



INSTR # 100455028
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COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1034

After recording, this Instrument
it is to be returned to:

Linda J. O'Donnell, President
Gables Property Management, Inc.
3300 Corporate Ave.
Suite 110
Weston, Florida 33331

AMENDMENT TO DECLARATION OF COVENANTS
FOR THE RIDGES MAINTENANCE ASSOCIATION

THIS AMENDMENT is made this 7th day of August, 2000, by Arvida/JMB Partners,
a Florida general partnership ("Developer").

RECITALS

A. Developer is the "Developer" under, and as defined in, the **DECLARATION COVENANTS FOR THE RIDGES MAINTENANCE ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 24095, PAGE 120, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**, as amended and supplemented from time to time (the "Covenants"). The capitalized terms used herein shall have the meanings given them in the Covenants.

B. The homeowner-controlled Board of Directors has requested Developer to make certain corrections and changes to the Declaration, which Developer has agreed to do.

C. Article XVI, Section 5 of the Covenants provides, in pertinent part, that Developer may unilaterally amend the Covenants for so long as it holds title to any Lot affected thereby, which Developer presently does.

NOW, THEREFORE, in consideration of the promises and the aforesaid authority of Developer, the Covenants are hereby amended as follows:

1. Article I, Section I(n) of the Declaration is deleted in its entirety on the basis that Neighborhood Committees are no longer in use. The subsequent sections of Article I are hereby relettered accordingly.
2. The following sentence is added after the last sentence in Article I, Section 2: "The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning and interpretation of this Declaration."

3. Article IV, Section 1(b) is deleted in its entirety and replaced with the following:
 - (b) The right of the Association to suspend the Member's and his/her Member's Permittees' right to use the Common Area recreational facilities and the community amenities and services (if any) and the right of the Association to suspend Member's Permittees' use of the gate attendant services at the entrances to the community (if any) for any period during which any assessment against his/her Lot or fine remains unpaid for more than thirty (30) days and/or for any period during which any violation or infraction of this Declaration or the Association's rules and regulations remains for more than sixty (60) days. Nothing in this section shall preclude an Owner from having access to his Unit, as may be provided for under the Florida Statutes.

4. In Article IV, Section 1, the following is added as new subsection (i):
 - (i) The right of the Association to suspend Members and Member's Permittees' privilege to enter the community through the resident's entrance lanes (if any) for any period during which any assessment against his/her Lot or fine remains unpaid for more than thirty (30) days and/or for any period during which any violation or infraction of this Declaration or the Association's rules and regulations remains for more than sixty (60) days.

5. In Article VI, Section 3, the reference to "Twenty-Five Dollars (\$25.00)" is deleted and replaced with "35% of the costs of the remedial work or Twenty-Five Dollars (\$25.00) whichever ever is greater".

6. The following is added as the new last paragraph of Article VII, Section 7:

No Owner or Owner's Permittees shall attach or affix any sign, flier, notice or object on any Common Areas. If a sign, flier, notice or object, of any nature, is attached or fixed on the Common Areas, the Association may impose a special assessment against the Lot owned by the Owner based upon the cost of removal and the cost of any damage to the Common Areas. The Board of Directors or its designee, in its discretion, may place, attach or affix signs, fliers, notices and objects on the Common Areas.

7. In Article VII, Section 11, the last sentence in the third paragraph is deleted in its entirety.
8. The title of Article VII, Section 12 is deleted in its entirety and replaced with the following: "Restrictions on Vehicles."
9. In the first sentence of Article VII, Section 12, the phrase "(other than those of a type, if any, expressly permitted by the Association)" is deleted in its entirety and replaced with the following: "(of any kind, including, without limitation, pickup trucks used for personal purposes, extended cab trucks used for personal purposes and pickup trucks with bed covers or toppers for personal purposes)".
10. The following sentence is added after the first sentence of Article VII, Section 12: "Nothing in this section shall preclude the parking of sport utility vehicles, mini-vans, if any, expressly permitted by the Association."
11. In Article VIII, Section 2, second paragraph, the reference to "\$500.00" is deleted and replaced with "\$1,000.00".
12. In Article VIII, Section 2, second paragraph, the following sentence is added after the first sentence: "The \$1,000.00 may also be used by the Association to satisfy delinquent assessments and unpaid fines, and if the \$1,000.00 is used for these purposes, the Board of Directors may elect to require the Owner to place replacement monies in escrow to satisfy the \$1,000.00 requirement. Failure to post or replenish the required \$1,000.00 deposit shall be interpreted as a violation, and therefore subject to fines."
13. In Article VIII, Section 2, second paragraph, last sentence, the phrase "after the tenant vacates the unit" is deleted and replaced with "after the Lot and Unit becomes owner-occupied again."
14. Article IX, Section 3(c) is deleted in its entirety and replaced with the following:
 - (c) The Fine Committee may impose a special assessment (*i.e.*, fine) against the Lot owned by the Owner in an amount not to exceed \$100.00 per violation. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00. If the Florida Statutes are amended to permit fines in excess of \$100.00 per violation and/or aggregate fines for continuing violations in excess of

\$1,000.00, the maximum dollar amount of fines in this section shall be automatically amended and deemed to provide for such higher fines.

15. Article XI, subsection (d) is deleted in its entirety and replaced with the following:

(d) Each Member shall be liable to the Association for any damage to the Common Areas which may be caused by the negligence or misconduct of any Member or his/her Member's Permittees. If the Board of Directors, in its sole discretion, chooses to submit a claim to its insurance carrier for damage to the Common Area caused by a Member or his/her Member's Permittees and the claim is paid in whole or in part, the Member shall only be responsible for the amount of damage not fully covered by collected insurance. The Association reserves the right to charge such Member an assessment equal to the increase, if any, in the insurance premium which is in any way attributable to the damage caused by the Member or the Member's Permittees. Nothing in this section requires the Association to submit a claim for damage to its insurance carrier or to wait for the insurance carrier's determination of a filed claim before it takes action against the Member to recover monies relating to damage to the Common Areas.

16. Article XII, Section 1, fourth paragraph (pertaining to flood insurance) is hereby deleted in its entirety.

17. The term "The Falls" appearing in Article XII, Section 5 of the Declaration is hereby corrected to be "The Ridges."

18. Article XVI, Section 15 is hereby deleted in its entirety and replaced with the following:

Section 15. Common Areas, Clubhouse Facility, Ancillary Appurtenances, Use of Common Areas, Certain Easements, Community Systems. Upon proper application submitted to the Association or its designee, the clubhouse facilities and other Common Areas may be reserved by Owners in good standing for their exclusive use for parties, social functions, meetings and other events. The Board of Directors may promulgate rules, regulations and restrictions, including, without limitation, insurance requirements, deposits and rental fees. The reservation or rental of the clubhouse

facilities or Common Areas by Owners shall not be interpreted as restricting the use and enjoyment of the Common Areas by any Owner or his/her Permittees.

These amendments shall relate back to and be effective as of the date of the original recording of the Covenants.

IN WITNESS WHEREOF, the Developer has executed this Amendment to Declaration of Covenants as of the 7th day of August, 2000.

Signed, sealed and delivered in the presence of: Arvida/JMB Partners, a Florida general partnership

Sandy Herndon

Print Name: Sandy Herndon

Gwendolyn H. Chiesa

Print Name: GWENDOLYN H. CHIESA

By: Arvida/JMB Managers, Inc., a Delaware corporation and general partner

By: [Signature]

Print Name: George E. Casey, Jr

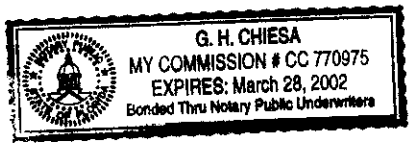
Print Title: Vice Pres.

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 7th day of August, 2000, by GEORGE E. CASEY, JR., the VICE PRESIDENT of Arvida/JMB Managers, Inc., a Delaware corporation, general partner of Arvida/JMB Partners, a Florida general partnership, on behalf of the corporation and partnership, who is personally known to me OR who produced _____ as identification.

Notary Signature
[Signature]
Print Notary Name

NOTARY PUBLIC
State of FLORIDA at Large
My Commission Expires:



Record and Return To:
This Instrument Prepared By:
Martin S. Rosenbloom, Esq.
BAKALAR & ASSOCIATES, P.A.
150 South Pine Island Road, Suite 540
Plantation, Florida 33324

CFN # 109739846
OR BK 47565 Pages 635 - 640
RECORDED 12/07/10 11:09:04 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 3405
#1, 6 Pages

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS
FOR
THE RIDGES MAINTENANCE ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT is made this 15th day of November, 2010 by The Ridges Maintenance Association, Inc., a Florida non profit corporation.

WITNESSETH:

WHEREAS, the Declaration of Covenants for The Ridges Maintenance Association, Inc. was recorded on November 2, 1995 in Official Records Book 24095, at Page 0120 of the Public Records of Broward County, Florida (hereafter sometimes called the "Declaration");

WHEREAS, **THE RIDGES MAINTENANCE ASSOCIATION, INC.** (the "Association") is the entity responsible for the operation of the Ridges community which is governed by said Declaration;

WHEREAS, the Declaration, Article XVI, Section 5, Amendment, provides that the Declaration may be amended by approval of not less that 66 2/3% votes of the entire membership;

WHEREAS, the Declaration, Article III, MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION, Section 3, General Matters, specifies that Voting Members cast the votes for the Members, and reads in part as follows:

"Section 3. General Matters. When reference is made herein, ...to a majority or specific percentage of the votes of Members, such reference shall be deemed to be a reference to a majority or specific percentage of the votes of the Members represented at a duly constituted meeting of their Voting Members voting for them (i.e. one for which proper notice has been given and at which a quorum exists) and not of the Members themselves or of their Lots."

WHEREAS, certain proposed amendments to Declaration, Article VI, Section 4, and to Declaration, Article VII, Section 12, were reviewed at a duly convened meeting of the Voting Members of the Association on November 8, 2010; and

WHEREAS, at said November 8, 2010 meeting of the Voting Members said proposed amendments to the Declaration which are attached hereto as Exhibit "A" and Exhibit "B" were duly adopted by the membership by having received at least 66 2/3% of the votes of the entire membership cast by the Voting Members at said meeting of the Voting Members.

NOW THEREFORE, the undersigned hereby certifies and affirms as follows:

1. The foregoing recitals are true and correct.
2. The following amendments to the Declaration of Covenants for The Ridges Maintenance Association, Inc. were duly approved and adopted by the Association:

SEE EXHIBIT "A" ATTACHED HERETO
SEE EXHIBIT "B" ATTACHED HERETO

3. Except as amended hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to be executed in its name.

Witnesses:

**THE RIDGES MAINTENANCE
ASSOCIATION, INC.,**
a Florida non profit corporation

Sign Anne Marie Frazier

Print Anne Marie Frazier

Sign Terry Allen

Print Terry Allen

By: Donald Henry
Donald Henry, President

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 15th day of November, 2010 by Donald Henry, as President of The Ridges Maintenance Association, Inc., on behalf of said corporation. He is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

SIGN Pam McCrackine

PRINT Pam McCrackine

State of Florida at Large

My Commission Expires:

(NOTARY SEAL)



EXHIBIT "A" (Re: Sidewalks; Trees in Swale)

PROPOSED AMENDMENTS TO THE

DECLARATION OF COVENANTS

FOR

THE RIDGES MAINTENANCE ASSOCIATION, INC.

(the "Declaration")

[NOTE: New words inserted in the text of the provision to be amended are underlined. Words deleted from the text of the provision to be amended are lined through. The text of any proposed new provision to the Declaration will be identified as a proposed new provision.]

Proposed amendment to Declaration, Article VI, MAINTENANCE OF UNITS AND LIMITED COMMON AREAS, deleting Section 4, and in its place and stead, adding a new Section 4 to read as follows:

Section 4. Limited Common Areas. "Limited Common Areas," as defined in the Declaration, Article I, Section 1 (i), means and refers to such portions of the Common Areas intended for the exclusive use of the Owners of specific Lots, and specifically includes portions of road rights of way from the edge of the paved road to the boundary line (whether in front, side or rear) of the applicable Lot but used by Owners of specific Lots to the exclusion of others. These Limited Common Areas which are adjacent to each Lot (but outside the legal description of said Lot) generally contains a sidewalk and a swale area adjacent to said sidewalk, on the street-side boundary line(s) of the Owner's Lot. The swale area adjacent to said Lot's Limited Common Area sidewalk(s) contain grass or other plant materials, including tree(s), and a mailbox structure serving the applicable Lot.

- (a) The Association shall maintain in good repair and manage, operate, insure, and replace, as often as necessary, the sidewalks located within the Limited Common Areas, in accordance with the standards set forth in this Article.
- (b) The Association shall maintain, fertilize, and prune, if necessary, each tree located within the Limited Common Area swale area adjacent to the sidewalk on the street-side boundary line(s) of each Owner's Lot, in accordance with the standards set forth in this Article. Notwithstanding any other provision to the contrary contained in this Declaration, each Owner shall be responsible for the replacement of each tree, if necessary, located within the Limited Common Area swale area adjacent to the sidewalk on the street-side boundary line(s) of each Owner's Lot, in accordance with the standards set forth in this Article.

- (c) Except as otherwise provided above for the Association to maintain, each Owner shall maintain, in accordance with the standards set forth in this Article, the Limited Common Areas located between (i) the street-side boundary line(s) of the Owner's Lot (i.e., where applicable, the edge of the common sidewalk closest to the Unit) and the edge of the street's pavement and (ii) the projections of the side boundary lines of the Lot to such pavement's edge. Without limiting the generality of the foregoing, each Owner shall be responsible for the maintenance of any portion of his driveway located in his respective Limited Common Area as well as any mailbox, grass or other plant material (other than trees) located therein; provided, however, that if the Board of Directors of the Association so elects, the Association may perform all or any portion of such maintenance obligations, on an ongoing or isolated basis, for purposes such as achieving an economy of scale or providing for uniform appearance throughout the applicable Neighborhood. In such event, the costs of such maintenance shall be borne only by the Owners within the affected Neighborhood in accordance with Article V, Section 2 hereof.

EXHIBIT "B" (Re: Vehicle / Parking Restrictions) ..
PROPOSED AMENDMENTS TO THE
DECLARATION OF COVENANTS
FOR
THE RIDGES MAINTENANCE ASSOCIATION, INC.
(the "Declaration")

[NOTE: New words inserted in the text of the provision to be amended are underlined. Words deleted from the text of the provision to be amended are lined through. The text of any proposed new provision to the Declaration will be identified as a proposed new provision.]

Proposed amendment to Declaration, Article VII, CERTAIN USE RESTRICTIONS, deleting the third (last) paragraph of Section 12, and in its place and stead, adding the following new text to Section 12, following its second paragraph, to read as follows:

[The text of this proposed new provision replaces the third paragraph of Article VII, Section 12]

Section 12. Restrictions on Vehicles.

- (a) "Towing" to Also Include the Remedy of "Booting." Every reference in this Article, the Declaration, and in the rules and regulations of the Association, to the towing of any vehicle parked in violation of these or other restrictions contained herein shall include (without reference to same) the "booting" or otherwise disabling of such a vehicle in lieu of towing, and all provisions contained herein pertaining to the non-liability of the Association for authorizing the towing of vehicles shall likewise apply to the Association if it elects to "boot" or otherwise disable such a vehicle in lieu of towing.
- (b) Fining of Owner for Parking Violations. In addition to the Association's right to tow any vehicle parked in violation of these or other restrictions contained herein, or in the rules and regulations now or hereafter adopted, in addition to all other remedies available to the Association for such violations, the Association may seek to impose a fine or fines upon an Owner for failure of an Owner or his Member's Permittees to comply with any vehicle or parking covenant, restriction, rule or regulation, in accordance with the provisions of this Declaration and the Association's governing documents.

- (c) FIRST VIOLATION. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle.
- (d) SECOND AND SUBSEQUENT VIOLATIONS BY THE SAME VEHICLE. In any consecutive six (6) month period, if a parked vehicle has received its first written notice of violation of any vehicle or parking restriction, and if that vehicle is again parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted, subject to applicable laws and ordinances, said vehicle may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of four (4) hours from the time a notice of violation is placed on the vehicle.
- (e) The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.
- (f) Parking on Limited Common Area Driveway "Aprons" Strictly Restricted. That portion of a Lot Owner's driveway which extends outside the Owner's Lot and extends from the street-side edge of the common sidewalk closest to the Unit to the edge of the street's pavement is commonly referred to as the driveway's "apron." No vehicle shall be permitted to park upon a Lot's Limited Common Area driveway "apron" unless all parking spaces located upon said Lot's driveway are occupied by parked vehicles. Any vehicle improperly parked upon a driveway "apron" in violation of this section may be towed by the Association at the sole expense of the owner of such vehicle in accordance with the provisions set forth in this Declaration or the rules and regulations of the Association now or hereafter adopted.

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS FOR THE RIDGES MAINTENANCE
ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to the Declaration of Covenants for The Ridges Maintenance Association, Inc. as recorded in Official Records Book 24095 at Page 0120 et seq. of the Public Records of Broward County, Florida was adopted by at least 66 2/3rd % of the votes of the entire membership as cast by the Voting Members in accordance with Article III, Section 3, of the Declaration at a meeting on September 24, 2012.

IN WITNESS WHEREOF, we have affixed our hand this 23rd day of October, 2012 at Weston, Florida

**THE RIDGES MAINTENANCE ASSOCIATION,
INC.**
a Florida not-for-profit corporation

By: [Signature]

Don Henry, President

By: [Signature]

Mary Margaret Langton, Secretary

WITNESS

Sign: [Signature]

Print Name: Terrance Allen

Sign: [Signature]

Print Name: MARILOU FRELBECK

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 23 day of October, 2012, by Don Henry, as President and Mary Margaret Langton Secretary of The Ridges Maintenance Association, Inc. a Florida not-for profit corporation.

Personally Known OR
Produced Identification _____

Type of Identification _____

NOTARY PUBLIC-STATE OF FLORIDA

Sign: [Signature]

Print: Stephanie Link



STEPHANIE LINK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE188361
Expires 7/15/2013

W.E. R. 4
Brough, Chadrow & Levine

AMENDMENT TO THE DECLARATION OF COVENANTS,
FOR THE RIDGES MAINTENANCE ASSOCIATION, INC.

(Additions indicated by underlining, deletions by ~~strikethrough~~)

Amendments to Article VII as follows :

Section 11. Architectural Control. No building or other structure or improvement of any nature (including, but not limited to, pools, screen enclosures, patios or patio extensions, hedges, other landscaping, exterior paint or finish, awnings, shutters, hurricane protection, basketball hoops, swing sets or play apperati, decorative plaques or accessories, birdhouses, other pet houses, statues and or other lawn ornaments, swales, asphaltting, asphaltting, sidewalk/driveway surfaces or treatments or other improvements or changes of any kind, even if not permanently affixed to the land or to other improvements) shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure and landscaping or of the materials as may be required by the Architectural Control Board (which shall be a committee appointed by the Board of Directors of the Association, absent such appointment the Board to serve in such capacity) have been approved, if at all, in writing by the Architectural Control Board and all necessary governmental permits are obtained. Fences, walls and similar improvements shall be governed by Section 15 of this Article. Conversions of garages to living space or other uses are hereby prohibited, even though same are not readily apparent from the exteriors of applicable Units. Notwithstanding the foregoing, should an Owner's Unit contain a three (3) car garage, an Owner may, upon submitting a request to the Association and approval in accordance with this Section 11, convert that portion of the garage for the third (3rd) vehicle for living or other uses. Any conversion of a three (3) car garage as aforementioned must retain the ability to store two (2) vehicles after conversion. Units containing two (2) car garages are expressly prohibited from any conversion. Each building, wall, fence (if any) or other structure or improvement of any nature, together with landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan so approved and applicable governmental permits and requirements, Refusal of approval of plans, specifications and location plans, or any of them, may be based on any grounds, including purely aesthetic ones, which in the sole and uncontrolled discretion of said Architectural Control Board are deemed sufficient. Any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the appearance of landscaping, shall be deemed an alteration requiring approval. The Architectural Control Board shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph. A majority of the Board may take any action the Board is empowered to take, may designate a representative to act for the Board and may employ personnel and consultants to act for it. In the event of death, disability or resignation of any member of the Board, the remaining members shall have full authority to designate a successor, The members of the Board shall not be entitled to any compensation for services performed pursuant to this covenant, unless engaged by the Association in a professional capacity. The Architectural Control Board shall act on submissions to it withing forty-five (45) days after receipt of the same (and all further documentation required by it) or else the request shall be deemed approved.

No request for approval shall be valid or require any action unless and until all assessments on the applicable Lot (and any interest and late charges thereon) have been paid in full.

In light of the fact that the types, styles and locations of Units may differ among the Neighborhoods, in the approving or disapproving requests submitted to it hereunder the Architectural Control Board may vary its standards among the Neighborhood to reflect such differing characteristics. Accordingly, the fact that the Architectural Control Board may approve or disapprove a request pertaining to a Lot in one Neighborhood shall not serve as precedent for a similar request from an Owner in another Neighborhood where the latter

has relevant characteristics differing from the former. In determining standards for architectural approval in specific Neighborhoods, the Architectural Control Board may, but shall not be required to, consult with the applicable Neighborhood Committee in such regard, provided that the Architectural Control Board shall be the final authority in determining and enforcing such standards. Notwithstanding the foregoing, the paint color schemes as approved by the Association from time to time shall be applied uniformly to all Units in all Neighborhoods. No exception for paint color schemes shall be made from one (1) Unit in one (1) Neighborhood to another Unit in a second (2nd) Neighborhood.

In the event that any new improvement or landscaping is added to a Unit/Lot, or any existing improvement on a Lot is altered, in violation of this Section, the Association shall have the right (and an easement and license) to enter upon the applicable Lot and remove or otherwise remedy the applicable violation after giving the Owner of the Lot at least ten (10) days' prior written notice of, and opportunity to cure, the violation in question. The cost of such remedial work and a surcharge of a minimum of \$25.00 (but in no event more than thirty-five percent (35%) of the aforesaid costs) shall be a special assessment against the Lot, which assessment shall be payable upon demand and secure by the lien for assessments provided for this Declaration.

The approval of any proposed improvements or alterations by the Architectural Control Board shall not constitute a warranty or approval as to, and neither the Association nor any member or representative of the Architectural Control Board or the Board of Directors shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any such improvement or alteration nor as to its compliance with governmental or industry codes or standards. By submitting a request for approval of any improvement or alteration, the requesting Owner shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives, and the Association generally, from and for any loss, claim or damages connected with the aforesaid aspects of the improvements or alterations.

The Architectural Control Board may, but shall not be required to, require that any request for its approval be accompanied by the written consent of the Owner of the Lots [up to five (5)] adjoining or nearby the lot/Unit proposed to be altered or further improved as described in the request.

Without limiting the generality of Section 1 hereof, the foregoing provisions shall not be applicable to Developer or its affiliates or designees or to Builders (to the extent provided in Article X hereof).

Section 25. Additional Rules and Regulations. Attached hereto as Schedule "A" are certain additional rules and regulations of the Association which are incorporated herein by this reference and which, as may be the foregoing, may be modified, in whole or in part, at any time by the Board without the necessity of recording an amendment hereto or thereto in the public records. With the exception of paint colors schemes which shall be uniform to all Neighborhoods, The the Board of Directors may adopt rules and regulations applicable to a specific Neighborhood in order to reflect any unique characteristics thereto.

This Document Prepared by:
Scott J. Levine, Esquire
Brough, Chadrow & Levine, P.A.
1900 North Commerce Parkway
Weston, FL 33326

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS FOR THE RIDGES MAINTENANCE
ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Covenants for The Ridges Maintenance Association, Inc., as recorded in Official Records Book 24095 at Page 0120 et seq. of the Public Records of Broward County, Florida, were adopted by at least 66 2/3rd % of the votes of the entire membership as cast by the Voting Members in accordance with Article III, Section 3, of the Declaration at a meeting on September 16, 2015.

IN WITNESS WHEREOF, we have affixed our hand this 18th day of September, 2015 at Weston, Florida.

**THE RIDGES MAINTENANCE ASSOCIATION,
INC.**

a Florida not-for-profit corporation

By: Elizabeth Goldstein
Elizabeth Goldstein, President

By: Mary Margaret Langton
Mary Margaret Langton Secretary

WITNESSES

Sign: Terrance Allen

Print Name: Terrance Allen

Sign: Lina Younes

Print Name: Lina Younes

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 18 day of September, 2015, by Elizabeth Goldstein, as President and Mary Margaret Langton as Secretary of The Ridges Maintenance Association, Inc. a Florida not-for profit corporation.

Personally Known OR
Produced Identification _____

Type of Identification _____

NOTARY PUBLIC-STATE OF FLORIDA

Sign: Stephanie Link

Print: Stephanie Link



Stephanie Link
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF025472
Expires 7/15/2017

(A)

**AMENDMENT TO THE DECLARATION OF COVENANTS,
FOR THE RIDGES MAINTENANCE ASSOCIATION, INC.**

(Additions indicated by underlining, deletions by ~~strikethrough~~)

New Section Article I, Section 3, as follows :

Section 3. The Association shall be governed by Florida Statute 720, as amended from time to time.

Amendments to Article V as follows :

Section 9. Subordination of the Lien. The lien of the assessments provided for in this Article shall be subordinate to real property tax liens and the lien of any first mortgage; provided, however, that any such mortgage lender when in possession or any receiver, and in the event of a foreclosure, any purchaser at a foreclosure sale, and any such mortgage lender acquiring a deed in lieu of foreclosure, and all persons claiming by, through or under such purchaser or mortgage lender, shall hold title subject to those sums as set forth in Florida Statute Chapter 720 as amended from time to time. ~~to the liability and lien of any assessment coming due after such foreclosure (or conveyance in lieu of foreclosure).~~ Any unpaid assessment which cannot be collected as a lien against any Lot by reason of the provisions of this Section shall be deemed to be an assessment divided equally among, payable by and a lien against all Lots subject to assessment by the Association, including the Lots as to which the foreclosure (or conveyance in lieu of foreclosure) took place. The lien herein provided shall also be subordinate to the lien for assessments created in the Foundation Covenants.

Amendments to Article VII as follows

Section 7. Signs. No sign of any kind shall be displayed to the public view on any Lot except for the following:

(a) The exclusive sales agent for the ~~Developer~~ seller may place one professional sign advertising the Unit for sale.

(b) One sign of not more than one (1) square foot which may be used to indicate the name of the resident(s) of the Unit.

(c) One sign of not more than one (1) square foot which may be used to identify a security service at the Unit.

~~(c)~~ (d) One (1) "for sale" or "for rent" sign may be displayed under the following conditions:

a. The sign may identify the property, the owner or agent and the address and telephone number of the owner or agent relative to the premises upon which the signs is located.

b. The face surface of such sign shall not be larger than twelve (12) inches in width and eight (8) inches in height square inches, provided, however, that it shall be

permissible to attach thereto one of the following additional signs not exceeding twelve (12) inches in width and two and one half (2 ½) inches in height and containing the wording:

- A. BY APPOINTMENT ONLY
- B. OPEN
- C. POOL
- D. REALTOR/ASSOCIATION NAME
- E. RENTAL/FOR RENT

- c. The sign shall be constructed of metal, plastic, wood or pressed wood and shall be fastened to a supporting member constructed of angle iron not exceeding one (1) inch by one (1) inch or a two (2) by two (2) inch wooden post, provided that said supporting member shall be all white or all black in color and have no letters or numbers upon it.
- d. The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than four (4) feet above the finished grade of the ground.
- e. All such signs shall be lettered professionally, but such signs shall not be required to be submitted to the Association for approval.
- f. Such signs shall be so erected or placed that its center line is parallel or perpendicular to the front property line.
- g. Such sign shall not be erected or placed closer than five (5) feet from the front of the property line (as opposed to the adjacent street, if different).
- h. Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and the back of the sign.
- i. Where such sign is suspended from an arm of the support, such arm shall not exceed a length of sixteen (16) inches.
- j. All such signs shall be erected on a temporary basis.
- k. Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.
- l. Any such sign shall be removed within five (5) days from the date a binding agreement is entered into for the sale, lease or rental of the property or immediately upon the removal of the property from the market, whichever occurs first.

m. No sign shall be placed on any common areas.

Without limiting the generality of Article XI hereof, in the event that similar requirements of the Foundation are more restrictive than those set forth hereto, such more restrictive requirements shall supersede and control.

No Owner or Owner's Permittees shall attach or affix any sign, flier, notice or object on any Common Areas. If a sign, flier, notice or object, of any nature, is attached or fixed on the Common Areas, the Association may impose a special assessment against the Lot owned by the Owner based upon the cost of removal and the cost of any damage to the Common Areas. The Board of Directors or its designee, in its discretion, may place, attach or affix signs, fliers, notices and objects on the Common Areas

Amendments to Article VIII as follows:

Section 2. Leases. No portion of a Lot or Unit (other than an entire Lot and Unit) may be rented. All leases shall be in writing and shall provide (or be automatically deemed to provide) that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association and its applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing The Properties or administered by the Association. The leasing of Lots and Units shall also be subject to the prior written approval of the Association which approval shall not be unreasonably withheld and which shall be deemed given if the Association does not deny approval within fifteen (15) of its receipt of a request for approval together with a copy of the proposed lease and all supporting information reasonably requested by the Association. No Owner may lease their Lot/ Unit during the first twelve (12) months after the recordation of the instrument by which title was conveyed to the Owner. However, should the Association acquire title to a Lot/Unit through foreclosure or a deed in lieu of foreclosure, the Association shall be exempted from the aforementioned prohibition against leasing within the first twelve (12) months of ownership. In addition, should a member of the Association (or their spouse) be an active member of the United States military and the member (or spouse) are assigned, deployed or otherwise transferred which necessitates the member (or spouse) leaving their Unit/Lot within the first twelve (12) months of ownership, the Association, upon being provided the appropriate documentation by the member (or spouse), will consent to the immediate renting of the Lot/Unit.

Owners wishing to lease their Lots and Units may, if the Board of Directors so elects, be required to place in escrow with the Association a sum of up to \$1000.00 which may be used by the Association to repair any damage to the Common Areas or other portions of The Properties resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The \$1,000.00 may also be used by the Association to satisfy delinquent assessments and unpaid fines, and if the \$1,000.00 is used for these purposes, the Board of Directors may elect to require the Owner to place replacement monies in escrow to satisfy the \$1,000.00 requirement. Failure to post

or replenish the required \$1,000.00 deposit shall be interpreted as a violation, and therefore subject to fines. The Association shall not be required to pay or remit any interest on any such escrow funds. The Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge not to exceed \$50.00 and exclusive of any interest retained by the Association, shall be returned to the Owner within ninety (90) days after the tenant vacates the Unit

This Document Prepared by:
David L. Brough, Esquire
Brough, Chadrow & Levine, P.A.
2149 North Commerce Parkway
Weston, FL 33326

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS FOR THE RIDGES MAINTENANCE
ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Covenants for The Ridges Maintenance Association, Inc., as recorded in Official Records Book 24095 at Page 0120 et seq. of the Public Records of Broward County, Florida, were adopted by at least 66 2/3rd % of the votes of the entire membership as cast by the Voting Members in accordance with Article III, Section 3, of the Declaration at a meeting on October 12, 2017.

IN WITNESS WHEREOF, we have affixed our hand this 30th day of Oct, 2017 at Weston, Florida.

**THE RIDGES MAINTENANCE ASSOCIATION,
INC.**
a Florida not-for-profit corporation

By: [Signature]
Stephen K Brooks, President

By: [Signature]
Helene Fried, Secretary

WITNESSES

Sign: [Signature]

Print Name: Amanda Espinosa

Sign: [Signature]

Print Name: Lina Yanes

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 30th day of Oct, 2017, by Stephen Brooks, as President and Helene Fried, as Secretary of The Ridges Maintenance Association, Inc. a Florida not-for profit corporation.

Personally Known OR
Produced Identification _____
Type of Identification _____

NOTARY PUBLIC-STATE OF FLORIDA

Sign [Signature]

Print Amanda Espinosa



AMANDA ESPINOSA
MY COMMISSION # FF 247256
EXPIRES: July 7, 2019
Bonded Thru Budget Notary Services

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**AMENDMENT TO THE DECLARATION OF COVENANTS,
FOR THE RIDGES MAINTENANCE ASSOCIATION, INC.**

(Additions indicated by underlining, deletions by ~~strikethrough~~)

Proposed Amendment Article VII, Section 13, as follows :

Section 13. Parking on Common Areas and Lots/Garages. No vehicles of any type shall be parked on any portion of the Common Areas ~~(including roadways)~~ except to the extent, if at all, a portion(s) of the Common Areas is specifically designated for such purposes. With respect to the common area roadways, vehicular parking may occur only after the Owner's driveway is fully occupied by vehicles and only upon such times, durations and locations as set forth by the rules as promulgated by the Association from time to time. The Board, in its reasonable, discretion may grant waivers to the aforementioned.

All owners and Members Permittees shall use at least one (1) space in their respective garages for the parking of a vehicle. In the event that such a party keeps a boat on a trailer (or some other vehicle or trailer) in the party's garage, the other space shall still be used for vehicular parking. Garage doors shall be kept closed at all times except when in actual use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted therefrom which reasonably require the doors to be left open.

No parking shall be permitted on any portion of a Lot except its driveway and garage.