

CAPE POINTE AT JONATHAN'S LANDING ARCHITECTURAL GUIDELINES

INTRODUCTION

Cape Pointe HOA was established as a Homeowners Association (under Florida statutes) and as a village within Jonathan's Landing, a Planned Unit Development (PUD). As such, homeowners are subject to rules and regulations defined in the Covenants and Bylaws of Cape Pointe as well as those of the Jonathan's Landing Property Owners Association (JLPOA). A copy of the Cape Pointe documents are supposed to remain in each of the 71 homes within Cape Pointe. You can obtain a copy of these documents from 4H Association Management (561-262-8947) or also view these documents on our website:

www.CapePointeHOA.org (*Owners will need to contact management for a password to access the Owner's Only page on the website.*)

Complying with these documents and any consequences of non-compliance are the responsibility of the homeowner.

OVERVIEW OF CAPE POINTE GUIDELINES

These Architectural Guidelines coordinate with and supplement the Cape Pointe and JLPOA Declarations of Covenants, Bylaws and Rules and Regulations.

Most alterations, additions, changes, or improvements to the exterior of your home are subject to approval first by the Cape Pointe HOA Board of Directors and second, by the JLPOA Design Control Board. This approval requirement also includes anything that can be seen from the street such as:

1. Putting up new siding on your home.
2. Painting anything on the exterior of your home including fences, doors and/or carports.
3. Replacing windows and sliding glass doors (See Exhibit B for currently approved front door colors).
4. Replacing fences and golf cart sheds.

It also includes exterior changes that are on the rear and side of your house such as:

1. Extending or otherwise modifying your rear lanai (See Exhibit B for approved colors).
2. Landscaping the rear of your home outside the walls of your house and/or lanai or patio.
3. Adding storm shutters.
4. Replacing doors, light fixtures, walkways in your carport or other areas outside the front walls of your house.

These items are examples and may not constitute a complete list of items which must be approved. If you are not sure whether something needs to be approved, contact a Cape Pointe Board member or the Association Manager.

APPROVAL PROCESS

1. Homeowner completes a Design Control Board request form. Go to www.JLPOA.com then go to Resident Info, Documents, DCB (If you do not have the password, you will need to contact management to access the website.) This must be submitted to the property manager or a CP Board member **PRIOR TO COMMENCEMENT OF ANY WORK.**
2. Cape Pointe Board of Directors reviews DCB form. A Homeowner may be asked to supply additional information such as specifications, blueprints, pictures, in order to obtain CP Board approval. If approved, the form will be signed by a CP Board member and returned to you. The CP Board will also advise you if you do not need to obtain DCB approval.
3. After CP Board approval, you submit the approved/denied form with the appropriate fee to JLPOA for POA-DCB review and approval. The DCB may request additional information from homeowners. **Remember, NO WORK SHOULD BE DONE PRIOR TO APPROVAL.** If you have done unapproved work you can be subject to fines and/or be required to remove the unapproved alterations. Once all requested information is received this process generally takes up to 30 days since the DCB meets once a month.
4. If you have done any work requiring approval without going through the approval process, you will still be subject to DCB approval and may be required to remove or modify work already completed.
5. Refusal to comply with this process may result in fines etc.

PRE-APPROVED PROJECTS: The following are projects which do not require CP Board approval:

- a. Landscaping within your front courtyard.
- b. Repairs to a front yard fence (see Exhibit B for preapproved fences and paint color).
- c. Construction, or repair of your golf cart area as long as it maintains the same appearance as examples in Exhibit B.
- d. Replacement of carport fixtures with those identical to the originals.
- e. Painting your front door with one of the colors on the approved color list.(Exhibit B) If you want another color you must submit a DCB form.
- f. Repairs to your roof using the shingle material in Exhibit B.

OTHER RULES RELATED TO THE APPEARANCE OF CAPE POINTE HOMES

1. No planters, signs, artwork, flags (other than the US flag), beach towels etc may be hung from front fences or where they are visible from the street.
2. Signs visible to the public are not permitted on any property without approval by the Cape Pointe Board of Directors.
3. ONLY automobiles may be stored in the carports and driveways of homes overnight.
4. Golf carts must be put into the golf cart sheds overnight.
5. Bicycles, beach chairs, other items may not be kept in carports overnight.
6. Plants in pots outside front fences must be maintained and appear healthy.
7. Statues and similar works of art cannot be displayed in the carport or driveway areas.
8. Trash cans and recycle bins must be stored in a closet, behind a fence, or within an enclosed golf cart shed before and after trash collection.
9. No fences are permitted in the rear of homes in Cape Pointe.
10. Nothing may be tied to or placed overnight on the small docks in the lake.

RULES RELATED TO CONSTRUCTION AND CONTRACTORS

Homeowners are responsible for complying with Cape Pointe rules concerning construction on their homes.

1. Contractors must comply with Florida State and Palm Beach County laws when working on homes within Cape Pointe. (Jonathan's Landing is part of unincorporated Palm Beach County and thus is subject to Palm Beach County, not Jupiter, building codes).
2. Whenever possible, building materials must be stored behind a home's fence out of sight of the street.
3. Disposal of building materials and other debris not removed by the contractor is subject to the rules governing trash disposal in Jonathan's Landing. (See Cape Pointe Rules and Regulations)
4. Construction may be carried out from 8:00 AM – 5:00 PM Monday – Friday. Work being done on Saturday must be approved by the President of Cape Pointe HOA. Any "noisy" work such as power washing, using an electric saw, hammering nails and similar activities will not be approved on Saturdays. Under no circumstances can construction take place on Sundays.
5. Signs advertising the contractor's services are not permitted under any circumstances.
6. Vehicles with commercial lettering are prohibited from remaining in Cape Pointe overnight.
7. Any damage to common or neighboring properties by a contractor is the responsibility of the homeowner.

NON-COMPLIANCE

1. Failure to get approval from the Cape Pointe Board and/or Design Control Board.
 - Non-compliance with the approval process can result in a fine, legal action and the homeowner being forced to remove the un-approved installation.
2. Failure to comply with pre-approved projects.
 - Non-compliance with the parameters described and pictured in Exhibit B can result in a fine, legal action and the homeowner being forced to remove the unapproved installation or redo the non-compliant work.
3. Failure to comply with the construction guidelines.
 - Non-compliance may result in remedies being levied by Palm Beach County. Actions which violate Cape Pointe/Design rules may result in fines or, in the case of property damage, liens against the homeowner for repairing the damage.
4. Failure to follow other rules described above.
 - Non-compliance with the rules described above are violations of Cape Pointe's governing documents. Homeowners in violation can be subject to fines, liens and/or removal of the violation by the homeowner or the HOA. The cost of any intervention by the HOA will be billed to the homeowner.

EXHIBIT B

1. Approved Colors – These colors are approved as of January 1, 2022. The Cape Pointe HOA Board of Directors has the right to change the colors at its discretion. For example, when the community is being repainted or getting new roofs, the home and/or fence colors or the type and color of the roofs may change. Homeowners will receive the new colors at that time. The colors of permanent structures such as windows, sliding doors and screens will not change at that time.
 - a. For all window frames and screened enclosures- Bronze
 - b. Front doors – Southfield Green- Benjamin Moore
Turquoise- Behr
Coral- Benjamin Moore
 - c. Rear courtyard walls:
 - Unenclosed open lanai – same color as home
 - Enclosed screened-in lanai – same color as home or other color as approved through the DCB process.
 - d. Front courtyard walls- Same color as home.
 - e. Home outside walls - See paint colors below.
 - f. Fences- See paint colors below.
 - g. Golf Cart enclosures:
 - Interior and exterior stucco- Same color as house.
 - Door and Roof Trim-Same color as fence.
 - h. Roofs – Repaired roofs must be asphalt and the same material and color as current roofs.
2. Golf Cart Enclosures- See attached examples of approved golf cart enclosure styles.



Benjamin Moore Paint Colors for Cape Pointe homes

Oakwood Manor; Smokey Taupe; Cocoa Sand

Trim paint for all units - Simply White

Paint available at: Regal Paint Center 6390 W. Indiantown Rd., Jupiter 33477

Benjamin Moore Paint Colors for Cape Pointe

Oakwood Manor

3817 Cape
3811 Cape
3805 Cape
3799 Cape
3793 Cape
3673 Cape
3667 Cape
3661 Cape
3655 Cape
3694 Cape
3742 Cape
3736 Cape
3730 Cape
3724 Cape
3718 Cape
17195 Hilliard
17205 Hilliard
17215 Hilliard
17225 Hilliard
17220 Fownes
17210 Fownes
17200 Fownes
17190 Fownes

Smokey Taupe

3781 Cape
3775 Cape
5769 Cape
3763 Cape
3757 Cape
3703 Cape
3697 Cape
3691 Cape
3685 Cape
3818 Cape
3812 Cape
3806 Cape
3800 Cape
3794 Cape
17220 Randall
17210 Randall
17200 Randall
17190 Hilliard
17200 Hilliard
17210 Hilliard
17220 Hilliard
17225 Fownes
17215 Fownes
17205 Fownes
17195 Fownes

Cocoa Sand

3745 Cape
3739 Cape
3733 Cape
3727 Cape
3721 Cape
3715 Cape
3829 Cape
3835 Cape
3841 Cape
3847 Cape
3853 Cape
3859 Cape
3865 Cape
3782 Cape
3776 Cape
3770 Cape
3764 Cape
3752 Cape
3704 Cape
3698 Cape
3692 Cape
3686 Cape
3680 Cape