



Ridge *at the* Bluffs
Homeowners Association
Rules & Regulations
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GENERAL RULES

Architectural Control Committee (ACC)

No construction of improvements, alterations, repairs or other work can be made to the exterior of a home until the proposed plans and specifications have been approved by the ACC.

Applications to ACC may be obtained at the office and on the website theridgeatthebluffs.com. All applications must be submitted to HOA office so that the application may be considered at the regularly scheduled meeting **prior to the start of any work**. The ACC has up to 30 days to approve/disapprove a completed and properly submitted application.

Home Front Appearance

The appearance and high standards set by The Ridge have been important factors for both residents and prospective purchasers in our community. All homeowners must continue to maintain homes in a manner consistent with the Community's nature and aesthetics, which in turn result in higher valuations of your property. Consideration of your neighbors is also an important factor for each of us.

Holiday decorations may be placed no more than 30 calendar days before a holiday and shall be removed no later than 15 calendar days from the end of the holiday, with no ACC application required.

A. Maintenance of Home Fronts.

The Property Manager does a complete home inspection of every property twice a year to ensure proper maintenance of the exterior of the homes. Ongoing daily rides around the neighborhood by the Property Manager will supplement these inspections and address issues as they arise. If you are a part-time resident and you would like to request an extension (an extension is not guaranteed) please contact the on site management office. Below are just a few examples of the most common violations that a notice can be issued for:

- **Dirty House Exterior**
Mildew or dirt on walls of house including excessive cobwebs or insects.
- **Dirty roofs**
Both front and back of roofs need to be cleaned of mildew.
- **Dirty Sidewalks & Driveways**
Driveways and sidewalks need to be clean of oil, rust and mildew.
- **Doors**
If doors are rusty or in need of repair
- **Lights**
Broken or mismatched light fixtures
- **Painting**
Paint is needed on items such as gables, wood trim, garage door, side door or front door. Repainting of house if paint has faded.
- **Plants**
Overgrown vines and plants on your house or excessive or overgrown plants that restrict or prevent your neighbor from maintaining the left side of his home, which faces your yard.
- **Turning off sprinkler system**
Allowing the lawn or plants in front yard to burn out or die.
- **Metal Gates**
Repair of metal gates or metal fencing (homes on lakes that have metal fences instead of walls)

The above maintenance is to be completed within the timeframe noted in the violation letter. After that period further action will be taken and owner may be subject to fines.

B. Landscaping of Home Fronts.

No tree, hedge, ground cover or shrub planting shall be permitted on any home front until the proposed planting and/or landscaping plan has been approved by the ACC or Landscape Committee. Only annuals may be planted without application. Trees and/or shrubs planted without approval are subject to removal at owner expense, violations and/or fines.

Homeowners may choose to maintain their own plant material by installing a red reflector post in front of the plantings. However, the homeowner must meet HOA requirements regarding ongoing trimming schedules including heights and widths of plants that are consistent to the rest of the properties maintained by the HOA landscapers, e.g. trimming climbing vines 18" below soffit. Failure to do so will result in the homeowner losing the privilege to monitor his own plantings and the HOA will trim at the homeowner expense.

While backyard landscaping does not require an application, knowledge of native plants and vegetation is helpful to keep your yard under control and to avoid encroachment on your neighbor's yard. No fruit trees or coconut palms are allowed anywhere on the lot. If in doubt, consult a landscaper or the ACC.

Prior to the sale or lease of a home, the Property Manager will inspect the property to ensure that current violations do not exist. If changes are required the Property Manager will submit a written report to the homeowner. All corrections must be made prior to the sale or lease. Please allow sufficient time for this to be done so the closing will not have to be delayed. Failure for inadequate/incomplete application submittal will result in inspections being delayed. Please follow all instructions completely.

Garbage/Tree Trimmings

All garbage and refuse from the lots shall be deposited with care in each lot owner's private garbage container intended for such purposes. No garbage or refuse shall be deposited in common areas for any reason. Trash may be put out the night before pickup after 6:00 pm only, it must be in a proper container with a closed lid. No garbage or refuse shall be set out for pick up in plastic bags. Homeowner is responsible if owner's private landscaper disregards these rules and puts landscaping trash material out at any other times or days. If there is a large amount of landscape debris the homeowner is responsible for calling Waste Management to ensure pick up. Any damage to the front lawns or common areas due to disregarding this rule will result in homeowner being responsible for restitution or restoration of the afflicted area. Do not block sidewalks with any garbage or debris.

Protection of Preserves

It is illegal to plant, destroy, cut down or remove anything in the preserves or to throw debris of any kind over the walls or fences including the preserve area outside the HOA wall along US1. The preserves are governed by the Town of Jupiter and the HOA can be fined severely for such violations, and such fine will be passed on to the homeowner who was responsible for the violation.

Garage Sales

No unauthorized individual sales are permitted. Authorized sales are permitted. Signs need to be picked up at the Office prior to the sale. A \$50.00 refundable deposit is required – one sale per home per year please.

Pets

- Pets shall not be permitted in any of the common areas of The Ridge unless under leash.
- No pets allowed in the gated recreation areas.
- Each pet owner shall be required to clean up after the pet.
- If a dog or any other animal becomes a nuisance to other homeowners by barking or otherwise, the owner shall remedy the problem or upon written notice from the Association, he will be required to re-home the pet outside of the community.

Security

If you see anything that you feel needs immediate attention or if you see any criminal activity it should be reported immediately to the Jupiter Police Department at **911**.

Finally, for your own protection, we encourage you to keep your garage doors closed and use of a timer to turn your lights on automatically at dusk.

Vandalism

Vandalism and disorderly conduct by owners, guests, and tenants in common areas, pool, tennis courts, playgrounds and recreation areas will not be tolerated. Any damaged to the common elements, property, or equipment of the Association shall be repaired or replaced at the expense of the homeowner.

Vehicles/Traffic

- No motorcycles, all-terrain vehicles, (excluding passenger cars with four-wheel drive i.e. Jeeps, Broncos, Blazers and similar vehicles) trailers, boats/jet-skis, vans, campers, motor homes, buses or similar vehicle shall be parked on any lot or driveway except within the confines of the garage.
- Non-commercial Pick-up Trucks or other permissible vehicles are allowed to be parked in the driveway if they do not impede the sidewalk due to length or protruding trailer hitch.
- Campers, motor homes, boats, motorcycles and similar vehicles may be parked temporarily during daylight hours for the purpose of cleaning them or loading/unloading the vehicle.
- No parking allowed on the grassy areas or swale next to any roadway.
- No overnight parking is allowed in the recreation area parking lot without prior written approval of the property manager.
- No parking facing the wrong way on a street; prohibited by the Town of Jupiter.
- No blocking of sidewalk or extending into the roadway when parked in the driveway.

Protect the safety of our children by strictly complying with our posted speed limits and stop signs. Be particularly careful around our three school bus stops on Bluffs Blvd.

Correspondence

Correspondence regarding the management of the Association property or regarding the actions of other lot owners shall be made in writing to the Association and shall be signed by the complaining home owner or lessee.

Enforcement

A violation leading to a fine could arise from many sources. Some of the most common are:

- Architectural changes without ACC approval.
- Front landscaping changes without ACC approval.
- Parking non-approved vehicles on any lot overnight.
- Vandalism of property, e.g. tennis courts, pool etc.
- Improper maintenance of the house exteriors, e.g. cleaning of roofs, driveways.

There will be a period of time ranging from immediate action to a period of thirty (30) calendar days allowed for a homeowner to take corrective maintenance action on the house exteriors.

In the event that the violation is not corrected within the allotted time period, further action will be taken.

RECREATION AREA

Recreation Area Keys and Key Fobs

- To ensure that our swimming pools and tennis courts are used only by authorized residents in the Community, please do not loan your key or key fobs to an unauthorized person. Additional or replacement keys are available for a fee at the office. (CHECKS ONLY).
- **When using the recreational facilities you must park in the recreational parking lot (NOTE: not on the street).**
- Bikes shall be parked at the bike rack.
- No smoking in the recreation areas.
- No animals in the recreations areas.
- Audio devices are to be used only with personal headphones.
- **No scooters, skates, skateboards, rollerblades, bicycles, mopeds or other wheeled vehicles** (except strollers with wheel locking devices) **are allowed in pool area or in the recreation area.**

Swimming Pool

- Hours of operation are dawn to until dusk
- No lifeguard on duty – swim at your own risk
- Children under the age of 14 must be accompanied by a resident or guest who is over the age of 18 years of age.
- Pools are open on a first come, first served basis. Large pool capacity is 47 persons. Wading pool capacity is 10 persons. If usage exceeds the pool capacity the overflow of people may be required to wait until someone leaves the pool.
- No smoking in the pool areas.
- Shower before entering pool. No oils are to be worn in pools.
- Bathing suits only – no shorts or cutoffs.
- For health reasons, Children in diapers or not toilet trained must have secure rubber pants on when in pools – persons violating this rule are subject to fining plus be responsible for any additional costs incurred by the Association to clean and treat the pool necessitated by the violation of this rule.
- No food or drink allowed in pool
- No glass containers allowed in pool area. Only plastic drink containers allowed within the gated pool area.
- Food only on upper deck tables
- No alcoholic beverages on lower pool deck.
- No running, jumping, diving, ball playing or rough play
- Only the following flotation devices are allowed in pool area.
 - A. Inflatable rings for children under the age of four (4)
 - B. Inflatable arm bands for children ie; “water wings”
 - C. Pool Noodles
 - D. Kick boards may be used for swimming laps in the pool
 - E. Water weights allowed for exercise only
- No Pool furniture may be removed from deck

Swimming Pool Pavilion

- Pavilion reservations may be made at the office. No more than 25 guests are permitted.
- Applicant and guests shall not cause a nuisance to other residents in the vicinity.

Tennis Courts/Pickleball

- Hours of operation are from 8:00am to 9:00pm
- Each lot/household can bring up to and no more than three (3) guests on the tennis and pickleball courts.
- Tennis courts/Pickleball courts are for the exclusive use of residents of The Ridge and their guests.

- Only Tennis shoes and sneakers allowed.
- Use is a first come first served basis unless someone is waiting for a court. If someone is waiting, there a 90 minute playing limit for singles and doubles. The courts lined solely for tennis are for tennis play only.
- Lessons for pickleball/tennis are allowed, but if someone is waiting no more than 1 hour and one of the persons on the court **must** be a resident.
- Young children must be supervised by an adult.
- **Courts are for tennis and pickleball use only.**
- Leave the courts in the same or better condition than you found them. Return tables & chairs to their original positions, dispose of your trash.
- Please close gate securely when you leave the court area
- Good sportsmanship should be adhered to at all times. I.e. no swearing, no physical contact with another resident, no throwing items within the court.
- No more than four people on a court at any given time, and one of the four **MUST** be a resident.

PICKLEBALL: First come first serve unless 2 or more courts are in use and four people are waiting you **must** use the paddle system. This means you will rotate on and off the courts after each game to 9 and you will also rotate courts. If you are not playing a game but drilling/practicing, you have 20 minutes then must use the paddle system. **PADDLE SYSTEM:** Once your game/time is complete all four players must leave the court. The winners place their paddles on the left side of the paddle rack and the runner ups place their paddles on the right side of the paddle rack. If there is not four paddles on the rack place your paddles on the side of the rack with less than four paddles. When only two players are waiting winners stay and the two waiting players join the court.

Please observe the rules that are posted.

Sales – Purchases – Leases

When you are under contract for sale or lease, please notify the HOA office of the pending transfer by submitting the proper completed application.

All leases must be written for a term not less than (90) days.

No unit may be leased more than once during a twelve (12) month period without prior Board approval.

“For Sale” or “For Rent” signs may not be displayed.

A completed application (available at the Association office or online at theridgeatthebluffs.com), a fully executed copy of the sales contract or lease agreement, photocopy of vehicle registrations and application fee must be submitted to the Association office.

Unit for sale or lease must pass an inspection made by the Association. Said inspections shall include exterior maintenance and architectural changes, landscape, painting and roofs. Inspection is made after the application is submitted to the Association office and prior to the Certificate of Approval being issued. All noted deficiencies must be corrected prior to interview scheduling.

Applicants must make themselves available for a personal interview prior to closing.

A Certificate of Approval of Sale and Occupancy will be issued by the Association once all items have been completed.

The lease is not effective, nor may the unit be occupied by the prospective tenant(s) or occupant(s) or personal belongings stored wherein without the prior written approval by the Landlord and provided to the management office.

Allow sufficient time for the Association to complete necessary work before scheduling the closing. Per Association documents, no less than ten business days are required. There can be no exceptions to the 10 days.

After closing the purchaser or closing agent must supply to the Association Office a copy of the Warranty Deed. Until this document is presented the "Owner of Record" cannot be changed. All notices and maintenance fees will continue to be mailed to the "Owner of Record". Any applicable late fees will be added to delinquent accounts.