in the lot without Board approval. Violation may result in towing without notification at the vehicle owner's expense.
10. Pets must be kept on leashes at all times when outside and must remain on common area ground.

**Clubhouse And Pool Area**

1. An owner or resident must be present when guests are using the clubhouse or pool.
2. Jog Estates may withhold permission for the use of the clubhouse and facilities and fine anyone who is in violation of the clubhouse and pool rules and regulations.
3. The pool permit was issued by the State of Florida for the pool and spa only to be open from dawn to dusk, thus pool and spa hours are restricted to dawn to dusk.
4. Permission for private party use of the clubhouse does not include the use of the pool or tennis court.
5. Only social functions may be scheduled for private clubhouse use. It may not be used for religious or political private functions.
6. A maximum of forty-eight (48) people can be in the clubhouse per fire department.
7. Clubhouse hours are from 7:00 AM to 11 PM.
8. No Pets or smoking or vaping allowed.
9. No scotch tape or tacks or other items leaving a permanent mark are to be used on the walls of the clubhouse.
10. Clubhouse users must clean up after use and take trash with them.
11. All furniture must be returned to its original position after use in the clubhouse and pool area.
12. Alarm must be activated, and thermostat set to 80 degrees upon departure.
13. Owners and residents are responsible for their guests.

## Tennis Court

1. A reservation system is in place at <https://jogestates.com/tcb>. Reservations take precedence. If a reservation system is not in place, then the courts are available first come, first served.
2. Players must use shoes designed for clay tennis courts.
3. If players are waiting, singles matches are limited to 1 hour and doubles matches are limited to 1.5 hours.
4. 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.
5. Hours are 6:30 am to 11 pm.
6. Owners, residents, and guests must follow all other rules as posted.
7. Owners or residents must be present with guests.
8. No pets allowed.

## Gym

1. The gym is available on a first come – first serve basis.
2. Gym users must wipe down all equipment they use.
3. Thermostat must be reset to 80 degrees prior to leaving and alarm must be activated.
4. Gym use is at the risk of the user and all safety precautions and proper use of equipment shall be followed.
5. No pets or smoking or vaping allowed.
6. Owners or residents must be present with guests.

## General Board Of Director Policies

1. Board rule consistent with Florida Statute 720.305. "Any owner or resident 90 days delinquent in association fees will have their rights to use common facilities and voting rights of such will be suspended. The suspension ends upon full payment of all obligations currently due or overdue to the association (6/17/15 Board meeting).
2. Bids are required for any maintenance or service expense exceeding a cost of \$1,000. (2/19/19 Board meeting).

## Architectural Change Rules & Policies

### Painting Rules & Policy

1. Jog Estates POA approval shall be obtained prior to repainting a house.
2. When repainting a house, a color from the currently approved color pallet must be used.
3. Owners may choose any approved paint or trim color (per Florida statute 720). Colors are from Benjamin Moore, but another brand's color match may be used if the owner provides evidence of an exact color match. Colors may not be diluted or boosted.
4. Entry doors and garage doors shall be the color of the trim. Wood entry doors may be stained with a stain in the brown color family. Garage and entry doors may not be faux painted to resemble a wood grain look.
5. 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.

## 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 system (11/15/18 Board meeting).
2. If the surface color of a tile erodes or is replaced in such a manner that the tile is 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 or paint it to match the other tiles.
3. When re-roofing a house, owners must choose a roof tile approved by Jog Estates POA.
4. 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.
5. Being in litigation regarding roof repair or replacement does not excuse 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.
2. Common Areas:

Jog Estates POA has not planted any trees, or other plants adjacent to owner's homes, 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.

  - Owner has the obligation to maintain such landscape, including removal if necessary or desired by Jog Estates POA.
  - Owner has the obligation to pay for any damage to common areas these trees/plants have caused.
  - Jog Estates POA has the authority to remove trees and plant materials from common areas at owner's expense.
  - If trees or plants are planted to the sides of an owner's home on adjacent common area property, the responsible owner is the one to which the trees or plants are closest to the unit lot line.
  - The board of directors will not approve the installation of fences from owner's lots across common area land. Attorney legal opinion states that fences from owner lots crossing common area would need approval of Jog Estates members via a member vote.
  - The board of directors does not have the authority to authorize owners to plant bushes or trees in common areas.
  - Invisible fence that crosses common areas must not interfere with turf management, common area fences or irrigation and must be approved by Jog Estates POA prior to installation.
  - 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).

### 3. Additional Board landscape rules & policies

- Tree removal and planting requires pre-approval by Jog Estates POA.
- Any tree removed must be replaced (not necessarily with the same species) unless non-replacement is approved by Jog Estates POA.
- Stumps must be ground beneath ground level or removed.
- Replacement trees, palms and plants must not be species banned by PBC or on the Florida invasive species list. <https://plants.ifas.ufl.edu/>.
- All trees installed between homes must have the approval of both owners. In no case will leaf or palm trees with a mature height of 12' or more be approved.
- Palm Beach county's approved minimum specifications for Jog Estates residential lots require 1 tree for every 1,500 square feet of the lot.
- Palm Trees:
  - i. Each lot shall have a minimum of 3 palm trees on the street side of the house. 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.
  - iv. Palms with multiple trunks count as multiple palm trees so long as they meet minimum height and trunk width.
  - 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.
  - vi. Palm trees with a mature height exceeding 12' feet will not be approved for installation between homes.
- 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, additional leaf trees need not be 12 feet tall.
  - iii. Leaf trees with a mature height exceeding 15 feet will not be approved for installation in the front of homes.
  - iv. Leaf trees with a mature height exceeding 12 feet will not be approved for installation between homes.
- Pine trees must be at least 12 feet tall and at least 2.5" across the trunk (PBC Unified Development Landscape Code 7)
- Yard waste generated by an owner's private landscaper must be hauled away by the landscaper or left for pickup after noon the day before PBC green waste pickup.
- 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.
- Changes to the current landscape footprint must be approved by Jog Estates.
- Plant materials that are not approved by PBC or are on the Florida invasive species list shall be removed immediately.
- Any pots or planters that are blue, green, terracotta, earth-tone, and other colors which may be authorized by Jog Estates HOA in the future, are pre-approved. Plants are to be properly maintained by the owner.

- Landscape border colors must be earth-tone, off-white landscape blocks or dull brick red.
- All types of landscape ornamentation/statuary, decorations visible from the road or another owner's property must be approved by Jog Estates POA.
- 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 shrubs on the lake side of the home.