

Architectural Review Guidelines Manual

The Eagles Master Association, Inc.

Created by:

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Statement of Purpose The Eagles Master Association, Inc.

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 The Eagles. 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 The Eagles 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.

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 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 policy and procedure when submitting

requests for exterior changes. Where a Village ACC exists, applicants need ONLY to apply to their applicable Village ACC for the following items (Eagles Master ACC approval is not necessary however reference is made to these items in this manual and criteria is mandatory for a successful Village application where more stringent requirements may exist)

ALL 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) satellite dishes/antennas located least obtrusive from the front street
- c) white or body paint color gutters/downspouts
- d) earth-tone curbscaping
- e) earth-tone driveway pavers which replace originally driveway installed dimensions
- f) landscaped water softeners
- g) alongside home landscaped generators with buried propane or screen enclosed generators
- h) solar panels located on rear roofing
- i) replacement of originally installed landscaping inclusive of trees
- j) wooden play structures located at rear of home in non-easement areas
- k) earth-tone walkways from driveway to front entryway
- l) entryway paving
- m) decorative shutters & awnings and permanent mountings/bolts painted house body color which are affixed to home for hurricane shutter “easy install” process
- n) portable flag poles (in accordance with Florida Statutes)
- o) exact replacement of original installed exterior home elements eg roof, windows

ALL OTHER EXTERIOR CHANGES REQUIRE BOTH EAGLES MASTER AND VILLAGE APPROVAL.

Please note that where a Village ACC does not exist ALL exterior changes, alterations, additions or modifications must be submitted to the Eagles Master Association for approval prior to commencement of same.

Any subsequent changes to submissions before or during construction shall follow the same submittal guidelines 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 the 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 the Master 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 as described in Article VIII, 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 Eagles Master Association 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 Eagles Master Association Declaration or in the applicable Village Declaration.

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

Omnibus Rule (adopted by the Board July 9, 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 never applied for approval and the modification on my Lot is not compliant with this Manual? OR I received approval and no longer have the documentation and the modification on my Lot 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 until end June 2008 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 Covenants, Conditions and Restrictions of The Eagles Master Association eg. rear fencing within 20ft of a lake, pond or golf course. Please explain

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 yard 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.

Requirements

1. All new homes must follow the master site plan as placed on file with the building department.
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; painted concrete, or stained concrete are allowed, with the approval of the ACC, except that the driveway concrete paint Behr, Solid Color Concrete Stain #806 Pebble Gray 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



Acceptable: driveway has a coating/veneer on it that creates colors and patterns without representing anything specific (person, place or animal).

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.

4. Mailboxes:

All mailboxes must have a wood or vinyl post (4"x4") (vinyl posts must be identical to a white painted wood post) and a standard (streamliner) size box. Certain villages (Augusta, Turnberry Reserve, Grand Oak Island & Wimbledon of Canterbury for example) were developed with metal/aluminum mail posts and mailboxes and this standard is to be maintained. No thematic, concrete, stucco, brick, or pictorial decorative mailboxes are allowed. White or black standard mailboxes with natural wood or semi-transparent stain or white posts is the general standard except where a village has adopted a specific standard (i.e. Turnberry). The house number must be displayed on the post and/or the mailbox and the pre-approved Eagles logo is optional. Permanent mailbox thematic coverings are not permitted but seasonal removable coverings are allowed. Vendors who manufacture and install approved mailbox and mail posts are available upon request.



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



Acceptable: wood post, single color, standard size box, contrasting house numbers

Refer to attached exhibit for pre-approved Developer originally installed (most Villages apply but consult Village prior to installing) standard cedar post, streamliner mailbox & numbering available from local hardware outlets.

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.

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:

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.



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

Unacceptable: "lopsided" upper floor on one side



Acceptable: upper floor placed at rear of one story home.



Acceptable: upper floor pushed back from front of garage.

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.



Unacceptable: prefabricated screen room.

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.

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. 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.

6. Screen Enclosures (cages)/Pools:

Acceptable frame colors are black, bronze, and white. Screens must be black or charcoal. 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. Screen enclosures are permitted for pools, covered porches, and open patios in rear yards or in an internal courtyard area of the structure. All pools must have a screen cage constructed at the same time the pool is constructed. All screen enclosures for these purposes must attach to the home. The screen enclosure must be manufactured by a contractor licensed to conduct business in the state of Florida. The screen enclosure must meet all hurricane requirements as set forth in the current Florida building code. Above ground pools are not allowed. 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;

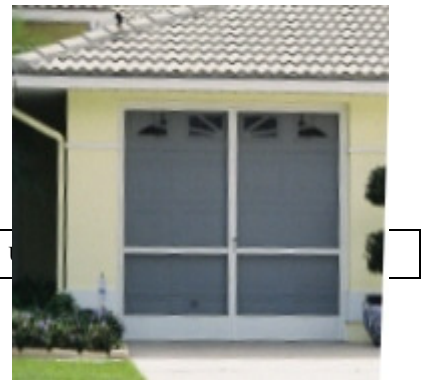
7. Other screening:

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

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, browns and tans, reds, greens, grays, and whites 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.
- 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). it shall only be installed between original roof and a screen enclosure;
 - (ii). it shall comply with 8. e. above



Acceptable: barrel tile or Acceptable: Minimum 30-year asphalt dimensional shingle

Acceptable: flat tile roofing

Unacceptable: unpainted flashing and roof drip edge



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

9. Exterior ornamentation

- a. Stone and Brick Accents: must not cover more than home (not including the Man made stone and brick



may be added to the home. They 50% of the front surface of a surface of the garage doors). 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 that the existing window color is not altered by its installation. Reflective film on windows is not allowed.
- d. Roof Utilities: Solar panels, 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. 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.
- f. Awnings: Canvas awnings are allowed, with no other material being approved, and approval is needed in the event that no Village ACC exists. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- g. Shutters: Vinyl or wood faux, or genuine wooden shutters (not stucco, score lines, or foam) are permitted and Village approval applies. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- h. Signs: No advertising signage is permitted. Only one pre-approved For Sale sign or For Rent sign is permitted on the lot and may not be installed in the area between the sidewalk and roadway. 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 six (6) square feet. 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.
- i. 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.
- j. Flagpoles: One official U.S. flag and one flag which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or the POW/MIA flag not larger than 4.5 feet by 6 feet may be displayed. In addition, a homeowner is entitled to erect a

freestanding flagpole no more than 20 feet high on the homeowner's property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.

- k. Colors: Only Village approval is required in the event a Village ACC exists. A pre-approved color wheel and instructions on how to use is available from management. All house color combinations must coordinate (roof, fascia, soffit, wall, trim, window, and door colors).
- 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.
- 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.

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 five (5) yard ornaments on the visible portion of the property. No ornament that is of questionable taste 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 pots 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.

- 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.
- 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.
- k. Applications for Florida Friendly Landscaping shall be submitted to the ACC for review (a special application form may apply, and such review shall utilize the guidelines as described in the Guide to Florida Friendly Landscaping: Florida Yards & Neighborhoods Handbook available at www.FloridaYards.org or www.WaterMatters.org or <http://extension.ifas.ufl.edu>

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. Approval shall be considered based on the following criteria: they must complement the home and must be kept in the open position unless a storm threat is imminent. Plywood protection may only be used in accordance with the Restriction see Covenants Article III Section 22.



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)
 - a. Storage: not allowed
 - b. Guest houses: not allowed
 - c. Detached garages: not allowed
 - d. Gazebos, trellis structures, pool cabanas not permitted unless within a screen enclosure.

14. Play equipment and structures; Playhouses and Trampolines
 - a. 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. The equipment must be compliant with the safety regulations at the time of purchase, and maintained in such a manner. The maximum height permitted is not to exceed 12' (twelve feet). Landscaping or fencing may be required. A waiver to exclude Association liability shall apply during the approval process for these units.
 - b. Tree houses: not allowed
 - c. Skateboard ramps/Portable hockey goals/Other gaming equipment: must only be used within the confines of a driveway and are to be removed from public view when not in use.
 - d. 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
 - a. Portable barbeques must be stored out of public view after use.
 - b. 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.
 - c. Firewood must be stored out of public view.
 - d. Above-ground propane tanks and generators must be landscaped from street view.
 - e. Bicycles, play sets, kiddie pools and similar are not permitted in front yards overnight.

16. Fences:

Fence restriction/resolution – Refer to attached 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. PVC (color is also subject to approval) or anodized aluminum fencing is preferred. Chain link fencing is not permitted. Villages may be more definitive as to fence material.
- c. If wooden fence is approved it must sealed with a clear coat seal or stained a natural wood color within 6 months of installation and must be resealed or restained once every 18months.
- d. Fences may not be higher than six (6) feet.
- e. Fencing must be maintained in plumb and good condition at all times.
- f. The good side of the fence must face outwards

11902 RACE TRACK ROAD; TAMPA, FL 33626
TEL. (813) 855-4860 FAX. (813) 855-5692
REQUEST FOR EXTERIOR ADDITION OR MODIFICATION
(VALID FOR 6 MONTHS FROM DATE OF APPROVAL)

NAME: _____ DATE: _____

ADDRESS: _____ PHONE: _____

LOT#: _____

DESCRIPTION OF REQUEST(S) (Number if more than one)

When appropriate to the requested addition or modification, please attach the following:

1. Lot survey showing changes proposed.
2. Elevation and building material description
3. Selected contractor with copies of license and workers compensation/liability Insurance.
4. Proposed start date and completion date

Upon signing this request, the homeowner understands that the Architectural Control Committee functions only to recommend to the Board of Directors the acceptability of the appearance of changes to the building exterior, the community or land. There is no intention, expressed or implied, to approve or disapprove any equipment, its function, contractor or sub-contractor, or to make any representation that it meets applicable county codes or permitting requirements. The homeowner also accepts all responsibility for the maintenance of operation and/or appearance of any installation, change or addition and required permits.

IT IS ALSO UNDERSTOOD BY THE OWNER THAT THE ASSOCIATION, ITS' BOARD OF DIRECTORS AND THEIR AGENT IS NOT RESPONSIBLE FOR DETERMINING COMPLIANCE WITH LOCAL ZONING OR PERMITTING REQUIREMENTS. FOR ANY WORK WHICH A PERMIT IS REQUIRED, A COPY OF THE PERMIT MUST BE FILED WITH THE ASSOCIATION AFTER APPROVAL OF THE BOARD OF DIRECTORS AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE HOMEOWNER UNDERTAKES ALL RESPONSIBILITY FOR COMPLIANCE WITH CONSTRUCTION TO BUILDING CODE STANDARDS AND PERMITTING AND APPROVAL OF THE APPLICATION DOES NOT, IN ANY FASHION, CONSTITUTE A WAIVER OR EXCEPTION FROM APPLICABLE CODES OR PERMIT REQUIREMENTS. ALL WORK SPECIFIED ON THIS REQUEST SHALL BE COMPLETED WITHIN 6 MONTHS OF DATE OF APPROVAL.

Owner's Signature

Date

ARCHITECTURAL CONTROL COMMITTEE RECOMMENDATION

Signature: _____ Please Print Name: _____

Signature: _____ Please Print Name: _____

Your Request has been: Approved: _____ Date: _____

 Denied: _____ Date: _____

Approval Conditions & or other comments:

GENERAL RULES FOR CONTRACTORS AND SERVICE PERSONNEL

THE FOLLOWING RULES APPLY TO ALL CONTRACTORS, THEIR EMPLOYEES, THEIR SUBCONTRACTORS AND SERVICE PERSONNEL WHILE ON THE PREMISES.

CONSTRUCTION TIMES:

MONDAY THRU FRIDAY	7:00 A.M. UNTIL 6:00 P.M.
SATURDAY	8:00 A.M. UNTIL 6:00 P.M.
SUNDAY	NO WORK UNLESS PERMISSION GRANTED BY THE ASSOCIATION

- CONTRACTORS WILL USE ONLY THE UTILITIES PROVIDED FOR THE SPECIFIC SITE THEY ARE WORKING ON.
- ANY DAMAGE TO STREETS, CURBS, STREET LIGHTS, SIGNAGE, ENTRY WALLS, RIGHT-OF-WAYS, GATE ELEMENTS, GUARD HOUSE ELEMENTS, LANDSCAPING, PONDS AND ANY OTHER COMMON AREA ELEMENTS WILL BE REPAIRED BY AND BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE INCURRED TO PRIVATE DEVELOPED LOTS WITHIN THE EAGLES IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT (BY ARRANGEMENT WITH THE AFFECTED LOT OWNER).
- ALL TRAFFIC SAFETY RULES MUST BE OBEYED. THE SPEED FOR ALL VEHICLES IN THE COMMUNITY IS 30 MILES PER HOUR ALONG NINE EAGLES DRIVE AND 18 MILES PER HOUR ALONG OTHER ROADWAYS.
- OPERATORS OF VEHICLES MUST CLEAN UP ANY SPILLED MATERIALS. CLEANUP OF SUCH MATERIALS IS THE RESPONSIBILITY OF THE PRIME CONTRACTOR.
- NO PETS ARE ALLOWED ON JOBSITES.
- RADIOS, TAPE PLAYERS OR OTHER AUDIO DEVICES SHOULD BE PLAYED AT A LEVEL NOT TO BE DISTURBING TO NEIGHBORHOOD RESIDENTS, OR THE COMMUNITY IN GENERAL.
- CONTRACTORS MAY NOT DISPLAY ADVERTISING SIGNAGE AT WORK SITES (DEVELOPER LOTS UNDER CONSTRUCTION ARE EXCLUDED FROM THIS PROVISION).

THE EAGLES IS SENSITIVE TO THE NEEDS OF CONTRACTORS AND SERVICE PERSONNEL, AND WILL MAKE EVERY EFFORT TO ASSIST THEM IN ACCOMPLISHING THEIR GOAL. CONTRACTORS AND SERVICE PERSONNEL ALSO MUST BE SENSITIVE TO THE NEEDS OF THE COMMUNITY, AND THEREFORE SHOULD ADHERE TO THESE RULES.

**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

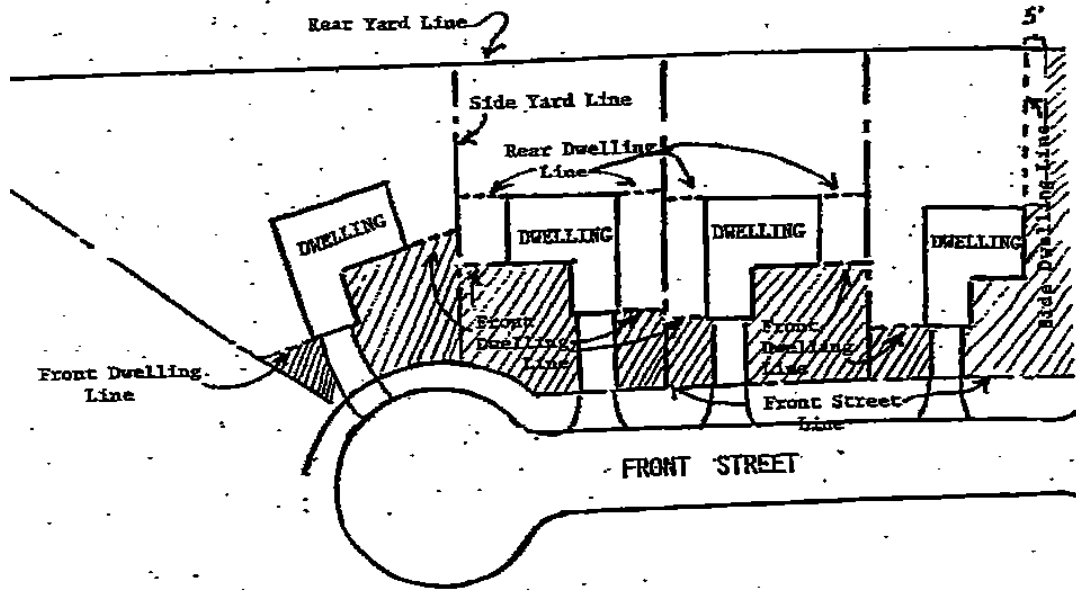
WHEREAS, the Board of Directors and Architectural Control Committee have adopted an interpretation of the documents as they relate to this issue:


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

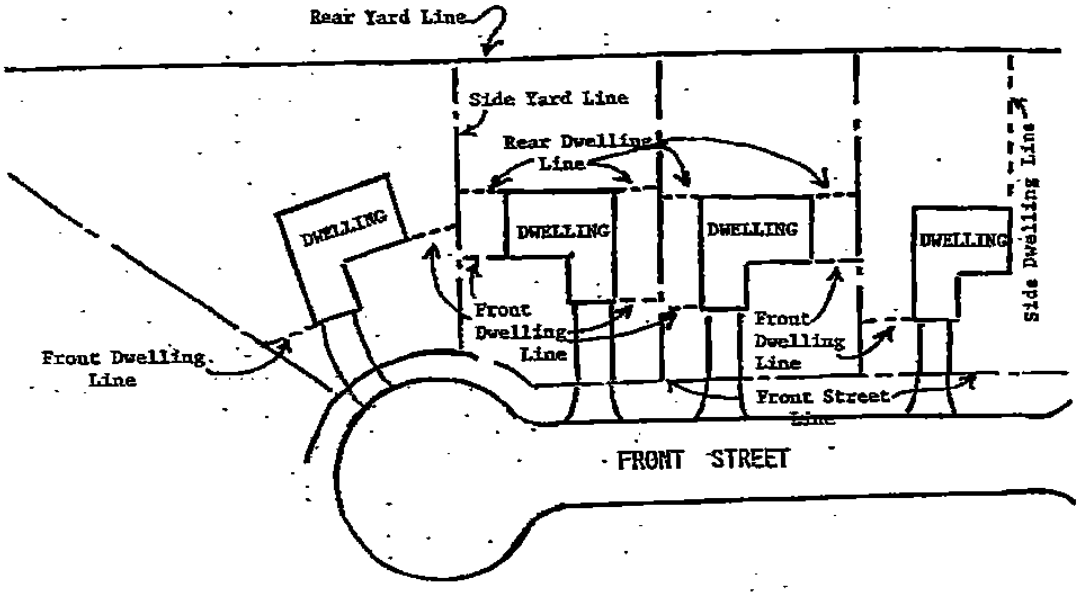
1. The above recitations are true and correct and are incorporated herein.
2. Attached hereto as Exhibit "A" is a drawing which shows the areas in which a fence may be allowed and is not allowed as it relates to the language concerning fences on the frontage of ponds, lakes and the golf course. Said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

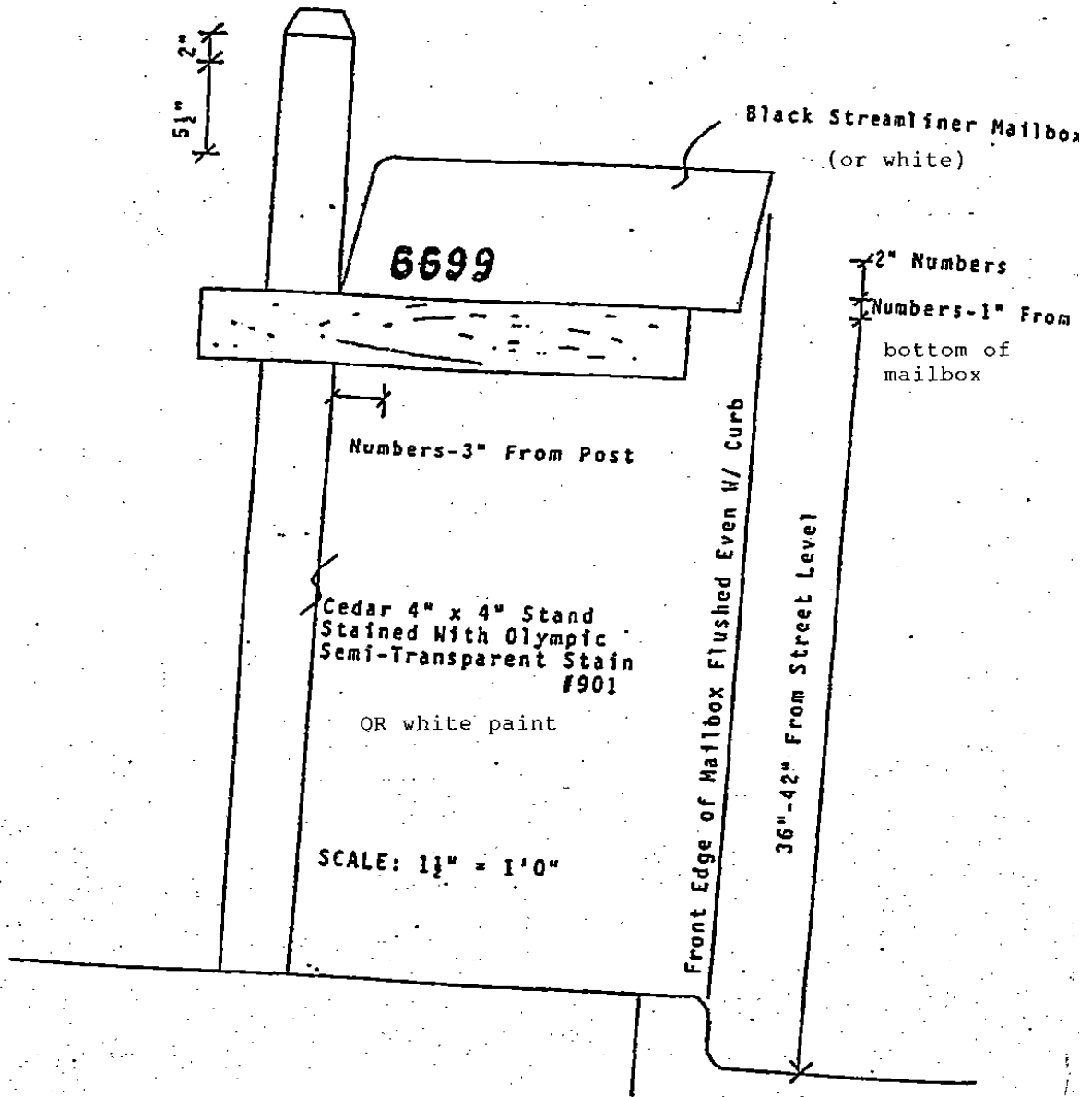
Pond /Lake /Golf Course		
+		+
+	20feet from frontage	+
+	No fences at all here	+
I NO FENCES ALLOWED ON FRONTAGE I		
I		I
I	side fences only are allowed	I
I	within 20ft from rear lot line	I

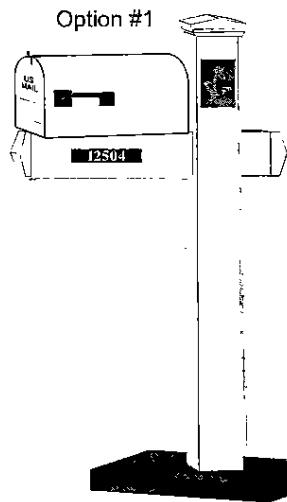


AREAS WHERE FENCES ARE PROHIBITED - 



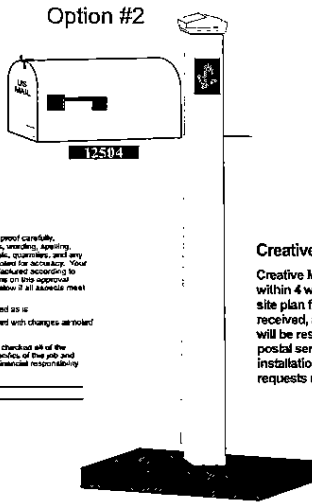
ACCEPTABLE STANDARD AS ORIGINALLY INSTALLED BY DEVELOPER IN MOST VILLAGES
The Eagles Mailbox Specifications





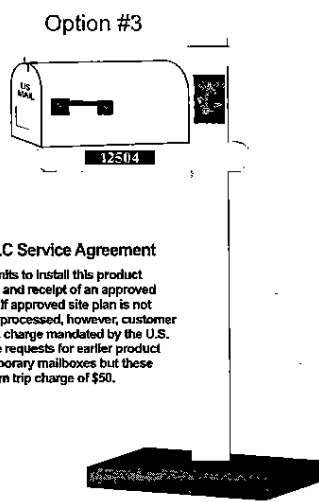
Option #1
 5' x 5' x 6' PVC post (White)
 5' x 5' PVC arm (White)
 T-1 Aluminum mailbox with red flag (White)
 New England PVC Finial and End Caps (White)
 Green/White vinyl address plaque & logo

\$130.00 FOR ORDERS 10 OR MORE
 \$165.00 FOR ORDERS OF 1-9 UNITS
 PRICE INCLUDES TAX, INSTALLATION
 & REMOVAL OF EXISTING MAILBOXES OR POSTS



Option #2
 4' x 4' x 6' square aluminum (White)
 4' x 4' square aluminum arm (White)
 T-1 Aluminum mailbox with red flag (White)
 New England PVC Finial and End Caps (White)
 Green/White vinyl address plaque & logo

\$190.00 FOR ORDERS 10 OR MORE
 \$225.00 FOR ORDERS OF 1-9 UNITS
 PRICE INCLUDES TAX, INSTALLATION
 & REMOVAL OF EXISTING MAILBOXES OR POSTS



Option #3
 4' x 4' x 6' PT posts (White)
 4' x 4' PT arm (White)
 T-1 Aluminum mailbox with red flag (White)
 Logo & address numbers routed into post & arm

\$280.00 FOR ORDERS 10 OR MORE
 \$380.00 FOR ORDERS OF 1-9 UNITS
 PRICE INCLUDES TAX, INSTALLATION
 & REMOVAL OF EXISTING MAILBOXES OR POSTS

Please look over this proof carefully, checking sizes, colors, weights, spacing, logo (if used), materials, quantities, and any other specifications noted for accuracy. Your product will be manufactured according to the exact specifications on this approval sheet. Please sign below if all details meet your approval.

This layout is approved as is
 This layout is approved with changes annotated
 New proof needed

I have reviewed and checked all of the above mentioned specifics of the job and approve and accept financial responsibility for the same.

Approved: _____
 Date: _____

Creative Mailbox Designs, LLC Service Agreement
 Creative Mailbox Designs, LLC commits to install this product within 4 weeks of customer approval and receipt of an approved site plan from the US Postal Service. If approved site plan is not received, any orders called in will be processed, however, customer will be responsible for any relocation charge mandated by the U.S. postal service. We will accommodate requests for earlier product installation and/or installation of temporary mailboxes but these requests may be subject to a minimum trip charge of \$50.

Creative Mailbox Designs (813) 818-7100 & Sign Solutions (813) 269-5990 supply the above