

CONTACT LIST

Bristol Management
543 NW Lake Whitney Place # 101
Pt St Lucie Fl, 34986
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Fax # 772-878-1519
Billing: Mike 772-807-5207
Property Mgr: Helen Mc Farlin
E-Mail: jenbeachcc@comcast.net
Web Site: jbcchoa.com

Club House Secretary – Helen Mc Farlin
Mon 2-6pm Tues – Fri 9-1pm 692-4877
Club House Kitchen: 692-4884

Guard House 692-4800

Renar Homes 692-7800
Tennis Court – Frank Gilroy 631-2399

Eagle Marsh Golf Club 692-4985
Pro Shop 692-3322

Comcast Cable 1-888-266-2278

Devcon Home Security 1-800-878-7806

AT&T 1-800-288-2020

Florida Power & Light 287-5400
Martin County Information 288-5300
Martin County Utilities 221-1442

Police/Fire Emergency 911
Non-emergency 287-1122

Trash Pick Up:
Monday, Trash & Recyclables
Thursday, Trash Only
Wednesday, Yard Debris only

THE FOLLOWING RULES & REGULATIONS ARE THOSE OF JENSEN BEACH COUNTRY CLUB & ARE ENFORCED BY SAME. ALL OWNERS ARE ASKED TO COMPLY IN ORDER TO MAINTAIN THE PROPERTY & THE AESTHETICS OF THE COMMUNITY.

ANTENNAS: No exterior antennas, aerials, satellite dishes or other apparatus for the transmission of television, radio or other signals of any kind shall be placed on any unit unless approved in writing by the Board of Directors.

BASKETBALL EQUIPMENT, CLOTHES LINES, GARBAGE CANS, TANKS, ETC:

All basketball hoops, backboards, clotheslines, garbage cans, storage tanks, mechanical equipment & other similar items must be screened from view from the street and all other adjacent properties.

FIREARMS: The discharge of firearms is prohibited. This includes B-B guns, pellet guns & other weapons of any type, regardless of size.

TENTS, TRAILERS & TEMPORARY STRUCTURES: No tents, utility shed, shack, trailer or other structures are permitted.

TREE REMOVAL: No trees may be removed unless approved by the appropriate committee. This includes diseased, dead & trees needing to be removed to promote the growth of other trees or for safety reasons.

WINDOW A/C UNITS: No window air conditioning units are permitted unless approved by the Board of Directors or their designee

LIGHTING: All exterior lights must be approved prior to installation. Seasonal holiday lights may be displayed between December 1 & January 10 only.

BUSINESS USE: Trade & business use is only permitted if it is not apparent or detectable by sight, sound or smell from outside the unit. Business activity must not involve persons coming onto the property who do not reside on the property & no door to door solicitation is permitted.

GOLF CARTS: No gasoline powered golf carts are permitted. All golf carts must be powered by electricity or by similar non-combustion means. Carts must be stored in the garage. Golf carts may not be placed, parked or stored on the lawn of any unit.

LEASING: Units may be rented in their entirety, no fraction or portion may be rented. No subleasing is permitted. No unit may be leased more than (1) time in any (12) month period. The owner must supply the lessee copies of the rules & regulations. Owners will be held liable for any lessee's failure to comply with the rules & regulations. The management company must be advised of the unit rental in writing.

HURRICANE SHUTTERS: Permanent shutters must be approved by the appropriate committee. Temporary shutters may be installed while the threat of a hurricane or similar storm is imminent provided that they are removed promptly once the storm or imminent threat has passed.

PLAY EQUIPMENT, STROLLERS, ETC:

All cycles, tricycles, scooters, skateboards & other play equipment, wading pools & similar items must be stored so they are not visible from the streets or adjacent properties. These items are not permitted on the common areas.

REFLECTIVE WINDOW COVERINGS ARE PROHIBITED

TRANSFER OF UNITS: If any owner desires to sell or transfer title of the unit, the owner must give the Board of Directors at least (10) days notice of the name & address of the purchaser or transferee & the date of the transfer.

WETLAND, LAKES & WATER BODIES:

All wetlands are to be left in their natural state & alterations or construction is not permitted. All lakes, ponds & streams are aesthetic amenities and no use is permitted.

OWNERS, RENTERS & GUESTS: All rules & regulations apply to all owners, renters & guests of any unit. Every owner is responsible for all renters, guests & invitees complying with the rules & regulations and will be held responsible for all violations & losses to the common areas abused by renters, invitees & guests.

FENCES: No dog runs, animal pens or fences of any kind may be installed unless approved by the appropriate committee.

ENERGY EQUIPMENT: The installation of solar energy panels or other energy conservation equipment must be approved prior to the installation

SIGNS: No signs, billboard or advertisement signs of any kind are permitted without the approval of the Board of Directors.

PARKING: Vehicles must be parked in the garage or in the driveway. There is no parking permitted on the common areas.

VEHICLES: Commercial vehicles with commercial writing, pick-up trucks, tractors, mobile homes, RVs, trailers, campers, camper trailers, boats & other watercraft, & boat trailers must be stored in an enclosed garage. Vehicles that are inoperable or do not have a current registration, must be stored in a garage. Vehicles covered with a tarpaulin are restricted for a period not to exceed (14) consecutive days. Vehicles in violation of the rules are subject to towing. Assembly & disassembly of vehicles is not permitted.

ANIMALS & PETS: Dogs, cats & other usual household pets are permitted & must not exceed (4) per home. Pets must be on a leash when outside of the home & excrement must be immediately removed. No pets may be kept for breeding. Any pet(s) that make objectionable noise becomes a nuisance or inconvenience to owners of other units; shall be subject to Board review per covenant Article XII, Section 4.

ANNOYANCES: No storage of unsightly items is permitted. No plants, animals or objects of any sort that is noxious, dangerous or destroys the peaceful enjoyment of other residents will be allowed. No outside burning of wood, leaves, trash or garbage or household refuse is permitted.

Note: Please review all covenants and by-laws dated November 1998. The above are taken from the official covenant documents.



JENSEN BEACH COUNTRY CLUB



CONTACT LIST

RULES & REGULATIONS