

# INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION

## Rules & Regulations



### *WELCOME TO ARROWHEAD CIRCLE!!!!*

We are pleased that you have selected our community for your home, and look forward to the opportunity to meet you! For your reference, we have attached a list of the current Board of Directors and their phone numbers.

We have found that, for many people who have never experienced it, Association living is often confusing, trying to determine who does what, how it's done, etc. To help minimize this uncertainty, we have prepared information regarding community rules and regulations, services available in the area, and some general information about the Association.

Please remember, however, that this is only a very brief summary of **some** of the Bylaws of the Indian Creek Phase I Homeowners Association. Please read the full legal text of the attached copies of the Amended Bylaws, Subdivision Restrictions, and Declaration of Covenants covering Indian Creek Phase I. *(Extra copies are \$15.00)*



The Association is organized as a not-for-profit corporation under Florida statute. It is administered by a Board of Directors elected by the membership – membership being automatic with the purchase (not rental) of a home. Our purpose is multi-fold:

- To preserve the property values for all homeowners in our community;
- to ensure safe conditions in the neighborhood;
- to ensure compliance with regulations set forth by Palm Beach County and the Town of Jupiter; and
- to maintain each community member's right of use and enjoyment of their property.

## PAYMENT OF QUARTERLY ASSESSMENT

The quarterly assessment invoices are sent to each homeowner in January, April, July and October, and are payable within ten (10) days from the date of invoice. The assessment funds are used to support the operating expense of the Association. A copy of the annual budget is available from any member of the Board of Directors.

## MAINTENANCE OF YOUR PROPERTY

It is the responsibility of each homeowner to maintain the exterior of their property. This includes the cleanliness and good condition of your roof, house paint, windows and doors, driveway and walkway, lawn, swale, landscaping, fencing, etc. You will be notified by mail if any repair or clean-up is necessary, and you will be given an appropriate amount of time to rectify the problem. If the problem is not rectified in a timely manner, a fine is imposed.

Any **changes** to the exterior of your property – for example, house/door color, fencing, driveway/walkway paint, etc. – must first be approved by three members of the Board. (Please see attached form: “Architectural Committee Approval Form”). This is to ensure a consistency to the look of the neighborhood according to the guidelines set forth in the Bylaws, as well as compliance with Palm Beach County/Town of Jupiter codes.

**Trash collection** is twice a week, and includes one recycling and yard waste pickup day. (See attached information provided by Nichols Sanitation.) Trash is **NOT** to be put curbside **BEFORE 5:00 pm** the night before pickup, and barrels and recycling bins must be put away as soon as possible the day of pickup. Trash must be contained so it’s contents do not get blown about the neighborhood. Large items, such as old furniture or large yard-cleanup waste, must be picked up by a special truck. You must call Nichols Sanitation to arrange for this pickup (546-7700).

## PARKING

Parking is allowed **ONLY** in your garage or driveway. Parking of a **commercial vehicle, bus, truck-tractor, recreational vehicle (camper, motor home, etc.), boat, trailer, ambulance, hearse, school bus, etc.** is **NOT ALLOWED** for longer than **1 HOUR** in any 24-hour period. (The only exception to this is for the vehicle of service personnel doing work at your property, such as a plumber.)

There is **NO** parking by any **resident** (owner or lessee) on the street or swale (the narrow grassy area between the sidewalk and the street) between the hours of 6:00 pm and 6:00 am.

Short-term **GUEST** parking [of less than four (4) days] is allowed on the swale overnight. However, any guest parking longer than four days must comply with the Association’s regulations and park in a driveway or garage, **not** on the street/swale. Violators will be towed.

## PETS

Not more than two dogs, three cats, or four birds may be kept indoors or outdoors on the resident's premises for enjoyment as PETS, and not for any training, commercial, or breeding purposes.

In addition, you are responsible for your pet(s) in all ways. According to Palm Beach County and Town of Jupiter codes, you must not let your pet(s) run loose, or let them be a nuisance, annoyance, or destructive in this neighborhood or any other, and you **MUST PICK UP AFTER THEM** wherever they may do their "business" anywhere on Arrowhead Circle. This includes the street, swale, and another person's property. A violation of this rule will result in a fine or ultimately the removal of your pet by the County or the Town.



## Arrowhead Circle

# Homeowner's Association Rules and Regulations

1. **Parking:** Residents must park all vehicles in the garage or on the driveway, not on the grass, street or swale. Commercial and recreational vehicles, boats, or trailers, are not permitted to be parked outside the homes.
2. **Maintenance:** Each owner is responsible to maintain his/her home and lot in a satisfactory manner. A committee, appointed by the Board of Directors for the Association, will conduct periodic inspections to maintain architectural standards in the community. The property owner will be notified if any maintenance is required on the property. If the required maintenance is not performed, the Association may exercise the right to enter the property to repair and restore the lot or exterior of the building. All associated costs to restore a property will be billed to the owner.
3. **Architectural Control:** Any change to be made to a property must be approved, in writing, by the Board of Directors or Committee appointed for this purpose. Changes include, but are not limited to: exterior paint color, patio addition, roof replacement, fence, driveway modification or any other architecturally related item. Forms for approval are available from management or the Secretary of the Association.
4. **Yards:** Loose items (*yard equipment, recreational equipment, bicycles, barbecue grills, trash cans, recycle bins, etc.*) are not to be left overnight in any way visible from the street. No means of hanging clothes, carpets or laundry of any kind may be visible from the exterior of any home or lot at any time.
5. **Nuisance:** Residents shall not create, nor permit, their guests to create a nuisance in the community, which would annoy neighbors.
6. **Pets:** Animals (*2 dogs/3 cats/ 4 birds*) may be kept indoors, or outdoors, on the resident's premises. All dogs must be leashed when being walked on streets and property, and each owner must pick up any droppings left by their pet. Animals may not be kept for commercial purposes, breeding or training. Livestock is prohibited. Animals are subject to rule #5 concerning nuisance.
7. **House Numbers:** Each home must display house numbers, clearly visible from the street. Recommended placement is above the garage door, or near the front door on homes without garages. Town of Jupiter recommends numbers to be at least 4" in height for emergency identification purposes.
8. **Signs:** Only "For Sale/Rent" signs are permitted on lots. Signs are not to exceed 2 feet square and 3 feet above the ground, placed with a stake. "Open House" signs may be placed only for one day while the home is attended by the owner or a representative. Upon sellers acceptance of a signed contract, the sign must be removed.

9. **Remedy for Violation:** Notification of a violation of the rules and regulations, or the covenants, of the Association shall be sent to the Owner in writing. If the violation is not corrected within the specified amount of time, a \$50 fine, per day, per violation, may be imposed to the owner.
10. **Use of Lots:** No temporary structure, cyclone or chain-link fence may be erected on the property. No business, service repair or maintenance for the general public shall be allowed at any time. Gas tanks, cylinders, propane tanks or other fuel tanks are prohibited.
11. **View Obstruction:** Walls, shrubs, bushes, trees or other object (*natural or artificial*) may not be placed to obstruct vision of a motorist.
12. **Trash:** All household trash and/or recycle bins, must be in closed containers and placed at the curb on pick-up day. Homeowner must call trash collector for pick-up of bulk items and large quantities of yard debris. All empty containers must be placed out of view as soon as possible.
13. **Safety Hazards:** Loose items on the exterior (*pots, statues, flags, etc.*) are discouraged and should be kept to a minimum, so they do not become a safety hazard during winds and/or storms.

Ratified 8/28/00-Board of Directors

Important phone numbers:

Homeowner's Association	746-4852
Nichols Sanitation (for pick-up of trash)	546-7700
Jupiter Police (non-emergency)	746-6201

**INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION**  
**Purchase/Lease Registration**



Purchase

Lease

PROPERTY ADDRESS \_\_\_\_\_

OCCUPANCY DATE \_\_\_\_\_

PRESENT OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

(H)

(W)

PURCHASER/RENTER \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

(H)

(W)

NAME OF SPOUSE \_\_\_\_\_

NUMBER OF CHILDREN \_\_\_\_\_

AGE(S) \_\_\_\_\_

Will anyone other than spouse and children listed above be residing with you? \_\_\_\_\_

If yes, NAME(S) \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DO YOU HAVE ANY PETS? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, what kind? \_\_\_\_\_

how many? \_\_\_\_\_

PURCHASE/LEASE REGISTRATION, cont'd.

AUTOMOBILE MAKE	MODEL	YEAR	TAG # / STATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DO YOU HAVE ANY COMMERCIAL OR RECREATIONAL VEHICLES, BOATS, CAMPERS, MOBILE HOMES, OR TRAILERS? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, list what kind (e.g. 15' Boston Whaler & trailer; or 24' Winnebago) and registration number for each:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Please note the RULES AND REGULATIONS pertaining to commercial and recreational vehicles as specified in the INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION RULES AND REGULATIONS document.)

*Thank you for your cooperation!*

*Board of Directors  
Indian Creek Phase I Homeowner's Association*



**INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION**  
**Purchaser/Lessee Acceptance of the Rules and Regulations**



I hereby acknowledge that I have received a copy of the BY-LAWS OF INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION and the SUBDIVISION RESTRICTIONS COVERING INDIAN CREEK PHASE I, A SUB-DIVISION OF PALM BEACH COUNTY, FLORIDA, outlining the Rules and Regulations set forth by the INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION.

I agree to abide by the Bylaws and the Rules and Regulations of the INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION, and am subject to the Declaration of INDIAN CREEK PHASE I HOMEOWNERS ASSOCIATION, INC.

Signed this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Purchaser/Lessee (circle one)

\_\_\_\_\_  
Board Member/Title

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Board Member/Title

\_\_\_\_\_  
Board Member/Title



# Indian Creek Phase I Homeowners Association

112 Arrowhead Circle - Jupiter, Florida 33458  
Phone 746-4852

## Architectural Committee Approval Form

Date: \_\_\_\_\_

TO: Town of Jupiter  
Permit Department

Please be advised that the Board of Directors of Indian Creek Phase I Homeowners Association, Inc. has:

approved

not approved the following request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitted by:

Homeowner(s) \_\_\_\_\_

\_\_\_\_\_ Arrowhead Circle, Jupiter, Florida 33458

Telephone: \_\_\_\_\_

Indian Creek Phase I Homeowners Association, Inc.

Architectural Review Committee of the Board of Directors (Must be signed by (3) members.)

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Director

\*Homeowner: Submit this form to the Board of Directors in triplicate and attach drawings, paint color chips, etc. Thank you.