

Xanadu POA Construction Rules (Board Approved January 2025)

For any construction project that has been reviewed and approved by the Xanadu Property Owners Association (POA) Board of Directors (BOD), the following Rules shall apply.

The Jupiter Management (JM) Property Manager (PM): Bert Wantland will coordinate project information with the BOD.

Email: bert@jupitermgt.com Tel: 561-743-4607

1. The Property Owner (PO) [Association Member] will provide the final Town of Jupiter (TOJ) Approved plans to JM prior to the commencement of any construction along with the required security deposit and initial architect review fee.
2. Any deviation from the TOJ Approved plans, and the plan set in the possession of Xanadu POA, will require the PO to resubmit the amended plans to the PM and the BOD for review prior to commencement. If further architect review is deemed necessary by the BOD, additional architect review fees will be accessed and must be paid prior to said review and construction proceeding.
3. Prior to commencement of any demolition/construction, the security deposit must be in the possession of the Xanadu POA. Failure to do so may result in a fine.
4. The PO must provide Xanadu POA PM with two-week notice before anticipated commencement of actual demolition/construction.
5. Prior to immediate commencement of demolition/construction, the PO, General Contractor (GC), PM and a designated BOD Member, will tour the property to record any pre-existing damage. Photos or video is preferred for a factual record.
6. No signage of any nature (e.g., GC/Builder) other than the Permit Box, shall be allowed on the PO's (Members) lot during the construction period.
7. The PO and GC shall abide by the following work rules:
 - a. The PO shall be responsible to oversee all activities of the GC and its vendors, contractors, and sub-contractors. It is not the responsibility of the Xanadu POA, nor the BOD, nor the neighbor Owners to oversee the construction project, but rather it is the sole responsibility of the PO (as Member within Xanadu POA).
 - b. The PO shall ensure the GC and its contractors are properly insured for General Liability, Workers' Compensation, Auto liability, Commercial Liability. Evidence shall be provided to the Property Owner and may be requested by the BOD at any time. Any uninsured damage caused by the PO's contractors, sub-contractors or workers shall be the responsibility of the PO. Damages will be paid in full by the PO to either Xanadu by the SEA POA or the affected homeowner (other PO). Note - ask Attorney Rene for the proper legal jargon
 - c. The PO shall review the Xanadu POA Amended and restated Declaration of Covenants, Restrictions and Conditions to ensure they are fully aware of the Xanadu POA rules and restrictions, including this summary document.
 - i. Section VI Residential Restrictions (C), (D), (E), (F), (H), (I), (J), (J.A), (O), and (T).
Note: Item T refers to allowed work times which are Monday through Saturday from 7:30am to 8:00pm, no work is permitted on Sunday or holidays.
 - ii. Section VII Plan Approval (All).

Xanadu POA Construction Rules (Board Approved January 2025)

- iii. Section VIII Duration, Remedies and Amendments – (All) Violations and Fines.
- iv. The Architectural Requirements Acknowledgement Sheet shall be signed and delivered to the PM before Demolition/Construction can commence. Failure to do so may result in a fine per day beginning the day prior to actual commencement up to the day the Acknowledgement is received by Xanadu POA and the construction site is found in compliance with the Xanadu POA bylaws guidance.
- d. Vehicle Access & Site Maintenance:
 - i. The Property Owner shall provide its discreet gate code to the GC for the GC use. The PO and GC, and its contractors and vendors are not to manually attempt the gate opening for any reason. Contact the Property Manager during normal business hours. Failure to follow this instruction may result in repair costs being charged to the PO as the Gate access area is under video surveillance.
 - ii. At no time are any vehicles associated with the activities of the P O, or POs lot, to block, impede, hamper, or generally disrupt the normal flow of traffic on Xanadu Place or any cul-de-sac. No more than two (2) contractor vehicles are to be parallel parked (and not across from any POs driveway) on Xanadu Place without prior approval from the JM.
 - iii. Any vehicle that spills any liquid, damages any common area such as the Xanadu Main Gate, Mail Houses, Xanadu Place roadway, Miami Curbs, Common area signage, Landscaping, or the property of others shall be responsible for the cost of repair. The PO shall advise the PM if there is any damage, to which the PM will gather all affected parties to determine an adequate resolution (Like Kind and Quality).
 - iv. The GC will drop off necessary daily supplies on the PO's lot and park excess vehicles on Beach Road (AIA).
 - v. The Lot shall be enclosed with (no logo) construction windscreens (black or green) to prevent dust and debris from flowing onto neighboring properties.
 - vi. Dust dampening is required with the use of sprayed water. The Lot shall be cleaned on a daily basis and no residual debris shall be left that may blow around or cause a visual nuisance.
 - vii. Any trash or debris generated at the POs job site must be picked up and disposed of properly. Dumpsters must be emptied on a regular basis and covered to prevent overflow.
 - viii. Noise and Nuisance - The PO, GC, contractors and support personnel working at, or on, the POs lot shall not play radio/music unless at a low volume as to not cause a disturbance.

POs are reminded of their responsibility to control the actions of contractors and workers hired by the PO or GC to ensure that no other PO and neighbor is inconvenienced or denied the quiet enjoyment of their property.

Xanadu POA Construction Rules (Board Approved January 2025)

Reviewed and Accepted – Property Owner/Association Member

Name: _____ Signature: _____

Address: _____ Construction Plan No: _____

GC Acceptance: _____ Date: _____ JM or BOD Acceptance: _____ Date _____