



Rules and Regulations

The Jonathan's Landing Property Owner's Association (JL POA) management staff occupies an office on Jonathan's Landing property for the convenience of all homeowners. On-site maintenance, irrigation and landscaping personnel are provided by Seacrest Services. The hours of operation of the JL POA office are Monday 9:00 AM – 3:00 PM; Thursday – Friday 9:00 AM – 4:00 PM.

Design Control Board

- The Design Control Board (DCB) functions as the Jonathan's Landing approving authority for all exterior alterations or modifications to any original construction. This restriction will be strictly enforced.
- For further information in regard to the procedure for any exterior changes, i.e. painting, pavers, enclosing a lanai, landscape changes, etc. please contact your village President or call the JL POA office at 561-743-2032, or go on the website at www.jonathanslandingpoa.com for a copy of the JL Design Control Board Guidelines or a DCB request form. All projects must be approved by the Village HOA **before** being submitted to the DCB for final approval.

E-Blast Content – Member Recommendations

- Only JL members can recommend content for the JLPOA E-Blast.
- Content can be no longer than one page and must be presented to the POA in finished form.
- Content may not be political or controversial in any way, as judged by the POA board.

POA Conference Room Usage

- Maximum 2 business meetings per month (1 recurring, 1 reservation up to 30 days prior)
- Reservations from 9am to 4pm
- Maximum capacity 25 participants
- Room only, no fee
- Coffee and/or water, \$35 fee

Commercial Activity

- No commercial activity is permitted on Sundays. Non-intrusive Commercial activity is permitted on Saturday, if prior approval is received from both the Operations Manager (561-747-2889) and the respective homeowners' association.

Parking Requirements

- In the interest of Public Safety there will be no "On Street" parking on any roadway that cannot maintain the 20 ft clearance required by Palm Beach County Fire Code for Emergency Vehicle access.
- No trailers, boats, recreational vehicles, habitable vehicles, trucks, commercial pick-up trucks or full-sized vans may be kept on property in exposed areas.
- A vehicle capable of being garaged may be parked in a driveway, but only on a temporary or guest parking basis. No on-street parking is allowed between the hours of 2:00 AM and 5:00 AM.

Garbage / Trash

- Collection service is provided by Waste Pro and collection days are on Monday and Thursday. Recyclable materials are collected on Mondays ONLY and yard waste on Thursdays.
- Trash must be placed curb-side (bagged and tied), the morning it is collected. Please do not place garbage in construction site or Marina dumpsters. Garbage should not be placed in outside storage closets. Raccoons will find it every time and tell their friends.
- Service and scheduling is handled by Solid Waste Authority through Palm Beach County. They can be reached at (561) 697-2700. We are in District One.

Landscape Maintenance

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

Pets

- Dogs, cats and other common household pets are allowed provided they are not raised, bred or kept for any commercial purpose. All dogs must be kept on a leash and with individuals at all times. Please check with your village HOA about any weight restrictions for your pets.
- Every owner shall be responsible for the immediate clean-up of private and common areas as it relates to their pets. Waste bag dispensers and trash bins are located in several areas of the property.
- Dogs are not to be left unattended on screened patios. Barking may become a nuisance to your neighbors.
- The hours for visits to our dog park are as follows: Large dogs (25 pounds or more) may enter between dawn and 11 a.m. Toy dogs (under 15 pounds) may enter between 11 a.m. and 2:30 p.m. Small dogs (16 – 24 pounds) are welcome from 2:30 p.m. to dusk. Keys are available for a \$5.00 charge at the JL POA office and at the North Gate guard house. Please remember to pick up after your dog. Litter bag dispensers are located inside the park.

Electric Carts

- Golf cart operation is covered under Florida Statutes governing automobiles. Per FS 316.212, a golf cart may not be operated on public roads or streets by any person under the age of 14. Proper instruction and guidance in this regard is the responsibility of the homeowner. Please ask your guests to drive responsibly.
- The JL POA requires residents to ensure that all privately-owned carts are covered by an insurance policy that protects them and their guests while operating the cart in Jonathan's Landing.
 - Your cart must have insurance with a minimum limit of liability of \$300,000 under a Recreational Vehicle/Golf Cart Insurance Policy. Your cart must be covered while traveling to and from the golf course and while in use on the streets and sidewalks within the Jonathan's Landing community. If you have any question on your coverage, please contact your agent to discuss.
- Please download your JL POA registration form from www.jonathanslandingpoa.com or you can pick it up at the POA office, fill it out and return it to the POA office along with your Certificate of Insurance and a decal will be issued. You can fax both to 743-2062 or email them to admin@jlpoa.com.

Small Boats

- Once registered through the JL POA office, privately-owned small boats may be stored on the JL POA dock on Dickinson Drive near the north gate entrance, or on the racks at Quarter/Butterfly Island in the South Rec area and at the Marine Patrol dock.
- A current certificate of insurance that shows a minimum limit of liability in the amount of \$300,000 is required to store and use a small boat, canoe or kayak on JL Property.
- Please download your JL POA registration form from www.jonathanslandingpoa.com or you can pick it up at the POA office.

JL POA Delinquency Policy

- As an owner at Jonathan's Landing your obligation is to pay your assessment on time in order to have the POA operate efficiently. If you do not pay on time then the following will apply to your account.
- Following notice to Members of assessment amount and due date, if unpaid upon 30 days after due date; send first notice notifying Member of delinquency and addition of interest to amount owed.
- Reinforce delinquency status with second notice at new due date and that the account will then be turned over to collections if no payment received by due date of second notice. The addition of legal fees will be applied to the account and assessment accelerated for the remainder of the year.
- Upon owner initiating payment plan, at any point, consider interest leniency if no record of delinquencies in past 5-year period. However, legal fees will not be waived.

Dress Codes

- Proper and appropriate attire is required throughout all areas of Jonathan's Landing.
- All joggers, pedestrians, and cyclists must wear tops that cover their upper body. Wear brightly colored clothes when possible for safety.

Safety

- Joggers, pedestrians, cyclists and those on golf carts must use the promenades rather than the streets.
- Everyone is expected to adhere to the posted speed limits and to obey stop signs.

Security

New Security Policies starting January 1, 2017

- Requiring Picture ID to Enter – Starting January 1, 2017
 - 1) Only the driver is asked for ID
 - 2) All drivers in the guest lane must produce the appropriate, valid ID.
 - 3) Valid Driver's License required (Florida requires all vehicles to be driven by someone with a valid driver's license)
 - a. Driver's License can be from another state or international license. As long as it is currently valid.
 - 4) Vehicles without properly licensed driver will not be allowed admittance into the community.

EXCEPTIONS:

- 1) Governmental employees - driving a government vehicle - may present their employee photo ID badge.
- 2) Those walking/biking/jogging may present an alternative photo ID:
 - a. Government issued ID (Passport, citizen card, etc.)
 - b. Marina or JL Golf Club membership card (only if has photo)

Marina & Golf Club Guests/Vendors

- 1) An event list of anyone needing access to JL must be supplied at least 24 hours in advance of the event.
- 2) Anyone not on that list will be denied access.

General Suggestions for your Safety and Security

- For the protection of your family and your personal property, you are asked to use the security system in your home whenever possible, especially when you are leaving home.
- In addition to setting your alarm system, leave a television or radio turned on to deter any would-be intruders. Interior and exterior lights operating on timers are a great deterrent.
- It is important to keep your garage door closed completely to provide you with security and to keep animals out.

- Keep your car doors locked at all times and never leave items of value in sight.

Emergencies

- 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.
- In an emergency, call 911 from any wired or wireless phone.
- **An emergency is any situation that requires immediate assistance** from the police, fire department or ambulance. Examples include:
 - A fire
 - A crime, especially if in progress
 - A car crash, especially if someone is injured
 - A medical emergency, such as someone who is unconscious, gasping for air or not breathing, experiencing an allergic reaction, having chest pain, having uncontrollable bleeding, or any other symptoms that require immediate medical attention.
- If you observe any suspicious activity, immediately call Security – North Gate at 561-747-1141.

FPL Info

- To report a power outage to FPL dial 1-800-468-8243 or remember 1-800-4OUTAGE.
 - Even though you may receive a recording, this is the most efficient number to call to report a loss of power. A work order is created from the information you report and is dispatched to crews in the field.
 - During an outage, your POA and Security Department make numerous phone calls to FPL to expedite the restoration of power. We have learned that all reports left on the recording are received and repairs are scheduled for those locations.