

THE RIDGE AT THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

Resolution Amending Rules for Patios and Decks

A meeting of the Architectural Control Committee of THE RIDGE AT THE BLUFFS HOMEOWNERS ASSOCIATION, INC. (the "Association") was held on the 15th day of April, 2026, after duly noticing the meeting in accordance with the Bylaws and Florida law, and after said meeting was called to order and upon a call of the roll, a quorum was found to be present, and after a motion was duly made, and seconded, and carried by at least a majority vote, it was resolved as follows:

RECITALS

WHEREAS, the Association is a Florida not-for-profit corporation created and organized for the purpose of managing and administering the community and common areas of the Association.

WHEREAS, the Declaration of Covenants and Restrictions for The Ridge at the Bluffs ("Declaration") is filed in Official Records Book 4569, Page 1, et. seq. of the Public Records of Palm Beach County, Florida.

WHEREAS, the Community Standards have been adopted to, among other things, regulate the external appearances of Homes in The Ridge at the Bluffs to preserve the general plan and scheme of development of The Ridge at the Bluffs.

WHEREAS, pursuant to Article VIII of the Declaration, the Architectural Control Committee ("ACC") may promulgate changes to the Community Standards for The Ridge at the Bluffs from time to time.

WHEREAS, the ACC has determined that a change to the Community Standards is warranted such that raised patios, decks, platforms, and other elevated structural extensions may create adverse impacts on neighboring Lots by intruding upon privacy and sightlines.

NOW, THEREFORE, BE IT:

RESOLVED that the ACC deems the above recitals to be true and correct and have voted to incorporate them in this resolution.

FURTHER RESOLVED, that the ACC hereby amends the Architectural Standards, as follows:

1. For purposes of this Resolution, an "Elevated Structure" means any patio, deck, platform, or any type of structural extension with a walking surface elevated above the first-floor slab of the dwelling located on the Lot. Effective as of the date of recording this Resolution, an Owner of a Lot may not install an Elevated Structure on the Lot unless the proposed Elevated

Structure meets the criteria and requirements as may be approved by the ACC in Paragraph 2 below..

- a) For purposes of this standard, “walking surface” means the uppermost finished surface of the patio, deck, platform, or other extension, whether constructed of concrete, pavers, wood, composite, or any other material.
- b) The height shall be measured vertically from the top of the first-floor slab of the dwelling to the top of the walking surface of the structure.
- c) This restriction applies regardless of any changes to finished grade, landscaping, or fill placed on the Lot.

2. Notwithstanding the restrictions set forth in Paragraph 1 above, the ACC may approve an Elevated Structure on the Lot only upon making written findings, based on the plans and materials submitted to the ACC, that one of the following conditions has been satisfied:

- a) The Elevated Structure does not create a direct line of sight from a point located five (5) feet above the walking surface of the Elevated Structure to any primary living areas of an adjacent Lot within twenty-five (25) feet, as measured horizontally from the nearest edge of the Elevated Structure; or
 - i. For purposes of this Section, “Primary Living Areas” means those portions of a Lot and dwelling intended for regular human occupancy or outdoor use, including rear-facing windows and doors serving living rooms, family rooms, kitchens, and bedrooms, as well as patios, pool decks, and similar outdoor living spaces. The term does not include side-yard areas, walkways, driveways, garages, or other areas not typically used for daily living or gathering.
- b) If the Elevated Structure would create a direct line of sight as described in subsection (a), the Elevated Structure incorporates mitigation features designed to eliminate or materially obstruct such direct lines of sight into the Primary Living Areas of adjacent Lots such that no direct line of sight remains, and all such mitigation features are specifically depicted in the plans submitted to and approved by the ACC.
 - i. Acceptable mitigation features shall consist of permanent or semi-permanent improvements, including fixed privacy screens, structural elements, or dense landscaping designed to provide effective visual screening, as approved by the ACC, based on the ability of such features to eliminate or materially obstruct direct lines of sight in accordance with this Section.
 - ii. All such mitigation features must also comply with the Declaration, the Community Standards, and all other applicable rules and regulations of

the Association, and approval under this Section shall not be deemed to authorize any feature that is otherwise prohibited.

- iii. Temporary or non-permanent mitigation features, including but not limited to tarps, curtains, fabric coverings, or similar materials, shall not satisfy this requirement.
- iv. Any approval granted in reliance upon such mitigation measures shall be expressly conditioned upon the installation and continuous maintenance of the approved features.
- v. Approved mitigation features shall be continuously maintained in good condition. Any approval granted by the ACC in reliance upon such mitigation features is expressly conditioned upon their installation and continued existence. Removal, material alteration, or deterioration of such features such that they no longer comply with the approved plans or fail to eliminate or materially obstruct direct lines of sight shall constitute a violation of this standard, shall render the Elevated Structure non-compliant, and the Lot owner will be subject to enforcement action.

3. The Association is aware of the following Homes / Lots that contain patios, decks, platforms, or other structural extensions that exceed the height limitation established in Paragraph 1 of this Resolution (each a “Non-Conforming Structure”):

- a) 197 Ridge Road, Jupiter, Florida 33477
- b) 130 Ridge Road, Jupiter, Florida 33477

4. The Non-Conforming Structures located at the above identified addresses are deemed to be “grandfathered in” meaning each Non-Conforming Structure shall be exempt from this Resolution for the remaining useful life of the structure. If a Non-Conforming Structure is damaged beyond repair or needs to be replaced because it has reached the end of its useful life, the Owner of the Home shall be required to comply with this Resolution, the Community Standards, and any other requirements that may be adopted in the future, and subject to approval by the ACC in accordance with Article VIII of the Declaration.

5. If any Home/Lot contains a Non-Conforming Structure not identified in this Resolution, and the installation of that structure pre-dates the adoption of this Resolution, the Owner shall have thirty (30) days from the date of adoption to register and document the Non-Conforming Structure in order for it to be considered “grandfathered” in the same manner described in Paragraph 4 above. Failure to register and document a Non-Conforming Structure within this period shall result in the structure being subject to full compliance with this Resolution, including enforcement action

6. FURTHER RESOLVED, that this Resolution shall be recorded in the chain of title of each of the above referenced properties in the Public Records of Palm Beach County, Florida,

as more particularly described on Exhibit "A" attached hereto and made a part hereof, as well as to the following described real property:

All of the plat of THE RIDGE AT THE BLUFFS, according to the plat thereof recorded in Plat Book 50, Page 47, Public Records of Palm Beach County, Florida.

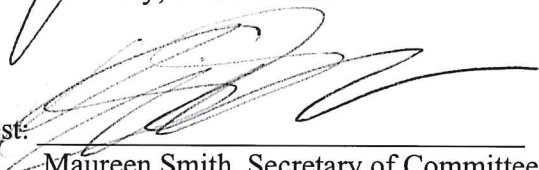
IN WITNESS WHEREOF, this Resolution has been approved and executed this 24th day of April, 2026.

THE RIDGE AT THE BLUFFS
HOMEOWNERS ASSOCIATION, INC.

By: _____


Joe Eddy, Chair of ACC

Attest: _____


Maureen Smith, Secretary of Committee

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EXHIBIT "A"

Schedule of Legal Descriptions:

1. Non-Conforming Structures:

- a. Lot 282, The Ridge at the Bluffs, according to the plat thereof as recorded in Plat Book 50, Page 47, Public Records of Palm Beach County, Florida (197 Ridge Road, Palm Beach Gardens, Florida 33410)
- b. Lot 158, The Ridge at the Bluffs, according to the plat thereof as recorded in Plat Book 50, Page 47, Public Records of Palm Beach County, Florida (130 Ridge Road, Palm Beach Gardens, Florida 33410)

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