

Architectural Review Guidelines Manual

Windsor Park At The Eagles

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TABLE OF CONTENTS

<u>Section</u>	<u>Page #</u>
Statement of Purpose & Frequently Asked Questions.....	04
1. New home construction.....	08
3. Driveways, sidewalks, entry walkways & side yard walkways.....	08
4. Mailboxes.....	09
5. Home additions.....	10
5.a Sunrooms.....	11
5.b Front Yard Porches.....	11
5.c Rear Yard Decks.....	12
6&7. Screen Enclosures & other screening.....	12
8. Roofing.....	12
9.a&b Stone & Brick Accents; banding, trim and foam products.....	13
9.c Window film and window treatments.....	14
9.d Roof utilities.....	14
9.e Exterior lighting.....	14
9.f Awnings.....	14
9.g Shutters.....	14
9.h Signs.....	14
9.i Service units.....	14
9.j Flagpoles.....	14
9.k House colors.....	15
9.l Balustrades, railings & columns.....	15
9.m Entry doors.....	15
9.n Gutters & downspouts.....	15
9.o Garage doors.....	15
9.p Garbage & Recycle Bin enclosure.....	16
9.q Wall Art.....	16
9.r Permanent Fire Pits.....	16
10. Construction contractors.....	17
11.a Landscape – edging.....	17
11.b Landscape – arbors and trellis.....	17
11.c Landscape – statues, fountains & yard ornaments.....	17
11.d Landscape – mulch.....	17
11.e Landscape – dead trees & vegetation.....	17
11.f Landscape – retaining walls.....	17
11.g Landscape – site distances.....	17
11.h Landscape – sprinklers.....	18
11.i Landscape – artificial vegetation.....	18
11.j Landscape – grass.....	18
11.k Landscape – trees.....	18
12. Hurricane protection.....	18
13. Detached accessory structures.....	19
14.a Play equipment and structures – swing sets/play complexes/trampolines /jungle gyms.....	19
14.b Tree houses.....	19
14.c Basketball hoop.....	19
15.a Window air conditioning units.....	19
15.b House numbers.....	19

TABLE OF CONTENTS

<u>Section</u>	<u>Page #</u>
15.c Propane tanks & generators.....	19
16. Fences, walls & hedges.....	20
Exhibits	
Exhibit “A” – fence locations.....	21
Fence Resolution.....	22
Pre-Approved Paint Colors (text form).....	23
Mailbox standard.....	27
For Sale/ For Rent Sign standard.....	28
Indemnity Agreement.....	29

Statement of Purpose Windsor Park at The Eagles

The purpose of this Architectural Review Guidelines Manual is to assist home purchasers to understand the criteria used to review and approve all new homes as well as exterior alterations to all existing homes and lots within Windsor Park. Standards have been established to maintain a measure of quality and consistency throughout the development, and as the community matures, a standard to which the community should always meet. These standards are not intended to stifle individual creativity.

This Manual provides a means to preserve the environment of Windsor Park as well as the exclusiveness of homes to be created within the neighborhoods to which this Manual applies. Adherence to the standards contained within this Manual will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live and to the protection of property values.

Member's obligation with respect to Architectural Control is outlined to both Associations as follows:

Eagles Master Association:

Article VIII of Amended and Restated Declaration of Covenants, Restrictions and Easements for the Eagles Master Association affirm an Architectural Control Committee (ACC) and that all owners of property shall be bound by the decisions of the ACC. Furthermore, approval by the ACC is required for any improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, tennis court or other grass court or structure, screened enclosure, water or sewer lines, drain, mailbox, solar energy device, decorative building, landscaping, landscape device or object or other improvements planned to be commenced, erected, placed, or maintained upon any lot or dwelling unit. Any addition, change or alteration thereof or thereto may not be made unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the ACC of the Eagles Master Association. The Master Association has a Design Review Manual (latest edition is available on the website or from The Property Group of Central Florida (813) 855-4860.

Windsor Park Village Association:

Article IX of Declaration of Covenants, Conditions and Restrictions for Windsor Park At The Eagles affirm a Village Architectural Control Committee. No Owner shall cause any additions, modifications, improvements or changes to be made on the exterior of their structure, including painting, stone work or veneer, brick work or veneer, stucco or stucco veneer or any façade of any nature or other decoration, or the installation of electrical wiring, machinery, water softener or air-conditioning units which may protrude through the walls or roof of the structure, or in any manner change the appearance of any portion of the structure which is not within the walls of said structure, or change any grade or drainage flow of the Properties or modify any landscaping in the Properties without the written consent of the Board of Directors of the Association or any Architectural Control Committee designated by the Board of Directors. The Board of Directors of the Association may establish any reasonable requirements it deems necessary to grant or deny such modifications, including but not limited to, the submission of full plans and specifications to the Board of Directors of the Association or a committee duly appointed by said Board for these purposes. The Board or ACC shall have the absolute right to approve or disapprove said plans which must be sent to the Association at the address on the Application Form. Any plans not disapproved within thirty (30) days after their receipt by the Board shall be deemed approved.

The community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developers. In response to recent legislative changes, this community has adopted more detailed guidelines and standards.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors and ACC hereby recognizes and adopts the style and form of the existing, as built (and properly approved as otherwise required by the governing documents) as the standard, which is now confirmed in this Design Review Manual which is subject to change and expansion as and when needed.

Properly exercised, this design review manual shall control, create and preserve an attractive livable community, as well as protect property values.

All authorized exterior changes are delineated in separate policies and procedures found in this manual. Each homeowner must refer to the respective policies and procedures of The Eagles Master Association and Windsor Park at the Eagles when submitting requests for exterior changes.

**ALL HOMEOWNER APPLICATIONS MUST BE IN WRITING AND BE ACCOMPANIED BY
THE RELEVANT SUPPORT DOCUMENTATION:**

- a) exterior house paint colors including repainting with the same color
- b) installation of skylights or roof exhaust devices
- c) satellite dishes/antennas
- d) gutters/downspouts
- e) curbscaping or other landscaped bed border
- f) changes to originally installed driveways
- g) resurfacing, painting or staining of driveways, walkways or sidewalks
- h) water softeners
- i) generators
- j) propane tanks
- k) solar panels
- l) replacement of originally installed landscaping inclusive of trees
- m) major changes to landscaping
- n) addition of lawn ornaments
- o) wooden play structures
- p) pavers for entryways or walkways
- q) decorative shutters & awnings and permanent mountings/bolts which are affixed to home for hurricane shutter “easy install” process
- r) erection of lattice work, barriers, fences, walls, hedges or trellises
- s) portable flag poles (in accordance with Florida Statutes)
- t) changes to windows and installation of protective film
- u) swimming pools & spas
- v) screen enclosures
- w) installation of front door screens
- x) front door replacement
- y) lanais and conversion of lanais
- z) patios and other concrete pads
- aa) extensions or the additions of rooms or porches
- bb) changes to the roof

Any subsequent changes to submissions before or during construction shall follow the same submittal guidelines (application with support documentation & materials) as a new submission and be approved prior to commencing with the change. Any contradiction between building jurisdiction requirements and this document shall be governed by the stricter of the two requirements. Any contradiction between the Master Association Design Review Manual document and Windsor Park Village Design Review Manual document shall be governed by the stricter of the two documents.

Neither the ACC, nor any member thereof, nor its duly authorized ACC representative, shall be liable to Windsor Park At The Eagles Association or to any owner or any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance or non-performance of the ACC's duties, unless such damage or injury is due to the willful misconduct or bad faith of a member.

Applicants are solely responsible for determining whether the completed improvements described in the approval comply with all applicable laws, rules, regulations, easements, codes and ordinances; including without limitation, zoning ordinances, subdivision regulations and building codes. The Windsor Park Board of Directors and ACC shall have no liability or obligation to determine whether such improvements comply with any such laws, rules, regulations, codes or ordinances.

If, following its review of the plans and specifications submitted to it the ACC disapproves such plans and specifications, the ACC shall advise the lot owner of the portion or items thereof which are found to be objectionable. In the event the lot owner corrects the objectionable portions, such owner may resubmit the plans and specifications, as corrected, for approval. Should the ACC fail to either approve, disapprove or request additional information to process the request, the plans and specifications submitted to it by a lot owner within thirty (30) days after submission, then ACC approval shall not be deemed to be required in such instance; provided, however, that no building or structure shall be erected or be allowed to remain on any lot which violates any of the Covenants or Restrictions contained in the Windsor Park at the Eagles Declaration or The Eagles Master Association Declaration.

Applicants who receive a "denied" result may appeal in writing to the Board of Directors of Windsor Park at the Eagles Association whose decision is final and binding as long as it is consistent with the guidelines as outlined in this manual.

Omnibus Rule (as Adopted by the ACC/Board of Directors August 28, 2007)

"This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the sets of Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developers. In response to recent legislative changes, this community is in the process of adopting more detailed guidelines and standards.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors [or ACC] hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the Governing Documents) as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

Owners shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use, except for variances granted, within the community for comparable lot types. If the community is divided into neighborhoods of distinctive character or style, choices may be limited to those in the surrounding neighborhood."

Frequently Asked Questions:

I have approval in writing for a modification on my Lot which is not compliant with this Manual?

If you have received past approval for a modification on your Lot that is not compliant with this Design Review Manual and you have in hand the approval documentation, then the modification as existing will be honored as approved for the lifetime of the modification. When it is time for replacement of the modification, then it will have to be replaced in a manner that complies with the Design Review Manual at the time of application.

I have a modification on my Lot and I don't OR no longer have in my possession written approval for it and it is not compliant with this Manual?

If you have a modification on your Lot that is not compliant with the Design Review Manual and you do not have any approval documentation, then you have 90 days from the date that the Design Review Manual is adopted to obtain approval consideration from the ACC. If the modification is approved within this time frame, then it will be approved contingent that when the modification needs to be replaced that it be replaced in a manner that complies with the Design Review Manual at the time of application.

I note that there are many modifications which exist on other Lots which are/have always been in violation of the Village Declaration OR the Covenants, Conditions and Restrictions of The Eagles Master Association e.g. rear fencing within 20ft of a lake, pond or golf course. Why is that?

The Developer has the right to grant variances and these have to be honored by the Association for the lifetime of the modification if they were not approved by the Developer to "run with the land".

Are there any guidelines in this manual which homeowners are expected to implement and if so is approval process necessary?

The Association certainly encourages all homeowners to attend to "small ticket" items to bring their Lots up to code with this manual. Specifically the following:-

- (i) Reference 9.(e)...reduce ornamental lanterns in front yard (post light) or similar to one only & change out all non-white light bulbs existing in front yard;
- (ii) Reference 9.(i)...service units (air conditioners, water softeners, pool equipment etc.) should be landscaped to obscure street view;
- (iii) Reference 11.(b)...reduce number of trellis and arbors visible from street view to one trellis or arbor only, remove any "easy to remove" potted plants from street view, remove any free-standing trellises & ensure that no more than two in total large yard ornaments or more than 5 under 2' ornaments are displayed and/or are visible from street view;
- (iv) Reference 14...all guidelines under this heading are easily corrected with minimal expense involved;
- (v) Reference 15...all guidelines under this heading are easily corrected with minimal expense involved.

As long as the above referenced modifications are implemented in accordance with the guidelines there is no need to submit a request. It is fair and reasonable to expect homeowners to bring their Lots into compliance with the above guidelines as defined in this manual by the end of 2008.

As this is a living document...How will homeowners be made aware of changes?

The Association shall maintain a current Design Review Manual on the website at eaglesmaster.org and in the event owners do not have access to internet then it is obtainable from the management office.

"Modification" as used in the above applies to all exterior modifications, changes, alterations & additions.

A REFUNDABLE DEPOSIT OF \$500 IS REQUIRED FOR ALL MAJOR CONSTRUCTION PROJECTS (see attachment)

Requirements

1. All new homes (in the event of destruction) must follow the master site plan as placed on file with the building department. No dwelling shall have a floor square foot area of less than one thousand five hundred (1,500) square feet, exclusive of screened area, open porches, terraces, patios and garages. All dwellings shall have at least a two (2) car garage attached to and made part of the dwelling. No dwelling shall exceed two and one-half (2 ½) stories nor thirty-five (35) feet in height. All dwellings shall be constructed with concrete (or other approved) driveways.
2. Existing homes may not change the grade of their lot in any way in which to interfere or change drainage as originally designed for their particular lot. Any additions, pools, or other improvements must be designed to protect the original intent of the land planners.
3. Driveways, sidewalks, & entry walkways:

All driveways and walkways (defined as sidewalks from driveways to residence) must be paved in its entirety either with concrete or pavers. At the location where the driveway meets the street, sidewalk or curb, the materials must be flush with each other, with no change in height. Gravel, dirt, stepping stones, mulch, asphalt, grass or any other live ground cover, may not be used as paving materials. Driveway coatings including those that can create colors and patterns (as long as the color is a “brown” or “grey” hue); painted concrete, or stained concrete are allowed, with the approval of the ACC, except that the driveway concrete paint Behr, Solid Color Concrete Stain PFC-69 Fresh Cement is pre-approved for concrete surfaces. All driveways, entry walkways, and street sidewalks are to be maintained weed free and clean. Driveways may only be as wide as the garage. Street sidewalks must be maintained as originally installed (five (5) feet wide) and entry walkways must be 2 to 3 ft wide.



Two different materials for driveway and walkway is acceptable as long as one of them is concrete and the other is pavers.



Unacceptable installation: paver material not flush with curb and street sidewalk. The paver material itself is acceptable.



Acceptable: driveway material may extend to sidewalk or to street curb



Design is Acceptable : driveway has a coating/veneer on it that creates colors and patterns without representing anything specific (person, place or animal). Color is Unacceptable : only brown or grey hue colors are acceptable

3. (a) Side yard property walkway(s):
Solid concrete, asphalt or permanently installed contiguous pavers are not permitted. Only the following materials may be used for side yard walkways: gravel, dirt, stepping stones, mulch or similar other non-contiguous impervious surface material. Side yard walkways shall not exceed half the width of the side yard or be greater than 4ft wide. Side yard walkways must also be maintained in a clean and weed-free condition.

3. (b) Circular driveways (Note: most Lots do not qualify) Added Feb 17, 2016
Circular driveways are permitted on lots contingent:
 - (i) Front yard space can accommodate
 - (ii) The lawn area represents at least 50% of the front yard area after the driveway addition
 - (iii) The circular driveway section is added from the original driveway
 - (iv) Original driveway may not exceed width of garage footprint
 - (v) The circular driveway section to be added is no wider than 12ft from the driveway and no wider than 17.5ft where it flares from the sidewalk to the roadway
 - (vi) The circular driveway may only flare in the section from the sidewalk to the roadway
 - (vii) The circular driveway is made of same material as driveway and entry walkway (either pavers or concrete)

4. Mailboxes:



PVC post with white mailbox and green address numbers and logo



Unacceptable: Large stucco, brick and/or stone mailbox structure

Mailbox options for Windsor Park:

1. Preferred: pvc post and mailbox with address numbers and Eagles logo as pictured below (contact management for order form)
2. Plain cedar wood post stained a natural wood color with either black or white plain mailbox
3. Plain cedar wood post painted white with either black or white plain mailbox
4. Mailbox flags must be non-thematic. Only plain solid green, red, white or gold "L" shape flags are permitted-

Refer to attached exhibit for pre-approved Developer originally installed standard cedar post, streamliner mailbox & numbering available from local hardware outlets.



Acceptable: upper floor placed at rear of one story home



Acceptable: upper floor pushed back from front of garage.



Unacceptable: "lopsided" upper floor on one side



Unacceptable: entry and garage out of proportion to rest of house

5. Additions:

Any addition to a house must have the following criteria: all materials, roofing, stucco, colors, fascia, trim, doors, windows, roof pitch, and wall height must be identical to the existing residence. It cannot be obvious that an addition was created.

A second story addition on a one-story house may not create a "side heavy" or "lopsided" front elevation. If the addition is over the garage, the front upper wall of the addition must be pushed back from the front face of the garage at least 36". Upper floor additions are preferable if they are situated toward the rear of the home.

All additions that can be seen from the Front Street (and side street if on a corner lot) must follow all of the above criteria plus the following additional consideration:

All additions must be constructed of permanent materials with no pre-fabricated units such as carports, screen porches, or other rooms that are not *site-built* utilizing similar materials as the original home. This does not apply to screen cages that are for swimming pools and sunrooms which are addressed separately.

Any additions to the front of a house that is not an upper floor addition on a one-story house must be in proportion to the existing residence and follow all of the guidelines as set forth in this section and section 9 of this manual and meet all setback requirements.

Additions & other approved structures shall not be erected nearer than twenty (20) feet from a front Street Line or side Street Line. No structure shall be erected nearer than six (6) feet from a Side Yard Line or nearer than twenty-five (25) feet from a Rear Yard Line, as to Lots located on the perimeter of the Properties, or nearer than fifteen (15) feet from a Rear Yard Line, as to Lots not located on the perimeter of the Properties. The terms "structure", "Street Line", and "Front Yard" shall have the meanings ascribed by the Hillsborough County Zoning Regulations in effect as of the date of the recording of the Declaration; provided, however, the term "structure" shall not include a fence. The terms, "Side Yard Line" and "Rear Yard Line" are as used in Exhibit attached hereto.



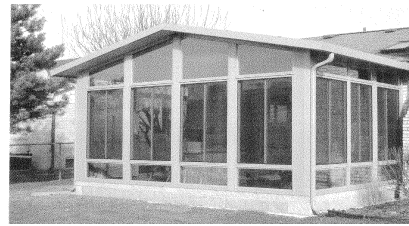
Unacceptable: prefabricated screen room.

a. Sunrooms

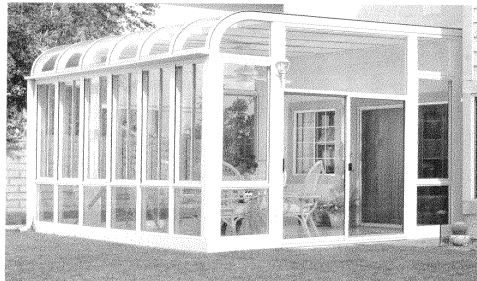
All sunrooms must be only on the rear of the home. The wall height shall not be higher than the wall it is connected to, nor shall the roof be higher than the roof of the house. No flat roof or domed roof (solarium type) sunrooms are permitted. The sunroom must be manufactured and installed by a contractor licensed to conduct business in the state of Florida. The sunroom must meet all hurricane requirements as set forth in the state building code.



Unacceptable: Flat roof sunroom



Acceptable sunroom



Unacceptable: Solarium domed roof sunroom

b. Front Yard Porches (Added August 20, 2014)

Other than developer approved or builder installed front porches:

- a) Application is required and County permit may be applicable.
- b) Front porches are permitted off the front façade of the home and within the street facing footprint of the home;
- c) Front porches may be no wider than 12'-15' and no deeper than 6';
- d) Front porches are only permitted if the total front yard impervious surface area and landscaped beds does not exceed 50% (50% of the visible portions of the lot must be sodded);
- e) Front porches must be finished with floor of concrete, pavers, tiles, stamped concrete or similar which shall complement home exterior coloring and walkway and/or driveway;

- f) Front porches may be enclosed with a porch balustrade/decorative fencing which shall not exceed 3ft in height and material shall be restricted to precast stone or similar, black aluminum, wrought iron, landscape pvc OR shrubs/bushes which shall be maintained at a height of 2ft- 3ft. All porch enclosing balustrades/decorative fencing or similar must be anchored to the home;
- g) Front porches may be furnished with appropriate neutral color furniture which shall be maintained in a first-class condition at all times.

c. Rear Yard Decks (Added August 20, 2014)

Rear yard decks must be attached to the main house and approved by the ACC.

6. Pools and Screen Enclosures (cages):

- a) Above-ground pools are not permitted and in ground pools are restricted to the rear yard
- b) All pools on lots which abut a golf course or waterway must be screen enclosed and the screen enclosure which is required to attach to the home must be constructed at the same time the pool is constructed
- c) Unscreened pools are permitted for other lots where rear yard fencing is permitted.
- d) Screen enclosures are permitted for backyard pools, backyard covered porches, and backyard open patios.
- e) All screen enclosures must be manufactured by a contractor licensed to conduct business in the state of Florida. All screen enclosures must meet all hurricane requirements as set forth in the current Florida Building Code.
- f) Acceptable screen enclosure frame colors are black, bronze, and white.
- g) All screen enclosures must be attached to the dwelling.
- h) The screen enclosure wall height may not exceed the wall height of the house where it is attached and may not exceed the height of the house roof.
- i) A pan roof shall only be considered for approval on a case-by case basis and shall be subject to, although not limited to, the following criteria: it shall only be installed between original roof and a screen enclosure;

7. Other screening:

Any portion of the front of a home that faces the street may not be screened except for a screened front door.



Unacceptable: screened in front porch



Unacceptable: screened in over garage



Acceptable: flat tile roofing



Unacceptable: unpainted flashing and roof drip edge



Acceptable: Minimum 30-year asphalt dimensional shingle



Unacceptable roofing: 20-year non-dimensional shingles. (Shingles are flat and have no shadow or thickness to them)



Acceptable: barrel tile or "S" tile roofing

8. Roofing:

Acceptable roofing types include:

- a. Minimum thirty (30) year dimensional asphalt shingle.
- b. Barrel or "S" tile roof, either clay, concrete, metal or rubber. High gloss glazed tile is not acceptable.
- c. Concrete or clay flat tile roof.
- d. No other roofing materials, including but not limited to cedar shakes are allowed.
- e. All flashing and drip edges are to be painted or pre-finished a matching color to the surface it is adjacent to. These materials are not to be left in their galvanized state.
- f. Colors: Any color that complements the color of the house is acceptable. However, no bright, glossy, or pastel colors are acceptable. Blacks, brown hues, dark greens, and grays are acceptable. Roofing material that has a mix of color is also acceptable, but there must be a distinguishable main color to the approved material. Tile roof paint or stain is to be approved by the ACC.
- g. A pan roof shall only be considered for approval on a case-by-case basis and shall be subject to, although not limited to, the following criteria:
 - (i) shall only be installed between an original roof and a screen enclosure;
 - (ii) shall comply with 8.e above.

9. Exterior ornamentation

- a. Stone and Brick Accents: may be added to the home. They must not cover more than 50% of the front surface of a home (not including the surface of the garage doors). Man made stone and brick facing is acceptable. Stucco brick is not allowed. All facing must be installed by a licensed professional per the Florida Building Code. Colors are to complement the existing or proposed colors of the home.
- b. Banding, trim, and foam products: Additional banding and other foam trim and accents (brackets, dimensional bands, keystones, etc.) may be added to the home. Cultured stone trim products may also be used. No score lines in stucco are allowed unless the home was originally created with score lines as accents. All banding around openings (windows, doors, garage doors, archways, porch openings) may not exceed 8” in width and 4” in depth. All banding and other accents must be painted the trim color of the home, unless it is a cultured stone product, in which it can be left in its natural state.
- c. Windows: UV Protective film is permitted to be applied on the inside of windows on the condition the existing window color is not altered by its installation. No newspaper, aluminum foil, reflective film, nor any other material, other than usual and customary window treatments, shall be placed over the windows of any Dwelling.
Protective window coverings (golf course lot golf ball protection) (Added Feb 17, 2016)
Exterior protective window covers must be approved. No homemade protective shields are permitted. Awnings and shutters which are being used for window protection are approved contingent color complements house paint colors.
- d. Roof Utilities: Skylights, pool heating panels and piping, roof vents, shall be installed in a manner least obtrusive from street view. Antennas, TV and satellite dishes are permitted in strict accordance with FCC regulation only and preferred to be attached to the rear or side of the home least obtrusive from street view.
- e. Solar Panels: Solar panels are to be stationary and installed on the roof of a dwelling only. Solar equipment, including pipes or lines, extending up the outer wall of a dwelling must be painted the same color as the dwelling wall.
- f. Exterior lighting: Garage pillar lighting (coach lights), garden accent lighting and entry walkway lighting is permitted. Ornamental lanterns in front yard (post light) or similar is restricted to one only. Fencing lighting is not permitted on top of fences; however it is acceptable if lighting is mounted onto inner fence (the side facing the home). A driveway motion activated spotlight is permitted. All light bulbs in these fixtures must be white (seasonal lighting excluded). These guidelines allow for seasonal decorative lighting, as long as the lighting is removed 15 days after the holiday.
- g. Awnings: Only canvas awnings are allowed, and approval is needed. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- h. Shutters: Vinyl or wood faux, or genuine wooden shutters (not stucco, score lines, or foam) are permitted and approval applies. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- i. Signs: No advertising signage is permitted. Only one pre-approved For Sale sign or For Rent sign (“Eagles” green & white) is permitted on the lot and may not be installed in the area between the sidewalk and roadway. For Sale or For Rent signs shall contain no wording other than “For Sale” or “For Rent”, the name and address of one (1) registered real estate broker and a phone number of Owner or his agent. Only one campaign sign is permitted per lot two (2) weeks prior to Election Day and may not be displayed between the sidewalk and roadway. Campaign signs must be promptly removed after Election Day. In accordance with Florida Statutes, owners may display a sign provided by their security company within ten (10) feet of any entrance. Under no circumstances can any sign be larger than 2’x3’. Lots with invisible fencing for dogs must prominently display one pre-

approved “Invisible Fence In Use” sign of size 8.5x11” when front yard invisible fence is activated. All approved signs must be professionally made. School issued end of academic year congratulatory signage (one sign per child) is permitted to be displayed (not between sidewalk and roadway) contingent such signage is removed 2 weeks from the last day of school.

- j. Service Units: Air Conditioner units, pool equipment, water softeners, generators, above ground propane tanks and other similar equipment shall be screened from street front (or side in the case of corner lots) view by use of approved fencing or landscaping.
- k. Flagpoles: No more than one (1) flag in front of the home at any one time is permitted. Flags (of maximum size 4’-6” x 6’-0”) shall be displayed on a portable single pole attached to the front façade of the house building and pole shall not be installed higher than the first floor or higher than a single storey homes’ front windows or front door. Flags (2 maximum, one of which must be the U.S. Flag) attached to a portable pole may be displayed in accordance with Florida Statute. Permanent freestanding flagpoles are not permitted. Flags displayed must be flown in a respectful manner i.e. maintained in a pristine condition, removed during inclement weather and illuminated if displayed at night.
- l. Colors: A pre-approved color wheel and instructions on how to use is available from the property management office (see end of manual for text of pre-approved colors). Swatches are required for all applications for non-pre-approved colors. All house color combinations must coordinate (roof, fascia, soffit, wall, trim, window, and door colors). If Sherwin Williams paint is not used then the paint manufacturer must match the approved colors.

The main house body is to be trimmed with a lighter or darker color on the same palette page or with any white or cream color.

If the main house body color is to be repainted white or cream then a trim color other than browns or greys is subject to ACC review and samples may be required to be painted on a visible portion of the home.

A third color which includes the front door color is permitted as follows:

- 1. The entire body of the dwelling must consist of only one authorized color.
- 2. The trim of the dwelling may consist of two authorized colors.
- 3. Exterior entrance doors of the dwelling may consist of a different authorized color from the body or trim colors.
- 4. All house colors must coordinate.

Approval is required for all exterior repainting projects.

- l. Balustrades, Railings & Columns: Balustrades and railings are permitted. Design must complement the home, be proportional to the residence, and maintained in a clean and undamaged condition. Aluminum, iron, faux stone, or real stone are all acceptable. The railings must meet the applicable section of the Florida Building Code. Column size shall be at least 12” square or round, and may be tapered. Columns are to be in proportion to the structure they are supporting.
- m. Entry Doors: Wood, fiberglass, or steel doors are permitted. Glass inserts are permitted. Wood doors may be stained or clear coated. Fiberglass doors may be stained (approval required).
- n. Gutters and downspouts: All gutters and downspouts shall be seamless aluminum white or painted the color of the body of the house or fascia against which it is installed.
- o. Garage doors: Garage doors may be painted the approved body color or trim color (or white). Garage doors may have a single row of glass near the top of the door only. On a case-by-case basis, garage doors may be replaced by installation with an approvable wood grain/color (walnut, mahogany, or oak) contingent the selected approvable color always complements an exterior element of the house and all garage doors are replaced at the same time (Added August 20, 2014).

- p. Garbage & Recycle Bin Enclosure (Added February 19, 2014):
1. a block and stucco wall painted the same color as the body color of the house. Wall shall not exceed 5ft in height, not be constructed in an easement and not affect neighboring property's drainage. Depending on location and visibility from street view the ACC may require some or all of the enclosure to be landscaped;
 2. privacy style pvc or similar material, fencing in white or color to closely match body color of house. Fencing shall not exceed 6ft in height, not be forward of a front building line (see fence restrictions), not be constructed in an easement and not affect neighboring property's drainage. Depending on location and visibility from street view the ACC may require some or all of the enclosure to be landscaped;
 3. landscape hedge plants (eg. logustrum, podocarpus, viburnum or similar) which shall be minimum 4ft high at time of planting and maintained at a maximum height of 5ft. Hedges must not be forward of a front building line (see fence restrictions) and maintained in neat, healthy and manicured manner.
 4. No wood garbage or recycle bin enclosure is permitted.
- q. Wall art: Wall art, specifically, attached objects to the front façade of the dwelling, is permitted subject to the following specifications: A maximum of 3 is permitted and no one piece shall exceed thirty-six inches in height, thirty-six inches in width or ten inches in depth (36" height / 36" width / 10" depth).
- r. Permanent Fire Pits
- Approval is required and submissions must show the proposed location, provide dimensions of the proposed features to all property lines and structures, show that proposed item is in compliance of required clearances to combustible construction and show the proposed dimensions of the fire pit.
 - Are permitted in rear yard only.
 - Must comply with the Rear Yard Setback requirement (ten feet (10') of a rear lot line).
 - They are not permitted to be installed within an easement.
 - Fire Pits are intended for recreational use and shall be limited to clean wood, gas or charcoal fuel.
 - The fuel area of a wood burning recreational fire pit is limited to 3 feet in diameter and 2 feet in height.
 - Materials used must be rated to withstand heat.
 - The floor of the pit should be comprised of heat resistant ceramic brick.
 - Walls should use the same type of brick but may be clad with a stone or brick veneer.
 - Wood and charcoal fueled fire pits must have a screen cover over the flame when in use to suppress flying embers.
 - Wood and charcoal fueled fire pits must not be located closer than 25 feet to a structure or combustible material.
 - A garden hose or type 4-A extinguisher is required to be located in the vicinity of the fire pit.
 - At no time shall fire pits be used to burn trash, leaves, garbage, household refuse, tree limbs, yard waste, or yard debris.
 - Prohibited Burning - Burning that is offensive or objectionable due to smoke or odor emissions shall be prohibited.
 - The use of fire pits utilizing wood or charcoal shall be prohibited within 30 feet of any forest, grasslands, woods, conservation areas, wetlands or marsh areas in The Eagles.

10. Construction

All contractors must be licensed to conduct the work in which they are completing. All permits as required by the local building jurisdiction shall be obtained. All construction shall meet the current building code as required. No advertising signs of the contractors are allowed during or after construction.

11. Landscaping

- a. Street(s) visible landscaping curbs and edging: brick, concrete, metal, heavy plastic, or stone may be used as edging material to create an edge between planting beds and grass or adjacent to paved areas (driveway/walkways) if part of a planting bed. The edging material must be continuous from one end of a planting bed to the other end. They must be maintained in good and neat condition and any broken or otherwise damaged or discolored edging has to be removed or replaced. Originally installed and/or existing beds may not be altered in size without approval.
- b. Arbor and Trellis: A single wall trellis or arbor in a front or side yard is allowed per lot. The wall trellis or arbor can be made from pressure treated wood, metal or vinyl. If it is painted, it must be kept in good condition. Any rotting, rusting, mildewing or otherwise unsightly wall trellis or arbor is not allowed. If plants are growing on the wall trellis or arbor, they must be kept trimmed close to the trellis. The largest wall trellis allowed in a front or side yard is four (4) feet wide by seven (7) feet tall and largest arbor is same plus by three (3) feet deep. The wall trellis or arbor must be level and properly secured to the ground or adjacent wall. No free standing trellises are permitted.
- c. Statues, fountains, and yard ornaments: The largest yard ornament allowed in a front or side yard is three (3) feet wide by three (3) feet deep by five (5) feet tall. No home may have more than a total of two (2) yard ornaments on the visible portion of the property. No ornament that is thematic or of questionable taste (i.e. nudity) or otherwise offensive to religious, racial or other social issues is allowed. Large potted plants (i.e. trees, large palms) are considered yard ornaments and are included in these requirements. Nursery or growing potted plants are not permitted if visible from street view. All yard ornaments are to be level, secured in place, and kept in clean and if applicable, working, condition. This section does not exclude the use of seasonal decorations; however, as per the seasonal lighting guideline all seasonal decorations must be removed 15 days after the holiday. A maximum of 5 lawn ornaments less than 2' are permitted to be displayed in the "street visible" portions of a lot. Bench swings are only permitted in the back yard (Added Feb 17, 2016)
- d. Mulch: Cypress mulch, pine bark or pine straw, earthtone or black rubber mulch or lava rock or red or white stone can be used for mulching of the plant beds. The mulch beds have to be kept weed free. Mulch that has been reduced due to erosion, rotting, or other factors, must be replenished in a timely manner. No bare dirt shall be visible around the plantings. Approved mulch types is to be used as a surrounding effect in the planting beds and is not to be used to replace the plants themselves.
- e. Dead trees and vegetation shall be removed immediately from the premises and properly disposed. Dead trees and vegetation must be replaced "like with like" within 30 days.
- f. Retaining walls: If a retaining wall was created with the initial development of a house, it cannot be removed, and must be kept in good repair. If a retaining wall is required to be added in the rear yard to create a level surface for pool construction, one may be added that is only as large as the area of the screen enclosure. All retaining walls must not impede or otherwise change the drainage of the property.
- g. Site distances at intersections: no landscaping, lawn ornament, fence or other obstruction shall be placed on a corner lot that will impede the site distance for any driver from any direction from which he is driving from or to. Existing trees shall be maintained and pruned to limit the impediment it would otherwise cause.

- h. Sprinklers are required per deed restrictions. They must be maintained in good working order.
- i. Artificial vegetation of any type is not allowed.
- j. Grass is to be St. Augustine sod throughout all yards. Any dead or weed-filled grass is to be replaced or treated in a timely manner. A minimum of 50% of each front yard lot must be grassed. Grass shall not be permitted to exceed 6” in height when measured from the top of the soil to the top of the highest portion of the plant. Grass shall not extend over concrete more than 2”. Lawns shall be kept free from weeds and shall be fertilized and watered as needed. Lawns shall be cut, trimmed, and edged in their entirety. Grass clippings shall be swept up or blown back into the yard. Clippings shall not be blown into the street.
- k. Trees: No Owner shall remove, damage, trim, prune or otherwise alter any tree in the Properties, the trunk of which tree is eight (8) inches or more in diameter at a point twenty-four (24) inches above the adjacent ground level except as follows: (i) for normal and customary trimming and pruning which does not substantially alter the shape or configuration of the tree; (ii) with the express written consent of the Association; (iii) if trimming and pruning of such tree is necessary because the tree or a portion thereof creates an eminent danger to person or property and there is insufficient time to contact the Association for approval. Article VIII Section 16 states that it is the express intention that the trees existing on the Properties at the time of the recording of the Declaration, and those permitted to grow on the Properties after said time, be preserved and maintained as best as possible in their natural state and condition. All “street” trees and others adjacent to sidewalks shall be lifted (branches trimmed) to a minimum of 7’ where located over sidewalks and 17’ where located over streets. Branches below 5’ above grade shall be removed. No homeowner shall be permitted to plant trees which bear fruit or nuts, so as to be visible from the street or in a location where fruit or nuts will fall beyond the homeowner’s property line. All such trees shall be planted in the rear of the home, and shall only be allowed where the tree is surrounded by a fence.

12. Hurricane Shutters

To accommodate easy install of hurricane protection materials, permanently installed anchoring bolts and/or trackings are permitted if painted the same color of the house surface to which they are installed. Other permanently installed hurricane shutters or similar for window protection must be approved by the ACC except that accordion style hurricane shutters are permitted to be installed permanently on homes with the following conditions:

- a) Approval is obtained
- b) The shutters are manufactured to the exact shape and size of each window they will protect.
- b) The color complements the home exterior colors.
- c) The shutters are maintained in a mildew-free condition.
- d) The shutters must be kept in the open position.

Approved shutters may only be in the closed position from a named storm warning through to the end of a named storm. Any covering used to attach to the allowable bolts and/or trackings during a named storm warning must be stored out of sight by the homeowner after the threat of the named storm. Plywood protection may only be used in accordance with the Master Restriction, Covenants Article III Section 22, “Dwelling units may be boarded up only during the time of imminent threat of storm, but in no event shall dwelling units remain boarded up for period beyond the threat of storm or in excess of ten (10) days, whichever is shorter. If an owner fails to remove boards, the Master or a Village Association may, at the owner’s expense, remove the boards.”



Acceptable: anchor bolts permanently attached to home



Unacceptable: plastic panels permanently attached to home.

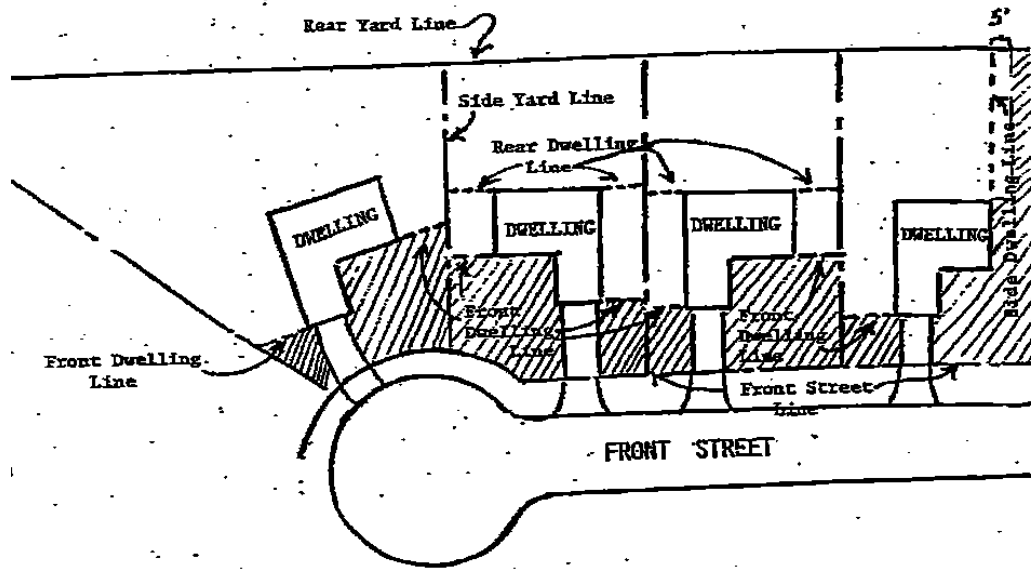
13. Detached accessory structures: (generally all separate structures are not permitted)
- Storage: not allowed
 - Guest houses: not allowed
 - Detached garages: not allowed
 - Gazebos, trellis structures, pool cabanas not permitted unless within a screen enclosure.
 - Tents, shacks, barns, utility sheds or detached buildings: not allowed permanently or temporarily at any time.
14. Play equipment and structures; Playhouses and Trampolines
- Swing sets/play complexes/playhouses/trampolines/jungle gyms: all are not permitted in front yards. They are permitted at the rear of the home except not in drainage or other easements that exist on the property. For homes located on a corner lot, these items shall only be located on the interior-most side of the back yard (the side farthest from the street). No part of the structure shall be higher than twelve (12) feet from the original lot grade. The combined support beams may not exceed fourteen (14) feet in length. No platform shall be higher than five (5) feet from the original grade at rest. The total platform area may not exceed 6'x6' or 36 sq. ft. in area. The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner. Landscaping or fencing may be required. A waiver to exclude Association liability shall apply during the approval process for these units.
 - Tree houses: not allowed
 - Basketball hoop: One portable basketball hoop is permitted per lot with the following stipulations: they must not be located to promote play in the street or hinder sidewalk access; they must be maintained in like-new condition at all times and must be stored away during the time of an imminent severe storm. No exterior base weighting is permitted for basketball hoops displayed in public view.
15. Miscellaneous
- Window air conditioning units are not allowed at any time except during power outages when generators' power is activated. Windows least visible from street view are preferred to be used and window air conditioning units must be promptly removed once power is restored.
 - House numbers must be affixed to the front façade of the house visible from the street in compliance with the 911 Street Number Ordinance. Curb or roadway galley address numbering is not permitted.
 - Above-ground propane tanks and generators must be landscaped from street view.

16. Fences, Walls or Hedges:

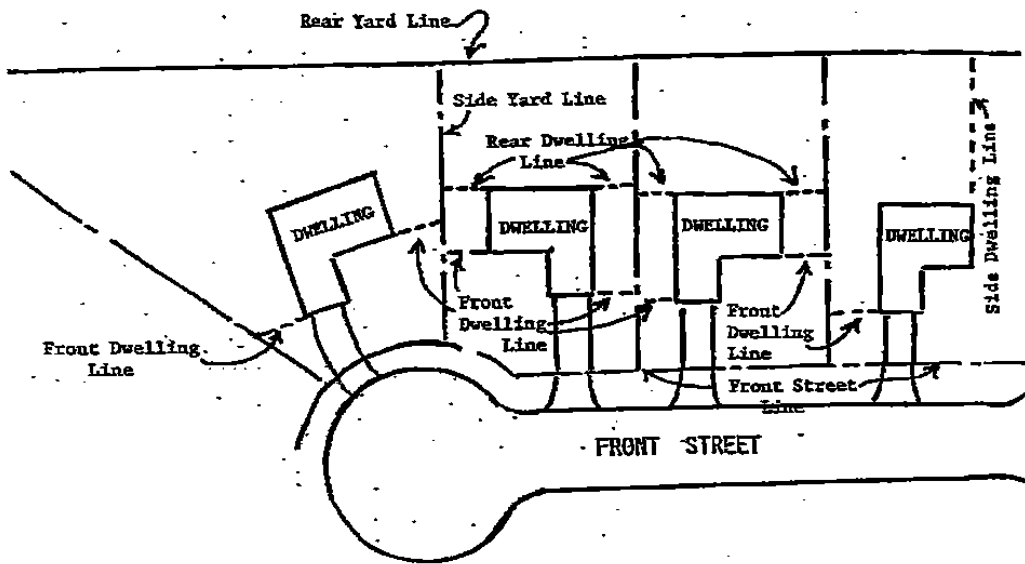
Fence restriction/resolution – Refer to exhibit

- a. No fence shall front a golf course or pond/waterway except that a fence may extend off a screen enclosure facing the golf course or pond/waterway if the screen enclosure is more than 20ft from the golf course and or pond/waterway. Side property line fencing may be installed 20ft from the golf course and or pond/waterway. If a home does not front a pond/waterway or golf course then fencing may extend from the most recessed front building line, along the side property lines to the rear property line except corner lots (see fence locations exhibit).
- b. Except as to fences, walls or hedges originally constructed or planted by U.S. Homes, no fences, walls or hedges of any nature may be erected, constructed or maintained upon any Lot within any areas of a Lot designated as “areas where fences are prohibited” in Exhibit.
- c. No fence, wall or hedge may be constructed or maintained between a Front Street Line and the Front Dwelling Line.
- d. PVC (color is also subject to approval) or anodized aluminum fencing is preferred. Chain link fencing is not permitted.
- e. If wooden fence is approved it must sealed with a clear coat seal or stained a natural wood color except black mahogany within 6 months of installation and must be resealed
or
restained once every 18months.
- f. Fences may not be higher than six (6) feet.
- g. Fencing for lots abutting Nine Eagles Drive must be privacy style white vinyl i.e. identical to what is existing (in style and height).
- h. No hedging is permitted front of the home building line. Hedging alongside homes shall not exceed 1’ higher than the utilities installed on the sides of homes. All hedges on or close to a side property line or behind a screen enclosure must be maintained 6’ or less in height.
- i. Fencing must be maintained in plumb and good condition at all times.
- j. The good side of the fence must face outwards.
- k. No double fencing is allowed. Double fencing shall be defined as parallel fencing that is less than three (3) feet apart. Parallel fencing shall not be permitted if installed less than three (3) feet apart. Revised July 14, 2011.
- l. All corner lots which back onto a developed or buildable lot shall adhere to the fence location exhibit stipulating 5’ off the far house corner. Allowance, subject to size of side yard facing the corner, may be granted to corner lots which do not back onto a developed or buildable lot.

Exhibit "A" - Fence Locations



AREAS WHERE FENCES ARE PROHIBITED -



**RESOLUTION OF THE BOARD OF DIRECTORS AND
ARCHITECTURAL CONTROL COMMITTEE
OF
EAGLES MASTER ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, Article III, Section 8 of the Declaration provides that no fence, wall or hedge shall front a golf course, lake or pond, but in side fences are allowed; and

WHEREAS, Article III, Section 8 of the Declaration regulates fences along golf courses, lakes or ponds; and

WHEREAS, the set back from the pond, lake and golf course is 20 feet from the frontage of the pond, lake or golf course; and

WHEREAS, the Board of Directors and Architectural Control Committee have adopted an interpretation of the documents as they relate to this issue:

NOW THEREFOR, the Board and Architectural Control Committee resolve as follows:

1. The above recitations are true and correct and are incorporated herein.
2. Attached hereto as Exhibit "A" is a drawing which shows the areas in which a fence may be allowed and is not allowed as it relates to the language concerning fences on the frontage of ponds, lakes and the golf course. Said drawing is hereby adopted as the standard by which all fences will be analyzed as it relates to this issue.

IN WITNESS WHEREOF, the Board and Architectural Control Committee have respectively approved of this resolution at independent meetings thereof as shown in the minutes of said Committee and the Board.

Pond /Lake /Golf Course		
+		+
+	20feet from frontage	+
+	No fences at all here	+
I NO FENCES ALLOWED ON FRONTAGE I		
I		I
I	side fences only are allowed	I
I	within 20ft from rear lot line	I

Pre-Approved House Colors

Sherwin William reference numbers are used but Owners are under no obligation to use this product – all paint suppliers are able to match any suppliers’ colors.

Body/Trim	Trim Only	Body/Trim	Trim Only	Body/Trim	Trim Only
SW 6385		SW 7030		SW 6000	
SW 6119		SW 7031		SW 6001	
SW 7000		SW 7035	SW7032	SW 6002	
SW 7001		SW 7036		SW 6003	SW 6004
SW 7002		SW 7037		SW 6007	
SW 7003		SW 7038	SW 7039	SW 6008	
SW 7004		SW 7042		SW 6009	
SW 7005		SW 7043		SW 6010	SW 6011
SW 7006		SW 7044		SW 6014	
SW 7007		SW 7045	SW 7046	SW 6015	
SW 7008		SW 7049		SW 6016	SW 6017
SW 7009		SW 7050			SW 6018
SW 7010		SW 7051		SW 6021	
SW 7011		SW 7052		SW 6022	
SW 7012		SW 7056	SW 7053	SW 6023	
SW 7013		SW 7057		SW 6028	SW 6024
SW 7014		SW 7058		SW 6029	SW 6025
SW 7015		SW 7059		SW 6030	
SW 7016		SW 7063	SW 7060	SW 6031	SW 6032
SW 7021		SW 7064		SW 6035	
SW 7022		SW 7065		SW 6036	
SW 7023		SW 7066	SW 7067	SW 6037	
SW7024		SW 7071		SW 6038	SW 6039
SW 7028	SW 7025	SW 7072		SW 6042	
SW 7029		SW 7073	SW 7074	SW 6043	

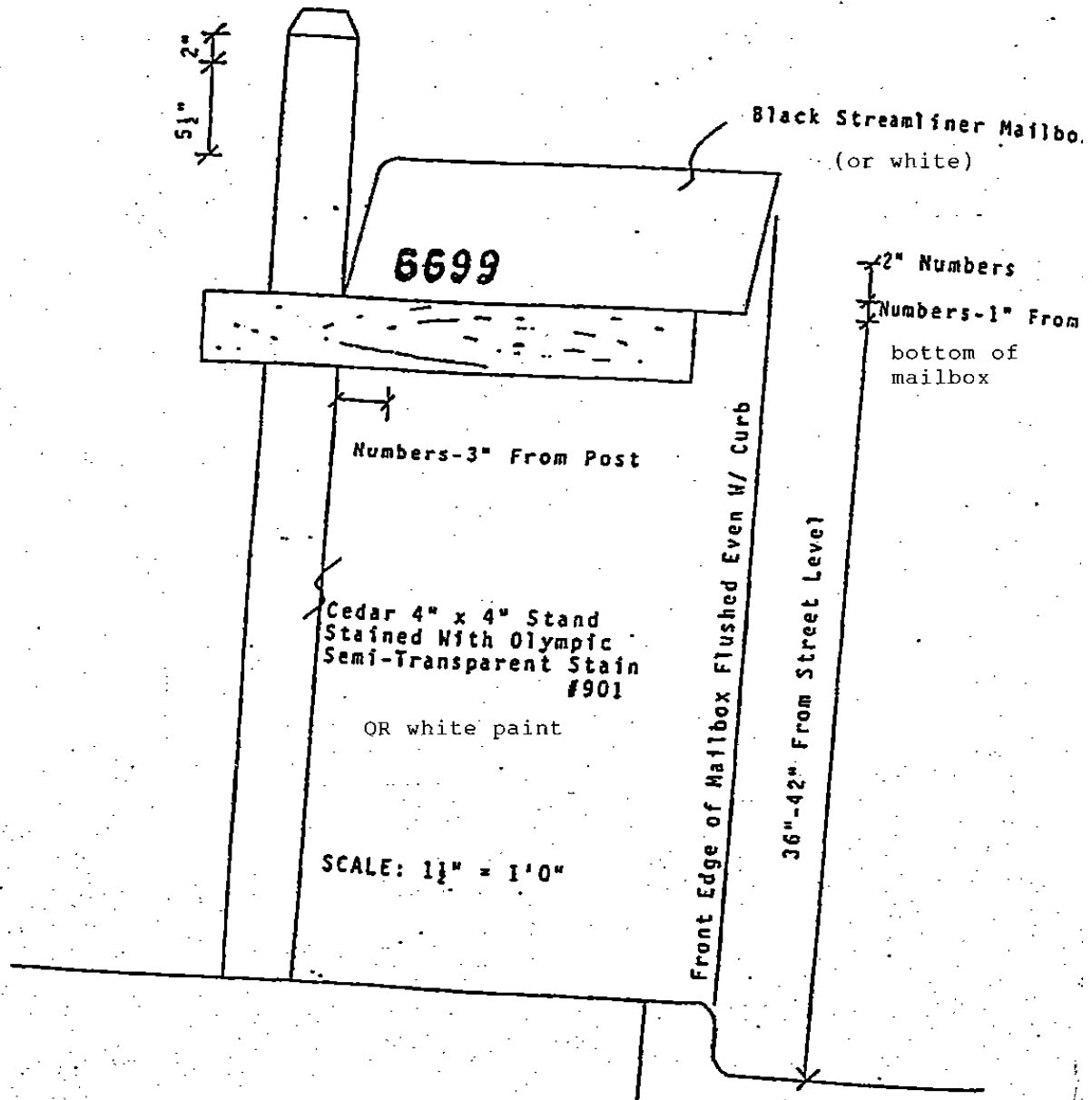
Body/Trim	Trim Only	Body/Trim	Trim Only	Body/Trim	Trim Only
SW 6044		SW 6100		SW 6163	
SW 6045	SW 6046	SW 6101	SW 6102	SW 6164	SW 6165
SW 6049		SW 6105		SW 6168	
SW 6050		SW 6106		SW 6169	
SW 6051		SW 6107		SW 6170	SW 6171
SW 6052	SW 6053	SW 6108	SW 6109	SW 6175	SW 6172
SW 6056		SW 6112		SW 6176	
SW 6057		SW 6113		SW 6177	SW 6178
SW 6058		SW 6114	SW 6115	SW 6182	
SW 6059	SW 6060	SW 6119	SW 6116	SW 6183	
SW 6063		SW 6120		SW 6184	
SW 6064		SW 6121		SW 6185	SW 6186
SW 6065		SW 6122	SW 6123	SW 6189	
SW 6066	SW 6067	SW 6126		SW 6190	
SW 6070		SW 6127		SW 6191	
SW 6071		SW 6128	SW 6129	SW 6192	SW 6193
SW 6072		SW 6133	SW 6130	SW 6196	
SW 6073	SW 6074	SW 6134		SW 6197	
SW 6077		SW 6135	SW 6136	SW 6198	
SW 6078		SW 6140	SW 6137	SW 6199	SW 6200
SW 6079		SW 6141		SW 6203	
SW 6080	SW 6081	SW 6142	SW 6143	SW 6204	
SW 6084		SW 6147	SW 6144	SW 6205	
SW 6085		SW 6148		SW 6206	SW 6207
SW 6086		SW 6149	SW 6150	SW 6210	
SW 6087	SW 6088		SW 6151	SW 6211	
SW 6091		SW 6154		SW 6212	SW 6213
SW 6092		SW 6155		SW 6117	SW 6214
SW 6093		SW 6156		SW 6218	
SW 6094	SW 6095	SW 6157	SW 6158	SW 6219	SW 6220
SW 6098		SW 6161			SW 6221
SW 6099		SW 6162		SW 6224	

Body/Trim	Trim Only	Body/Trim	Trim Only	Body/Trim	Trim Only
SW 6225		SW 6357		SW 6463	
SW 6226	SW 6227	SW 6358		SW 6469	
SW 6231	SW 6228	SW 6359		SW 6470	
SW 6232		SW 6364		SW 6471	
SW 6233		SW 6365	SW 6366	SW 6476	
SW 6234	SW 6235	SW 6371		SW 6477	
SW 6238		SW 6372	SW 6373	SW 6478	
SW 6239		SW 6378		SW 6483	
SW 6240	SW 6241	SW 6379	SW 6380	SW 6484	SW 6485
SW 6245	SW 6242	SW 6385		SW 6490	
SW 6246		SW 6386	SW 6387	SW 6491	
SW 6247		SW 6406		SW 6492	SW 6493
SW 6248	SW 6249	SW 6407	SW 6408	SW 6497	
SW 6252		SW 6413		SW 6498	
SW 6253		SW 6414		SW 6499	SW 6500
SW 6254	SW 6255	SW 6415		SW 6504	
SW 6273	SW 6256	SW 6420		SW 6505	
SW 6274		SW 6421		SW 6506	SW 6507
SW 6275		SW 6422		SW 6511	
SW 6276	SW 6277	SW 6427		SW 6512	
SW 6301		SW 6428		SW 6513	
SW 6302		SW 6429		SW 6514	SW 6515
SW 6322		SW 6434		SW 6518	
SW 6323		SW 6435		SW 6519	
SW 6329		SW 6436		SW 6520	SW 6521
SW 6330	SW 6331	SW 6441		SW 6609	
SW 6336		SW 6442		SW 6610	
SW 6337		SW 6443		SW 6616	
SW 6343		SW 6448		SW 6617	
SW 6344		SW 6449		SW 6623	
SW 6345		SW 6450		SW 6624	
SW 6350		SW 6455		SW 6630	
SW 6351	SW 6352	SW 6456		SW 6631	
		SW 6462		SW 6637	

Body/Trim	Trim Only	Body/Trim	Trim Only	Body/Trim	Trim Only
SW 6638					
SW 6644					
SW 6645					
SW 6651					
SW 6652					
SW 6658					
SW 6659					
SW 6665					
SW 6666					
SW 6672					
SW 6673					
SW 6679					
SW 6680					
SW 6681					
SW 6686					
SW 6687					
SW 6721					
SW 6722					
SW 6728					
SW 6729	SW 6730				
SW 6770					
SW 6771					
SW 6772					
SW 6777					
SW 6778					
SW 6779					
SW 6784					
SW 6785					
SW 6791					
SW 6792					
SW 6793					
SW 6798					
SW 6799					
SW 6800					

- Pre-approved colors receive immediate approval
- Paint colors which are not pre-approved must be reviewed by the ACC (2'x2' sample swatches must be painted on a visible portion of the house for ACC review)
- Garage doors must be painted the approved body or trim color (or white)
- Front doors may be painted a complementing accent color (orange, purple, pink etc are not approved)
- Onus is on homeowner to ensure that the chosen colors are not repeated within a 4 house radius
- House numbers must be re-installed on the home after painting

ACCEPTABLE STANDARD AS ORIGINALLY INSTALLED BY DEVELOPER IN MOST VILLAGES
The Eagles Mailbox Specifications





2x4x5' wood post

Indemnity and Hold Harmless Agreement

This Indemnity and Hold Harmless Agreement (“Agreement”) is entered into by and between:

_____ (“Owner”) (print name and address)

and The Eagles Master Association, Inc. & Village of _____

on _____ day of _____, 20____ for the purpose of approving the installation of the following recreational equipment fully within the boundaries of Owner’s Lot:

_____ (“Recreational Equipment”).

In consideration for receiving permission to install the Recreational Equipment from The Eagles Master Association, Inc. & applicable Village Association, Owner agrees:

1. That he/she is solely responsible and liable for all maintenance, repairs and upkeep of the Recreation Equipment.
2. To indemnify, hold harmless and to assume all liability for death or injury to any persons and all liability for loss, damage, or injury to any property incurred or sustained by reason of, arising from, growing out of or resulting from Owner's installation of the Recreation Equipment or any person’s use of the Recreation Equipment, including costs, attorney's fees, and other expenses incurred by The Eagles Master Association, Inc. and/or applicable Village Association in defending any such claim.
3. Owner waives and releases all claims against The Eagles Master Association, Inc. and/or applicable Village Association, its officers, directors, agents, employees, and servants, and agrees that they shall not be liable for injury to any person or damage to any property sustained by Owner or by any other person resulting directly or indirectly from the installation of the Recreation Equipment, the use of the Recreation Equipment, the present or future condition of the Recreation Equipment, any defect, matter, or thing in the Recreation Equipment (or any part of it) or from its equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of the Owner or any user of the Recreation Equipment or of any other person related in any way to the Recreation Equipment.

Further it is understood and agreed that the approval of The Eagles Master Association and/or applicable Village Association for the installation of the Recreational Equipment shall not constitute or be construed as The Eagles Master Association, Inc. and/or applicable Village Association making any representation, guarantee, comment or warranty as to the safety of the Recreational Equipment, compliance with any applicable law or regulation as to the use or installation of the Recreational Equipment, or the fitness of the Recreational Equipment for any purpose.

In the event that either party to this agreement files suit in a court of law to interpret or enforce the terms of this Agreement, the party prevailing in such action shall be entitled to attorney’s fees and costs.

For the Board of Directors of
The Eagles Master Association, Inc.

(print name and title)

(signature)

For the Board of Directors of
Village _____

(print name and title)

(signature)

“Owner”

(print name)

(signature)