

Xanadu By the Sea Property Owners Association

Rules & Regulations

Summary of Important Day to Day Rules June 2018

The 2018 Xanadu by the Sea POA Board of Director's are in the process of finalizing an updated Amendment Package that will be sent to all Members within the next 45 days. Each Member will be provided the opportunity to vote on each amendment to the **Revived Declaration of Covenants, Restrictions and Conditions, and Summary of Important Day-to-Day Rules** which will, by majority vote, become the new rules and regulations of Xanadu, confirming or possibly superseding these current rules.

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

In the interim, we are distributing the common, 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. For reference, please refer to the official, legal, package that was provided to each Member at the conclusion of the revitalization that occurred last September 2017.

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 Our Property Manager at 561-575-6090.**

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 25mph.
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 Director. 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. No Commercial or Prohibited vehicle can be parked on Xanadu Place overnight at any time. Prohibited and Commercial Vehicles include commercial cars , buses, campers, trucks, vans, motorhomes, , boat trailers, trailers and RVs. Commercial vehicles are defined as having a business logo or writing/advertising of any kind and on any part of the vehicle, or as having special working racks or equipment affixed outside of the vehicle. Racks for recreational items are permitted.
4. 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. Such waste must be properly collected and disposed of at the Member's property or Beach Road waste receptacle.

5. 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. 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.
6. All lots and landscaping must be properly maintained on a routine basis. Major landscaping changes must be first submitted to the Board /Architectural Committee for review and approval. Dead plants or trees must be removed in a timely manner and can be replaced with like kind and quality. If not properly maintained, the POA, after proper notice, will perform the identified maintenance and invoice the Property Owner (member) at actual cost plus (+) 25%. See Rules for Additional Guidance.
7. Landscapers are required to collect and remove from Xanadu any clippings/debris occasioned by their work. Failure to do so will result in a Warning to the Member.
8. Trash and Refuse collection is every Wednesday and Saturday. Containers can be placed at curbside no earlier than 7pm the day before pickup (Tues or Friday evening) and must be removed no later than 7pm the day of pickup.
9. Trash and Refuse containers must have a tight-fitting lid and stored out of sight when not placed out for collection. Plastic bags of refuse/trash or animal waste are PROHIBITED from being placed outside of a sealed container.
10. Leasing of Home – A Xanadu home may be leased not more than four (4) times per calendar Year. There is no minimum term of lease. No subleasing is permitted at any time. Any lease must be submitted and approved by the POA. A renewal lease will require a new approval from the POA. See the Xanadu Website for proper forms.
11. Any contemplated modification to the current structure, color, appurtenances of the Member's home must be submitted to the Architectural Committee for review and approval PRIOR to any work commencing.
12. 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.
13. No tents, trailers commercial trucks, shacks, tanks temporary or accessory buildings or structures shall be erected without written application to the Architectural Committee for review and approval.
14. 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.