

Xanadu By the Sea Property Owners Association

Rules & Regulations

Summary of Important Day to Day Rules January 2025

This Summary highlights some of the more frequently referred to items in our amended

Declaration of Covenants, Restrictions and Conditions.

Please visit the Xanadu by the Sea POA Website for a copy of the current official documents at:
www.xanadubymythesea.us

DO YOUR PART TO KEEP XANADU PRESENTABLE

We are distributing these day-to-day rules so that all Members and their renters and guests will be fully informed and compliant with our rules and requirements. This is not intended to be an exhaustive listing but rather a brief highlight of the common rules. Please refer to the official, legal package that was provided to each Member (Owner) and also resides on our Website.

As always, we rely on each Member and their household guests and/or renters to abide by these rules, and to which each Member acknowledged and accepted by owning property within Xanadu by the Sea. Please refer to our Rules for a complete list. The safety and security of all Xanadu residents and guests is of our utmost importance. **So, if you See Something that may concern you or seems out of place – Say Something. CALL 911 for any real or potential emergency**

Call or Email Our Property Manager, Bert Wantland of Jupiter Management

561-743-4607

bert@jupitermgt.com

Violations of our rules and use restrictions will result in a warning, and continued violation may result in fines.

1. **Speeding on or within Xanadu is Prohibited. The Speed Limit is 20 mph.**
2. No vehicle is permitted to be parked overnight on any cul-de-sac without notifying and securing an Occasional Parking Guest Pass from the Xanadu POA or any current Board Member. Contact the Property Manager as soon as you know you need a Pass. Failure to do so may result in the vehicle getting towed.
3. Cul de Sacs are never to be blocked prohibiting access to any home, for any reason.
4. No Commercial or Prohibited vehicle can be parked on Xanadu Place overnight at any time. See Docs for Specifics.
5. Trash, Refuse and Landscape waste collection is every Wednesday and Saturday. Recycling is only on Wednesday. Large items such as appliances, large yard debris/limbs require a call to Waste Management to schedule the proper vehicle and crew to pick up. **DO NOT PLACE THESE ITEMS FOR PICKUP WITHOUT FIRST ADVISING AND CONFIRMING WITH WASTE MANAGEMENT**

and also Advise the Property Manager. Call Waste Management for Recycle Bins and to schedule large item pickups at: 772-546-7700 or wm.com. They are closed Saturday and Sunday.

6. Trash/Refuse Containers are **REQUIRED** and can be placed at curbside no earlier than 5pm the day before pickup (Tues or Friday evening) and must be removed no later than 7pm the day of pickup.
7. Trash and Refuse containers must be stored out of sight when not placed out for collection.
8. Plastic bags of refuse/trash or animal waste are **PROHIBITED** from being placed outside of a sealed container.
9. Pet Owners are **REQUIRED** by Jupiter Ordinance to clean up any defecation or other waste created by their animals on a lot, common area or Xanadu Beach.
10. **Please respect your neighbor's property and take your dog to the park.** Pet animal waste must be properly collected and disposed of at the Member's property or Beach Road waste receptacle.
11. **All dogs are required to be on a leash while within any common property within Xanadu.** Dogs must be under voice command while on Xanadu Beach.
12. Please be respectful of your neighbors and control barking dogs or any other animal noises. Any pet determined to be a nuisance in the community will be addressed by the Board.
13. All lots and landscaping must be properly maintained on a routine basis. If not properly maintained, you will be contacted by the Property Manager. **Please do your part to keep Xanadu presentable.** See Rules for Additional Guidance.
14. Landscapers are required to collect and remove any clippings/debris. Failure to do so will result in a Warning/Fine to the Member.
15. Leasing of Home – A Xanadu home may be leased not more than two (2) times per calendar Year. There is no minimum term of lease. No subleasing is permitted at any time. Any lease must be submitted with Application Fee (\$150.00) and approved by the POA. A renewal lease will require a new approval from the POA. See the Xanadu Website for proper forms.
16. Any contemplated modification to the current structure, color, appurtenances of the Member's home must be submitted to the Board for review and approval PRIOR to any work commencing.
17. Contractors are permitted to perform non-emergency work between 7:30am and 8:00pm Monday through Saturday. No work tools which create any noise audible beyond the confines of the Owner's property or home is permitted except during the noted hours. **On Sundays & Federal Holidays, work defined in this paragraph is prohibited.**
18. No tents, trailers, commercial vans, shacks, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without written consent of the Association and lot owner. Refer to the ARC Committee or Management Company.
19. No Signs of any kind are permitted to be displayed on any lot, except for Open House or Alarm Service. See Rules for Additional Guidance.