

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

RESOLUTION 2024-02

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT FOR THE MAINTENANCE OF THE PUBLIC EASEMENTS WITHIN THE PLAT OF OCEAN RIDGE AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE TOWN; ACCEPTING A SPECIAL WARRANTY DEED FROM OCEAN RIDGE TOWNHOMES, LLC AND A QUIT-CLAIM DEED FROM THE OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC. TO CONVEY OWNERSHIP OF THE UNDERLYING PROPERTY TO THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town wishes to assume the maintenance and ownership of the public easements depicted on the Plat of Ocean Ridge, as recorded in Plat Book 98, Page 194, of the public records of Palm Beach County, Florida; and

WHEREAS, the Plat requires that the easements be maintained by the Ocean Ridge Townhomes Homeowners Association, Inc. (“Association”), and the Town wishes to execute an Assignment and Assumption Agreement (“Agreement”) whereby the Town assumes such maintenance and to accept deeds from the developer of Ocean Ridge and the Association to transfer ownership of the underlying property; and

WHEREAS, the Town Council determines that the approval and execution of the Agreement and the acceptance of the deeds are in the best interests of the residents and property owners of the Town of Juno Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, as follows:

Section 1. The foregoing recitals are ratified and incorporated herein.

Section 2. The Town Council hereby approves an Assignment and Assumption Agreement with the Ocean Ridge Townhomes Homeowners Association, Inc. and authorizes the Mayor to execute the Agreement on behalf of the Town. The Town Council further accepts a Special Warranty Deed from Ocean Ridge Townhomes, LLC, and a Quit-Claim Deed from the Ocean Ridge Townhomes Homeowners Association, Inc. Upon execution of the Agreement and acceptance recordation of the deeds in the public records, the Town shall assume ownership and maintenance over the public easements depicted on the Plat of Ocean Ridge.

Section 3. This Resolution shall be effective immediately upon adoption.

RESOLVED AND ADOPTED this _____ day of _____, 2024.

Alexander Cooke, Mayor

1 ATTEST:

2

3

4

Caitlin E. Copeland-Rodriguez, MMC

5 Town Clerk

6

7 APPROVED AS TO FORM AND

8 LEGAL SUFFICIENCY:

9

10

11

Leonard G. Rubin, Town Attorney