

JL PROPERTY OWNERS ASSOCIATION, INC.
RULES AND REGULATION

DESIGN CONTROL BOARD

Σ The Design Control Board functions as the Jonathan's Landing approving authority for all exterior alterations or modifications to any original construction. This restriction will be firmly enforced. For further information in regard to any exterior changes, i.e. painting, screening, planting, etc. please contact your area President or call the JLPOA office at 743-2032 for a copy of the JL Design Control Board Guidelines or a DCB request form.

COMMERCIAL ACTIVITY

– No commercial activity is permitted on Sundays. Commercial activity is Permitted on Saturdays if prior approval is received from both the Director of Security (747-2889) and the respective home owner's association.

PARKING REQUIREMENTS

Σ In order to maintain proper security and safety conditions, no "on street" parking is permitted. The only exception to this rule would be for a short period of time (2-3 hours) when entertaining guests at a house party.

Σ No trailers, boats, recreational vehicles, habitable vehicles, trucks, commercial pick-up trucks or full sized vans may be kept on property in exposed areas.

Σ A vehicle capable of being garaged can be parked in driveway, but only on a temporary or guest parking basis.

GARBAGE / TRASH

Σ Collection is early Wednesday and Saturday mornings. Recyclable materials are collected on Saturday mornings ONLY.

Σ Trash must be placed curb-side (bagged and tied), the morning it is collected.

Σ Please do not place garbage in construction site or Marina dumpsters.

Σ Garbage should not be placed in outside storage closets. Raccoons will find it every time and tell their friends.

Σ Service and scheduling is handled by Waste Management. They can be reached at (772) 546-7700 (Waste Mgmt). We are in District One.

LANDSCAPE MAINTENANCE

Σ All vegetation cuttings must be bagged, tied or placed with garbage for collection on scheduled days. Bundles should be no longer than 6 feet in length. Cans or bags should weigh no more than 50 pounds.

PETS

Σ Dogs, cats and other common household pets are allowed provided they are not raised, bred or kept for any commercial purpose. No dog shall be allowed to roam or otherwise be let out of the residence un-leashed or

without being in the custody of an individual.

Σ Every owner shall be responsible for the immediate clean up of private and common areas as it relates to their pet.

Σ Do not leave dogs unattended on screen patios. Barking may become a nuisance to your neighbors.

ELECTRIC CARTS

Σ Children 16 years or younger may not operate golf carts unless accompanied by an adult. Young persons may not use golf carts to joy ride, create a nuisance or disturb the peace. Proper instruction and guidance in this regard is the responsibility of the homeowner. Golf cart operation is covered under Florida Statutes governing automobiles.

DRESS CODES

Σ Proper and appropriate attire is required throughout all areas of Jonathans Landing.

Σ All joggers, pedestrians, and cyclists must wear tops that cover their upper body.

SAFETY

Σ Joggers, pedestrians, cyclists and those on golf carts must use the promenades rather than the streets.

Σ Everyone is expected to adhere to the posted speed limits. Be aware that the Central Gate and South Gate bridge approaches have obstructed views of cross traffic. Please reduce your speed when you exit the property via these bridges.

SECURITY

Σ For the protection of your family and your personal property, you are asked to use the security system in your home when ever possible, especially when you are leaving home.

Σ It is suggested, in addition to setting your alarm system that you leave a television or radio turned on to deter any would be intruders. Lights turned on outside and inside are a great deterrent.

VERY IMPORTANT

Σ If you have an emergency, call 911 first and then call Security or press the appropriate button on your security panel usually located in the master bedroom.

Σ If you observe any suspicious activity, please call 747-1141.

Σ It is important to keep your garage door closed completely each evening to provide you with security and to keep animals out.