

This Instrument Prepared By:

Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
(772) 220-2100

[blank space above line reserved for recording data]

**TWENTY-SECOND AMENDMENT TO
JUPITER HILLS VILLAGE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS TWENTY-SECOND AMENDMENT to Jupiter Hills Village Planned Unit Development Zoning Agreement (Amendment), is made and entered into this _____ day of _____, 2025 by and between, JUPITER HILLS CLUB, INC, a Florida not-for-profit corporation (OWNER), THE JUPITER HILLS HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation (ASSOCIATION), and MARTIN COUNTY, a political subdivision of the State of Florida (COUNTY).

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, OWNER and COUNTY on or about the 7th day of March, 1978, entered into a Planned Unit Development (PUD) Zoning Agreement for the development of a project in Martin County, Florida, known as Jupiter Hills Village, which Agreement is recorded in Official Records Book 453 beginning at Page 1272 of the Public Records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the "Jupiter Hills Village PUD Agreement," and,

WHEREAS, OWNER and ASSOCIATION desire to have employee housing within the PUD; and

WHEREAS, after appropriate notice, hearing and approval, OWNER desires to amend the Jupiter Hills Village PUD Zoning Agreement to change the use on Phase IX from “Commercial” to “Employee Housing” that will be owned and operated by OWNER for the sole purpose of providing employee housing for employees within the Jupiter Hills Village PUD and to add a Preserve Area Management Plan for Phase IX.

NOW, THEREFORE, it is agreed between OWNER, ASSOCIATION and COUNTY that the PUD Agreement is amended as follows:

1. The above recitations are true and correct and incorporated herein by this reference.
2. The use on Phase IX is changed from “Commercial” to “Employee Housing” that shall be owned and operated by OWNER for the sole purpose of providing employee housing for employees within the Jupiter Hills Village PUD. The Master Site Plan attached to the Jupiter Hills Village PUD Zoning Agreement as Exhibit C is deleted in its entirety and replaced with the attached Exhibit C, Revised Master Site Plan.
3. All employees residing in the employee housing dormitory building(s) must be 18 years of age or older.
4. A letter of No Objection from the Martin County School District shall not be applicable.
5. The minimum parking rate for employee housing shall be 1 space per bed.
6. The Timetable for Development for Phase IX shall be as follows: Final site plan approval for Phase IX must be obtained within one (1) year of Revised Master Site Plan approval, and development must be completed within two (2) years of final site plan approval.

All other phases of the Jupiter Hills Village PUD have been completed.

7. Exhibit E, Preserve Area Management Plan, of the Jupiter Hills Village PUD Zoning Agreement is supplemented with the attached Exhibit E-1, Preserve Area Management Plan for Phase IX.

8. All the terms and conditions of the Jupiter Hills Village PUD Zoning Agreement which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this Amendment was approved by the Board of County Commissioners of Martin County, Florida.

OWNER

WITNESSES:

JUPITER HILLS CLUB, INC., a Florida not-for-profit corporation

Name: _____
Address: _____

By: _____
Michael A. Ruane, President

11800 SE Hill Club Terrace
Tequesta, FL 33469

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me by means of [] physical presence or [] online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, was acknowledged by MICHAEL A. RUANE, PRESIDENT of JUPITER HILLS CLUB, INC., a Florida not-for-profit corporation, on behalf

of the corporation, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

(NOTARIAL STAMP)

Notary Public
My commission expires

ASSOCIATION

WITNESSES:

THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Name: _____
Address: _____

By: _____
Name: _____
Title: _____

17813 SE Village Circle
Tequesta, FL 33469

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me by means of [] physical presence or [] online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, was acknowledged by _____, _____ of THE JUPITER HILLS HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

(NOTARIAL STAMP)

Notary Public
My commission expires:

COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

(COMMISSION SEAL)

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Elysse A. Elder
Deputy County Attorney

**EXHIBIT C
REVISED MASTER PLAN**

**EXHIBIT E-1
PRESERVE AREA MANAGEMENT PLAN
PHASE IX**