

JUPITER OCEAN & RACQUET CLUB CONDOMINIUM
ASSOCIATION, INC.

APPLICATION FOR CERTIFICATE OF APPROVAL
PURCHASE

This application for issuance of a Certificate of Approval is submitted and accompanied by a processing fee for \$100.00. Payable to the Association.

Current owner: _____ Date: _____
Unit #: _____
Name of Condominium: _____
Parking space assigned to unit: _____

APPLICANT (S) – PURCHASER (S):

Name: _____ Spouse Name: _____
Name & Relationship of other Family members: _____

Home Address: _____ Telephone #: _____

Business Address: _____ Telephone #: _____

Business Affiliation: _____

Name & Address, maintenance bills and correspondence to be sent: _____

Realtor Name: _____ Phone #: _____

Realty Company Name: _____

Address: _____

Full name (s) of all persons other than applicant (s) who will regularly occupy the unit as their residence:

REFERENCES (PLEASE GIVE PHONE NUMBERS AND ADDRESSES):

EMPLOYER _____

BANK: _____

BANK: _____

PERSONAL: _____

PERSONAL: _____

PETS: YES ___ NO ___ KIND: _____ WEIGHT: _____

Please submit a copy of updated Vet. Vaccination and weight with application.

NUMBER OF VEHICLES TO BE USED AT JORC: _____

MAKE MODEL COLOR TAG # STATE

The undersigned acknowledges that they have read, understand, and will abide by the Rules and Regulations (ATTACHED) and have obtained a copy of the Condominium Documents (from the seller or purchased from the association for \$100.00). In which my unit is situated, as well as the (Provisions of said Declaration and the Articles of Incorporation and Bylaws of the Jupiter Ocean & Racquet Club Condominium Association. I/We further agree to be bound by all Rules and Regulations adapted from time to time in the Future, for the general welfare of all unit owners of Jupiter Ocean & Racquet Club.

It is understood and agreed that any proposed transfer of a unit requires the approval of the Board of Administration and, for the reason, the Board may cause an investigation to be made of the background of the applicants. It is agreed that the Board shall be held harmless from any action or claim of any kind in connection with the use of the information contained therein or any investigation ordered or conducted by the Board of Directors.

It is understood that the Decision of the Board of Administration on this application shall be final, and that no reason may be given for any action taken by the Board. It is further agreed that the applicants will be governed by the determination of said Board.

PURCHASER SIGNATURE: _____

PURCHASER SIGNATURE: _____

Photocopy of present owner's Warranty Deed must be submitted.

FOR Jupiter Ocean & Racquet Club information:

Closing date: _____

Name of Title Company: _____

Address: _____

Phone #: _____

**CERTIFICATE OF APPOINTMENT
OF
VOTING REPRESENTATIVE**

To the Secretary of Jupiter Ocean & Racquet Club Condominium Association, Inc. (the Association)

This is to certify that the undersigned, constituting all of the record owners of Unit # _____ in the _____ building have designated:

NAME OF VOTING REPRESENTATIVE

As their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium of the Condominium and the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

1. Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (not a Third person)
2. Unit owned by overseas, Inc. a corporation. Voting Certificate must be filed designating the person entitled to vote, signed by President or Vice- President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
3. Unit owned John Jones. No Voting Certificate required.
4. Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required designation either Bill or Mary as the Voting Representative. (Not a Third Person).

This Certificate is made pursuant to the Declaration of Condominium and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated this _____ day of _____, _____.

Condominium Owner

Condominium Owner

Condominium Owner

Note: This form is not a proxy and should be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.



August 24th, 2018

Dear Jupiter Ocean & Racquet Club owners,

If you would like to receive communications by email, please fill out this form completely. You will receive communications regarding projects, business and community matters.

You will receive email communications until the Board of Directors and/or the Management Company is instructed otherwise in writing.

I hereby request to receive email communications regarding business and community matters issued by Jupiter Ocean & Racquet Club.

Date ____/____/20____

Print Name _____

Signature _____

Email _____

Unit# _____

You can email this completely filled out form to our office manager,

lwolle@realtimepam.com

You can also return the signed form in the envelope provided.

**The Jupiter
Ocean &
Racquet Club**

Condominium Assoc. Inc.
1605 S.U.S. 1, Jupiter, FL 33477
561/747-5331 • Fax 561/746-2093



Notice to all Sea Lofters Owners Effective August 7, 2018

Please be advised that exterior changes to the buildings are not permitted without approval. The Declaration of Condominium of Sea Lofters states in part:

Section 6 – Maintenance, Alteration and Improvement,

6.1 (b) By the Apartment Owner

6.1 (c) Alteration and Improvement

“Except on the express conditions hereinafter set forth, or in accordance with rules and regulations adopted by the Association, neither an apartment owner nor the Association shall make or cause to be made any change or alteration of any portion of the exterior of the apartment building or do anything that would jeopardize the safety or soundness of the apartment building or impair any easement. This prohibition shall include, without limitation, painting or otherwise decorating or changing the appearance of any portion of the exterior of the apartment building or interior of a unit visible from the exterior of a building; change in style, the change in color of any exterior aluminum or metal portion of the building or interior of a unit visible from the exterior of the building; the enclosure of any porch or terrace by any screen other than the originally -installed screen, or by any awning, glass windows, glass doors, shutters or other means; the installation of any radio, telephone or television antennae wire or cable, or any other addition to the building or any part thereof, which could be viewed from any location outside the building. Any change, alteration, addition or deletion described above may be made only after obtaining in writing the following approvals in the following order:

1. Not less than 80% of the Directors of the Condominium Association at a meeting called for that purpose and
2. Not less than 80% of the owners of all of the condominium apartments governed by the Association at a meeting called for that purpose; and
3. The approval of the Developer, if the Developer is the owner of any condominium apartment in the Sea Lofters Development.

In the event of any improper or unauthorized change, addition, alteration or deletion as prohibited hereinabove, either the Developer or the Association may enter upon the premises and remove the same at the apartment owner’s expense...”

Some alterations have been done without approval, which will be grandfathered. Any modifications that currently exist and that were not approved prior to construction are the responsibility of the owner to maintain. To maintain the condominium’s aesthetics, going forward from the date of this notice, no exterior alterations will be permitted without first requesting approval.

Your cooperation is appreciated.

Respectfully,

The Board of Directors

Jupiter Ocean and Racquet Club Condominium Association

Buyer/Owner Acknowledges he/she has read and Understands:

**The Jupiter
Ocean &
Racquet Club**

Condominium Assoc. Inc.
1605 S. U.S. 1, Jupiter, FL 33477
561/747-5331 • Fax 561/746-2093

**Jupiter Ocean & Racquet Club
Condominium Association Inc.
Construction / Modification / Alteration
Request Form**

Please be advised that any construction, modification, or alteration to the structure or building **must be** approved by the Board of Directors prior to beginning any work.

All Contractors must be Licensed, Insured, and approved by the Town of Jupiter.

All construction must have a construction permit from the Town of Jupiter.

Please submit a set of drawings, and a copy of the Town of Jupiter permit application

NAME: _____

ADDRESS: _____

PHONE DAY: _____

NIGHT: _____

Description of Construction / Modification / Alteration: _____

**THE FOLLOWING INFORMATION MUST BE PROVIDED WITH REGARDS TO THE
CONTRACTOR WHO WILL PERFORM THE construction / modification / alteration**

CONTRACTOR NAME: _____

ADDRESS: _____

TELEPHONE #: _____

TENTATIVE COMMENCEMENT AND COMPLETION DATES: _____

**PLEASE INCLUDE PROOF OF WORKERS COMPENSATION AND LIABILITY
INSURANCE AND A COPY OF CONTRACTOR'S LICENSE**

Please return completed application to:
Jupiter Ocean & Racquet Club Management Office
1605 South U.S. Highway One
Jupiter FL 33477

Board Member Signature: _____ Date: _____