

RESOLUTION OF THE ARCHITECTURAL CONTROL COMMITTEE OF THE RIDGE AT THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

On the 15th day of April, 2026, the Architectural Control Committee ("ACC") held a duly called Meeting after duly noticing said meeting in accordance with the By-Laws 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 ACC may promulgate changes to the Community Standards for The Ridge at the Bluffs from time to time;

WHEREAS, the ACC desires to prohibit the planting of any exotic or invasive species within The Ridge at the Bluffs Community, including the Common Areas, and Lots;

WHEREAS, the ACC has also determined that the planting of fruit trees within The Ridge at the Bluffs, including on the Common Areas and on Lots is detrimental to the residents of The Ridge at the Bluffs Community because fruit trees are well known to attract rodents, other vermin, and bees;

WHEREAS, the ACC believes it is in the best interest of The Ridge at the Bluffs Community to prohibit the planting of exotic and invasive species, and those fruit trees specified in this resolution;

NOW, THEREFORE, BE IT:

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

FURTHER RESOLVED, that the Board of Directors hereby amends the Community Standards as follows::

15. No Owner may plant any plants, trees, flowers, shrubs or other landscape material on any of the Common Areas.

16. No Owner shall use, plant or install any plant species or tree on any Lot that is considered invasive or exotic species by the Town of Jupiter, or those authoritative sources that the ACC or Board of Directors may reasonably rely upon, including the Florida Department of Agriculture and Consumer Services, the Florida Invasive Species Council, and the University of Florida's Institute of Food and Agriculture Sciences (UF/IFAS). The proposed planting, installation or use of any plant species shall be subject to approval in accordance with Article VIII of the Declaration.

17. In addition, an Owner may only plant landscaping, such as plants, flower, or shrubs in the rear of their Lot; provided, however, under no circumstances shall an Owner plant fruit trees of any kind on their Lot, including, by way of example only, the following:

- Apples
- Pears
- Cherries
- Plums
- Apricots
- Peaches
- Citrus (oranges, lemons, mandarins, blood oranges)
- Bananas
- Mangoes
- Carambolas (starfruit)
- Figs
- Grapes
- Strawberries
- Lychees
- Loquats
- Dates
- Blueberries
- Surinam cherry

Any Owner who has planted any invasive or exotic species, or any fruit tree on their Lot prior to the adoption of this Resolution must take all steps necessary to prevent such plantings from either encroaching on a neighboring Lot or Common Area, or from attracting rodents, other vermin, or bees into The Ridge at the Bluffs Community, or from otherwise causing a nuisance to other Owners and residents. The Association reserves the right to require an Owner to remove of the foregoing categories of planting that the Board of Directors determines to be a nuisance, as well as fine the Owner, after providing notice and opportunity to cure in accordance with applicable law, as well as exercise such other legal remedies available to the Association.

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: _____

Chair of ACC

Attest: _____

Co-Chair or Secretary of Committee