

PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.
NOTICE OF SPECIAL MEMBERSHIP MEETING

TO ALL MEMBERS:

Notice is hereby given that a Meeting of the Members of the Pine Ridge Property Owners Association, Inc. will be held on **Tuesday October 27, 2026, at 10:00 a.m. at the Pine Ridge Community Center located at 5690 W. Pine Ridge Blvd., Beverly Hills, Florida 34465.** The purpose of the meeting is to vote on proposed amendments to the Declaration. In order for the proposed amendment to be adopted, a majority of members who participate in the vote must vote "yes".

AGENDA:

1. Call Meeting to Order
2. Pledge of Allegiance
3. Proof of Notice of Meeting and Establishment of Quorum
4. Approval of Minutes from last membership meeting.
5. New Business - Vote on Proposed Amendments to the Declaration
 - a. Discussion of Referendum
 - b. Collection of Proxy/Ballot forms
6. Adjourn Meeting

VOTING INSTRUCTIONS:

Members have the right to vote in person, by limited proxy or online.

- A) **In Person:** If you attend the meeting and plan to vote in person, please bring the dated and signed proxy/ballot form that is enclosed with this notice. The proxy/ballot form may be used to vote even if you attend in person.
- B) **Online:** The Board has passed a Resolution authorizing electronic voting. For online (electronic) voting, each property with an email address on file will receive an email invitation to vote from the electronic voting system. You may vote for the proposed amendment online. Members voting electronically shall be counted as being in attendance at the meeting for purposes of determining a quorum. The deadline for electronic voting is 10:00 a.m. Tuesday October 27, 2026. This is a safe and efficient method to increase participation while saving both time and money. The entire process takes only a few minutes. If we do not have your email address on file or you do not receive the email invitation to vote, you can still sign up to vote online by contacting the office at **352-746-0899** or go to the web address listed as follows to add your email address to the Pine Ridge system: **<https://prpoa.cincwebaxis.com>**. If you are voting online, please register and proceed to your account to vote. Make your choices on the ballot and click "submit". When your vote is complete, you will receive both an onscreen confirmation and an email that the vote has been recorded.

- C) **By Proxy:** If you cannot attend the meeting and you are not voting electronically, please sign and date the Limited Proxy (enclosed). Please return your proxy in the enclosed envelope by 10:00 a.m. on October 27, 2026 for your vote to be counted. You may mail or deliver your Limited Proxy to the following address: Pine Ridge Property Owners Association, Inc., 5690 W. Pine Ridge Blvd. Beverly Hills, FL 34465-2876.

The exact language of the proposed amendment is set forth in the enclosed Limited Proxy Form. The current Pine Ridge Declaration is recorded in the Official Records of Citrus County, Florida and is available on the Pine Ridge website at: <https://pineridgeassn.com/documents-and-forms/>.

By Order of the Board of Directors

Gail Denny,
Licensed Community Association, Manager

In accordance with Section 720.306, Florida Statutes, and the Bylaws of Pine Ridge Property Owners Association, Inc., this notice has been mailed to all Lot Owners or emailed to Lot Owners who consented to received notice via email and posted at the Community Center Bulletin at least twenty (20) days in advance of the meeting. In accordance with Section 720.303, Florida Statutes, this notice was posted on the Association's website not less than fourteen (14) days in advance and the draft amendments were posted on the Association's website not less than seven (7) days in advance.

PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.
PROXY/BALLOT

The undersigned Lot Owner in Pine Ridge Property Owners Association, Inc. does hereby appoint:
(Check a or b below.)

_____ a) The Association's Secretary
_____ b) _____ (If you check b, write in the name of your proxy.)

as my proxy holder to attend the Special Membership Meeting of Pine Ridge Property Owners Association, Inc., to be held on **October 27, 2026, at 10:00 a.m.**, at the Pine Ridge Community Center, located at 5690 W Pine Ridge Blvd., Pine Ridge, FL, 34465, or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. In the event I attend the meeting in person, this will act as my meeting ballot. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

_____ **I DO NOT** grant general powers to my proxyholder.

LIMITED POWERS (For your vote to be counted on the following issue, you must indicate your preference in the blank provided below.) I authorize and instruct the proxyholder named above to cast my vote in reference to the following matter as indicated below.

*For all amendments text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by an underline (underline).

- 1) Should the definition of Architectural Design Committee be changed to remove the words “full time resident” as indicated below?

1.00 Definitions. Architectural Design Committee, which hereafter shall be referred to as the ADC, consists of volunteer ~~full time resident~~ property owners of the Pine Ridge Subdivision. Refer to section 9.01.

_____ YES _____ NO

❖ *Reason for Amendment: Add the words in Definitions since the referendum had passed in May.*

- 2) Should “Clear Cutting” be added to the Definitions as indicated below?

1.00 Definitions **Clear Cutting** ~~The complete removal of trees on any lot.~~

_____ YES _____ NO

❖ *Reason for Amendment: Add the words in Definitions since the referendum had passed in May.*

- 3) Should 101B be amended as indicated below to clarify when trees may be removed from a lot?

1.01 B. Tree Preservation and Lot Development Requirements and Standards

The wooded character of each and every Lot shall be maintained, and tree removal will be done only as required for construction and installation of utilities, except that the Tree Preservation Zone (TPZ) shall remain on all lots, subject to the exceptions specified below. Clear Cutting is prohibited. ~~The Tree Preservation Zone (TPZ) shall remain on all lots.~~ (See exceptions 1.01 B 8)

_____ YES _____ NO

❖ *Reason for Amendment: Clarify that allowing tree removal for construction does not mean all trees can be removed from TPZ.*

- 4) Should 1.01B2a be amended as indicated below to clarify how the Tree Preservation Zone (TPZ) is to be measured?

Tree Preservation Zone (TPZ) is a buffer area fifteen (15) feet ~~from the side Lot lines and fifteen (15) feet from the rear Lot Line and~~ wide as measured inward from the lot lines and running the full length of the rear and side lot lines and shall be maintained in perpetuity. This is not the structure setback requirement. (see 1.01 D and E). The TPZ for Corner Lots shall consist of fifteen (15) feet from the rear

Lot line and fifteen (15) feet from the side Lot line that is not adjacent to a street. The Minimum Mature Trees number must be maintained. No Mature Trees shall be removed from the TPZ, except as set forth below. (see exceptions 1.01 B 8)

_____ YES _____ NO

❖ *Reason for Amendment: Current language could be misinterpreted.*

5) Should 1.01 B 8 be amended to add subsection d which will state as follows:

8. Exceptions to Minimum Mature Tree and TPZ Requirements

...

d. Utilities

One (1) or more trees may be removed from the TPZ, if necessary to install utilities. If this results in fewer than the Minimum Mature Trees Number for that lot, Replacement Trees are required. (See Tree Removal Mitigation 1.01 B9.)

_____ YES _____ NO

❖ *Reason for Amendment: Allow removal of trees from TPZ if needed for installation of utilities.*

6) Should all references to Model Homes be deleted in 1.02C and the language amended as set forth below?

~~— C Model, Speculative Homes, and Homes under construction~~

~~1.—No building may be used as a model home, for a period of time exceeding fifty (50) months from the date of the County Certificate of Occupancy.~~

~~2.—For so long as any Lot with a residential structure is being used as a model home, only one sign may be displayed on the Lot. The builder must declare on the ADC application the home is to be used as a model home and include the sign design with the submittal, and only under the following conditions. The total display surface of any sign shall not exceed two thousand (2,000) square inches on each side; the faces of three (3) or more sided signs shall not exceed a total combined area of two thousand (2,000) square inches. The sign may only be placed on one or two posts; the signpost(s) shall not exceed sixty (60) inches in height above grade, and the sign shall not be placed nearer than five (5) feet to any Lot Line. Sign(s) shall not display the price or price range for any properties or products of the builder. Electronic signs shall not be permitted.~~

~~3.—For so long as any structure is in the course of construction, sign(s) identifying the contractor(s) performing the work shall be permitted under the following conditions: One builder's sign shall be permitted per Lot so long as the sign is no larger than one thousand (1,000) square inches, excluding posts and rails; no part of the sign or sign posts shall exceed forty-eight (48) inches in height above grade. All other companies associated with the construction of the structure are each limited to one sign per Lot. The sign shall not exceed three hundred (300) square inches and shall be located in close proximity to the Builder's sign, but no higher than thirty-six (36) inches above grade. No sign(s) shall be placed nearer than five (5) feet to any Lot Line.~~

~~4.—No model home shall be used as a rental unit or for overnight habitation.~~

~~5.—See section 9.01 A for construction and plan approval time constraints.~~

~~6.—Erosion on any property that ends up on the roadway, right-of-way or impacts another Lot that is caused by construction is not allowed. This erosion requires the use of a silt fence or other barrier. The integrity of the barrier must be maintained throughout the construction.~~

C. Speculative Homes and Homes under construction

1. No structure may be used as a Model Home which is defined as a Main Structure which includes any of the following: a real estate or builder's sale office, including converted garage space, onsite sales personnel, and all visible signage.
2. For so long as any structure is in the course of construction, sign(s) identifying the contractor(s) performing the work shall be permitted under the following conditions: one builder's sign shall be permitted per Lot so long as the sign is no larger than twenty-four (24) inches by twenty-four (24) inches excluding posts and rails, no part of the sign or sign posts shall exceed thirty-six inches (36) in height above grade. No sign(s) shall be placed nearer than five (5) feet to any Lot Line.
3. See section 9.01 A for construction and plan approval time constraints.
4. Erosion on any property that ends up on the roadway, right-of-way or impacts another Lot that is caused by construction is not allowed. This erosion containment requires the use of a silt fence or other barrier. The integrity of the barrier must be maintained throughout the construction.

_____ YES _____ NO

❖ *Reason for Amendment: Model Homes circumvent Article 1.02B Restricted Home Occupation Activities.*

- 7) Should 1.01D and E be combined and make the 2nd paragraph labeled E and to delete unnecessary language as set forth below?

D. Structure Setback

On all non-Corner Lots, no structure, with the exception of Fences, shall be erected nearer than forty (40) feet to the Front Property Line of said Lots; not nearer than twenty-five (25) feet to any interior side Lot line; nor nearer than twenty-five (25) feet to the rear Lot line.

- ~~E.—On Corner Lots, no structure, with the exception of Fences, shall be permitted nearer than forty (40) feet to either street Lot lines); not nearer than twenty-five (25) feet to any interior side Lot line; nor nearer than twenty-five (25) feet to the rear Lot line (the rear Lot line being opposite and most distant from the front Lot line having the least dimension on Corner Lots).~~

E. Lot Owner Responsibility for Construction Contractors

Property Owners are responsible for the actions or lack of actions of their contractors. As such, any contractors that violate any restrictions in this document will result in fines to the Lot Owner.

_____ YES _____ NO

❖ *Reason for Amendment: Clarity.*

- 8) Should 3.01D be amended to add language clarifying the rules for roof structure and re-roofing all structures as set forth below?

D. Roof Structure

The roof of the Main Structure shall have a minimum of ~~five-twelfths (5/12)~~ 5/12 pitch and a minimum of a twelve inch overhang, not to exceed forty-eight (48) inches. The roof pitch for a two-story Main

Structure lower level may be 3/12 taking into consideration safety for emergency personnel and egress for residents. Fascia shall be a minimum of five and one-half (5½) 5-½ inches. Gutters, if installed, shall match the color of the fascia. When re-roofing either the Main Structure or the Accessory Structures they must all match in material and color. The only exception being is if the Main Structure or the Accessory Structures roofs are metal then they only must be similar in color. Roof colors, material and profiles shall be selected from the roof color, material and profiles book maintained at the Corporate office. Roof material samples in the proposed color shall accompany any application. No corrugated or five V pattern steel roofing shall be used on any structure. Porch roofs attached to the Main Structure shall have a three-twelfths (3/12) 3/12 minimum pitch. Breezeways incorporated into the Main Structure are required to meet all Main Structure requirements.

_____ YES _____ NO

❖ *Reason for Amendment: To maintain the aesthetics of the community with the Main Structure and Accessory Structure having the same color roof.*

9) Should 2.02 D1 be amended as set forth below to add a better description of picket fences?

2.02 Fencing

D. Fences forward of the Rear Line of the Main Structure.

No Fence style shall be permitted except post and boards/rails, picket or cross buck. Materials may include wood, metal (unfinished metal is not permitted unless it is being used as no-climb wire), solid or flexible vinyl, masonry (concrete block must be finished to disguise the concrete block pattern), or composite. For Interior Lots the color, style and pattern of the fencing that parallels the side property lines must be consistent throughout. (Fences greater than fifty-four (54) inches in height will be discussed below in section 2.02 E.)

1. Posts may not exceed sixty (60) inches above grade. If used, Fence post preservation caps may not extend ~~4~~ four (4) inches higher than the post. Each section of any post and board/rail Fence shall have two (2), three (3), or four (4) boards/rails of a nominal ~~6~~ six (6) inches in width, and placed horizontally and/or ~~2-two (2)~~ boards placed diagonally, between two adjoining Fence posts. When three or more horizontal boards/rails are used they must be spaced apart at least three (3) inches. The top rail of any Fence forward of the Rear Line of the Main Structure may not exceed ~~54~~ fifty-four (54) inches above grade. No-climb wire may not be applied to the outside perimeter of any Fence. No picket shall be higher than ~~54~~ fifty-four (54) inches above grade. All pickets must be vertical and parallel to each other and spaced evenly from each other. This spacing shall be no less than ~~4-5~~ three (3) inches between pickets. All pickets must be of the same style. The pickets must not be flat on the top. The cross rail (or top board) must be no less than three (3) inches below each picket or in the case of a curved top design, the shortest section of the picket. The width of each picket is a maximum of three and three-fourths (3 ¾) inches. All Fencing must be kept in good repair.

_____ YES _____ NO

❖ *Reason for Amendment: The requirements for picket fence construction are vague.*

10) Should 3.01B be amended as set forth below to clarify the usage of colors on Main and Accessory Structures?

3.01 Main Structures

...

B. Exterior Color Scheme

Approved colors for the Body, Trim, and Accent of the Main Structure are available for selection in the Corporate office. Main entrance doors may be any color as shown in the color book, red or a wood grain finish regardless of whether it has been used on any portion of the Main Structure. Garage doors may be painted the same as the Main Structure, Trim or Accent Color from the color combinations selected and approved for the Main Structure. Any shade of white, beige or gray found in the color book, or simulated wood grain may also be selected for the Garage door. All paint must be flat or satin finish. Gutters shall match the fascia. Accessory Structures, built, on site, except for Barns built behind the Rear Line of the Main Structure, must be of a color that is similar to the existing Main Structure's color. When repainting the Main Structure with a different approved color all Accessory Structures that are required to match the Main Structure in color must be repainted the new color at the same time.

B. Exterior Color Scheme

Approved color combinations for the Body, Trim, and Accent of the Main Structure are available for selection in the Corporate office. Main entrance doors may be chosen from body trim or accent color. A matching wood grain finish may be used for the garage door and/or the front entrance door. Garage doors may be painted the same as the Main Structure, Trim or Accent Color from the color combinations selected and approved for the Main Structure. Garage doors and the Main Entrance door may match. All paint must be flat or satin finish. Gutter color shall match the fascia color. Accessory Structures body color, except for Barns, must be of a color that is similar to the existing body color of the Main Structure's color. When repainting the Main Structure with a different approved color all Accessory Structures are required to be similar in color or match the body color of the Main Structure. Metal buildings refer to 3.02 D 3.

_____ YES _____ NO

❖ *Reason for Amendment: Modify restrictions to clarify the usage of colors on Main and Accessory Structures.*

11) Should 3.01F be revised to authorize hurricane protection and specify color and maintenance requirements as set forth below?

3.01 Main Structures

...

F Hurricane Shutters

Permanently installed and removable hurricane shutters may be utilized. Hurricane shutters may be of rigid plastic, metal or wood. Removable hurricane shutters may be installed, and permanently installed hurricane shutters may be closed anytime a hurricane warning is issued by NOAA and must be removed 7 days after the hurricane warning is canceled.

E. Hurricane Protection

Hurricane protection installed on a Lot or Structure must comply with the Hurricane Protection Specifications adopted and amended from time to time by the Board of Directors or the Architectural Design Committee pursuant to Section 720.3055, Florida Statutes. Permitted hurricane protection may include, without limitation, roof systems that meet ASCE 7-22 standards, impact-resistant windows and doors, permanently installed shutters, removable storm panels, accordion shutters, roll-down shutters, Bahama shutters, colonial shutters, and other hurricane protection products approved by the Association and permitted by applicable law and the Florida Building Code. Permanently installed hurricane shutters, shutter tracks, or other apparatuses used to facilitate installation of shutters or storm panels must be silver, gray, white or painted to match the Main Color, Trim Color or Accent Color of the structure. Exterior fixed generators and fuel storage tanks may only be installed behind the Front Line of the Main Structure and must be

shielded from view with approved fencing or landscaping, so they are not visible from the Lots' frontage, any adjacent Lot, any common area, or any community golf course. Hurricane shutters and storm panels may be closed or otherwise used to cover windows anytime a tropical storm warning or a hurricane warning affecting the community is issued by the National Oceanic and Atmospheric Administration (NOAA) or the National Weather Service and must be removed seven (7) days after the tropical storm warning or hurricane warning is canceled or expires, unless an extension is granted by the Board of Directors, in writing. Hurricane protection shall be maintained in good condition and appearance.

_____ YES _____ NO

- ❖ *Reason for Amendment: State and County regulations address this issue through Florida Building Code and by meeting ASCE 7-22, but HOA restrictions must establish standards for maintenance and appearance.*

12) Should 4.08 A and B be amended to comply with Florida Statutes, Chapter 720?

4.08 Vehicles and Vessels Parked outside the Main or Accessory Structures

Any vehicle, vessel, or trailer listed in paragraph A. below, concealed in a fully enclosed, approved structure does not exist for the purposes of these deed restrictions.

~~A.—Up to 5 Personal Vehicles (see Definitions), may be parked on the Lot outside a fully enclosed Main or Accessory Structure. Only Personal Vehicles may be parked overnight forward of the Front Line of the Main Structure. Parking of personal vehicles forward of the Front Line of the Main Structure is only permitted on a paved or defined gravel driveway or adjacent parking pad. If used, a gravel parking pad will be defined, contained, and maintained. Maintenance will include rut repair, plant prevention and removal, gravel replacement to maintain an even surface.~~

A. No more than five (5) vehicles owned by the occupant(s) of the Main Structure may be parked on the Lot forward of the Main Structure. Parking of vehicles forward of the Front Line of the Main Structure is only permitted on a paved or defined gravel driveway. Other parking areas forward of the front line of the Main Structure shall be made of the following materials: concrete, pavers, asphalt, or gravel and be physically attached to the existing driveway. Driveway and parking area maintenance will include rut repair, plant prevention/removal, and gravel replacement. Parking forward of the front line, on turf or any other organic material is not permitted.

~~B.—In addition to the five (5) Personal Vehicles listed in A. above, three (3) non-Personal Vehicles; vessels, trailers (motorized or not – for example, motor home, travel trailer, implement/utility trailer, equine trailer, farm tractor, water-borne vehicles, aircraft, ATV, Box Truck, camper, any vehicle with sleeping accommodations or any vehicle or trailer that combines these or other functions) originally manufactured to transport people, animals, equipment, materials, or apparatus shall be permitted outside an ADC approved fully enclosed structure overnight on any lot, street or right of way except with the following conditions:~~

B. In addition to the five (5) vehicles listed in A. above, no more than three (3) additional vehicles, vessels, trailers (motorized or not – for example, motor home, travel trailer, implement/utility trailer, equine trailer, farm tractor, water-borne vehicles, aircraft, ATV, Box Truck, camper, any vehicle with sleeping accommodations or any vehicle or trailer that combines these or other functions) originally manufactured to transport people, animals, equipment, materials, or apparatus shall be permitted outside an ADC approved fully enclosed structure overnight on any lot with a Main Structure behind the Rear line of the Main Structure. Except with the following conditions:

_____ YES _____ NO

❖ *Reason for Amendment: Changes to Florida Statute 720 placed limits on vehicle types.*

13) Should 9.02 be removed in its entirety as set forth below?

9.02 Variance for Terrain

~~Relief from restrictions for the location of Accessory Structures and the parking of vehicles may be issued by the Association in the event the natural terrain prevents safe location of the vehicle or Accessory Structure. For the purpose of this document, trees are not a terrain feature. Property owners may apply for a variance for terrain through the ADC. If the ADC recommends the variance, it will be forwarded to the Board for approval.~~

9.02 Not Used.

_____ YES _____ NO

❖ *Reason for Amendment: This is impossible to uniformly apply.*

14) Should language requiring minimum square footage be removed from Addendum A as set forth below?

~~On all other Lots in Unit Three and Units One, Two, Four, Five and Six, no residence having a minimum living area of less than sixteen hundred (1600) square feet shall be erected.~~

_____ YES _____ NO

❖ *Reason for Amendment: Current language conflicts with restriction 3.01 A because 3.01 A requires all homes in Pine Ridge to be a minimum 1,800 sq. ft. of living area under conditioned air.*

In order for your PROXY/BALLOT to be counted and to facilitate a quorum for the election, you must indicate your address, sign, date and print your name.

Property Address: _____

Signature: _____ Date: _____

Print Name: _____

This proxy is revocable by the Owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than 90 days from the date of the meeting for which it was given.

PLEASE RETURN THE PROXY/BALLOT IN THE ENCLOSED PROXY/BALLOT ENVELOPE ON OR BEFORE October 27, 2026, before 10:00 a.m. Mailing address or hand delivery: Pine Ridge Property Owners Association, 5690 W. Pine Ridge Boulevard, Beverly Hills, FL 34465 or You may bring your proxy/ballot to the annual meeting at the Community Center.

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This section is only to be filled in by the proxy holder if they wish to appoint a substitute proxy holder.

The undersigned, appointed as proxy above, hereby designates _____
to substitute for me in the proxy set forth above.

Dated: _____

Original Proxy holder Signature

Sample Ballot Packet