

2021 Proposed Amendments to the Juno Isles Covenants

The following three amendments are being considered for adoption at the 2021 Annual Meeting to be held in November 2021.

1. Proposed Amendment to Allow Metal Roofs

Paragraph IV subparagraph 3 shall be amended as follows:

A. No roof of any dwelling or outbuilding shall have a pitch of less than 3:12, provided however, that with the prior written consent of the Architectural Committee, outbuildings, porches and not more than twenty-five percent (25%) of the total living space of the dwelling may have a pitch as approved by the Architectural Committee. All roofs shall be constructed of cement tile, metal as defined in section 3.B. or, with the prior written approval of the Architectural Committee, certain stone coated metal tiles having the appearance of cement tile and a minimum 20 year transferrable warranty against rust and corrosion. Outbuildings, porches and not more than twenty-five percent (25%) of the total living space of the dwelling may have a roof of other composition as approved by the Architectural Committee.

3. B. Metal roofs shall consist of Aluminum panels only, with a uniform width between 14 to 16 inches and minimum thickness of 0.032 inches, painted with a coating containing 70% KYNAR 500® PVDF resin (or equivalent). Panel style shall be 1.5” standing seam with a striated type profile to minimize unsightly “oil canning” and all panel fasteners (screws, bolts, clips) shall be of stainless steel and be concealed. Roof shall have no exposed fasteners. Existing Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) may be pre-finished in a closely matching color or painted to match roof panels using a product such as Sher-Cryl® for improved durability of appearance. Drip edge, trim, caps, edges and the like, shall be the same material and factory prefinished color as roof panels. Field applied coatings are prohibited except as described above, or for touch-up of minor cosmetic damage. Roof color shall be solid, with a gloss not to exceed 40 GU measured at 60 degrees from horizontal. The roof color is to be submitted for approved by the Architectural Committee

2. Proposed Amendment Concerning Setback Requirements

Paragraph VI, Sub-Paragraph 4 is amended as follows:

4. Swimming pools, the highest projection of which shall not exceed two (2') feet, outdoor fireplaces not to exceed six (6') in height, detached garages not more than one (1) story in height, and tiki huts, chickees, gazebos, and similar detached structures as defined in Sub-Paragraph 5 may be erected and maintained within said rear setback area provided such swimming pools, outdoor fireplaces, detached garages, and tiki huts, chickees, gazebos, and similar detached structures shall not be erected and maintained nearer than seven and one-half (7-1/2') feet to the rear line of any such lot.

NOTE: THE SETBACKS CURRENTLY IDENTIFIED IN THE COVENANTS ARE NOT CONSISTENT WITH PALM BEACH COUNTY WHICH REQUIRES 10.5' SETBACK FOR POOLS AND 7.5' SETBACK FOR SCREEN ENCLOSURES UNLESS ADJACENT TO DEDICATED OPEN SPACE. THE SETBACKS FOR SOME OF THE OTHER STRUCTURES LIST MAY NOT BE CORRECT. SPECIFIC LANGUAGE IS BEING DRAFTED.

3. Proposed Amendment to Allow Up To Two Additional Members of the Architectural Committee

Paragraph V, Sub-Paragraph 1 A is amended as follows:

A. The members of the Board of Directors of the Association shall appoint an Architectural Committee for the purposes hereinafter set forth in this section. The Architectural Committee shall consist of three (3) to five (5) members.