

Architectural Review Manual

The Eagles Master Association, Inc.
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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.

GUIDELINES

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. Solid neutral color driveway coatings without visible additives or stamped or stained concrete are allowed, with the approval of the ACC, except that the driveway concrete Behr Premium solid color concrete stain from Home Depot Model 83001 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):

Only the following materials may be used for side yard walkways: gravel, dirt, stepping stones, mulch or similar other non-contiguous impervious surface material. A concrete side yard walkway is permitted contingent the finished walkway does not affect the drainage of the affected neighboring property. 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

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 the same material as driveway and entry walkway (either pavers or concrete)

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 size mailbox. 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.

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



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



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

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.

Front Yard Porches. 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.

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

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. Pools and Screen Enclosures:

- 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 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 (S-tile type or dimensional panel style with hidden hardware in customary roof colors) 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 and the entire roof area shall be uniform in color and material. Tile roof paint or stain colors must 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). it shall only be installed between original roof and a screen enclosure;
 - (ii). it shall comply with 8. e. above



Acceptable: barrel tile or “S” tile roofing



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).



Dimensional panel metal roofing in traditional
shingle and tile roof colors is permitted with hidden
hardware. (added 04/17/23)

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 that the existing window color is not altered by its installation. Reflective film on windows is not allowed.
Protective window coverings (specific to golf course lots for golf ball protection)
Exterior protective window covers must be approved. No homemade protective shields are permitted. Awnings and shutters 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: 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.
- h. 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.
- i. Signs: Signs are not permitted except as follows: One For Sale or For Rent Sign is permitted in accordance with the Eagles adopted standard (see under Exhibits) The approved For Sale or For Rent sign is to be located in the center of the front yard (not permitted between sidewalk and road). Only one campaign sign is permitted per lot and it is permitted 2 weeks prior to an election and must be removed the day after election

day. For Village specific guidelines on signs refer to the pertinent Village Declaration and/or Village Design Review Manual.

- 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. Flags & Flagpoles. One portable, removable United States flag or official flag of the State of Florida may be displayed in a respectful manner and one portable, removable official flag not larger than 4.5'x6' which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or the POW/MIA flag may be displayed. A homeowner may 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. A homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4.5'x6' and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
- l. 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).

For colors which are not pre-approved: swatches are required to accompany the application and samples are to be painted on a visible portion of the house for inspection. For colors which are pre-approved: 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 is not 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.

- a. All house colors must coordinate.
Approval is required for all exterior repainting projects.
- m. 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.
- n. 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.

- o. 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).
- p. Gutters and downspouts: All non-white gutters and downspouts require approval. All gutter installation shall use splash blocks at the downspout unless underground drains are installed. Roof runoff must be diverted onto drainage easement or street, not onto neighboring property. No dwelling shall allow water runoff or drainage to cause erosion to any neighbor or Association
- q. 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.
- r. Garbage & Recycle bin Enclosure: Application is required for an "L" shape roofless storage enclosure attached to the side of the house with the opening facing the rear of the lot and made of the following acceptable materials:
 - 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 or lattice, 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.
- s. Front Yard Porches. 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 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 a 4-6 piece set of outdoor appropriate neutral color furniture which shall be maintained in a first-class condition at all times.
- h) If space is available a single hanging bench swing is permitted on a front porch, provided it is anchored to the structure. Hammocks are allowed in rear yards only.
- i) Fire Pits (*added 10/24/22*)
 - Permanent Outdoor Backyard Fire Pits: Permanent Outdoor Backyard Fire Pits are permitted in the rear yard only and must comply with the Rear Yard Setback requirement of ten feet (10') from the rear lot line.
 - The fire pit may not be installed within an easement and a copy of the Plat of the home owner's lot must be submitted with the ACC Request Form.
 - 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 pits are limited to three (3) feet in diameter or three (3) feet square and not more than two (2) feet above ground.
 - Materials used must be rated to withstand heat and the floor of the fire 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 not be located closer than fifteen (15) feet to a structure or combustible material.
 - It is recommended that a garden hose or type 4-A fire extinguisher 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.
 - It is also prohibited to burn any items that are offensive or objectionable due to smoke or odor emissions.
 - The use of fire pits utilizing wood or charcoal shall be prohibited within thirty (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. Permanent Yard Ornaments: No more than a total of 5 yard ornaments larger than 1ft in height are permitted in the visible portion of a lot. Yard ornaments include planters and/or pots, statues, decorative benches and fountains. No yard ornament should exceed 3 feet wide, 3 feet deep and 5 feet tall. No ornament that is of questionable taste or otherwise offensive to religious, racial or other social issues is allowed. Nursery or growing pots are not permitted. All yard ornaments are to be level, secured in place, and kept in clean and, if applicable, working condition. Flags and Holiday Décor & Holiday Lighting are separately addressed. Benches (other than a decorative bench) and other outdoor chairs or tables are not permitted in landscape beds in the front yard.
- d. All seasonal decorations & lighting must be removed 15 days after the holiday.
- e. Front Door Wreaths: Wreaths are permitted on the front door of any dwelling. Artificial vegetation is permitted on front door wreaths only.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. Sprinklers are required per deed restrictions. They must be maintained in good working order.
- k. Artificial vegetation of any type is not allowed.
- l. 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.
- m. Vegetable gardens are only permitted within an approved fenced area and must be concealed from public view.
- n. 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 following guidelines which are in accordance with the following: Guide to Florida Friendly Landscaping: Florida Yards & Neighborhoods Handbook available at www.FloridaYards.org or www.WaterMatters.org or <http://extension.ifas.ufl.edu>

A. Background

This addition to the Architectural Review Guidelines Manual is made to meet the legal intentions, to promote FL Friendly conditions, and to ensure aesthetic continuity within the community.

B. What is “Florida Friendly”?

“Florida friendly landscape” is one where the right plants are in the right place, watering is done efficiently, fertilizing is done appropriately, mulch is used, wildlife is attracted, yard pests are managed responsibly, yard waste is recycled, storm water runoff is significantly reduced, and the waterfront is protected from pollutants.

C. What is the intention of the law?

The Fl. Friendly landscape law encourages community associations to incorporate Florida Friendly principles into commonly managed properties and to encourage owners of private properties in the community to do the same. An association should provide guidelines to residents on how to incorporate Fl. Friendly principles without negatively impacting the aesthetic continuity of the association. The new statutes DO NOT cancel, negate or make invalid, community standards for appearance or provisions for water runoff established by the developer. There should be a sound understanding that Fl. Friendly Landscape is not “xeriscape” and it is not “rock and cacti”; it is a landscape developed through deliberate and thoughtful design. An association may continue to enforce its landscaping standards consistent with Fl. Friendly Landscaping concepts.

D. What is the impact on The Eagles deed restrictions, architectural standards, rules or regulations?

Shrubs and Trees: Existing Eagles standards neither prescribe nor proscribe shrubs or trees except for conservation area planting which must be consistent with EPC and SWFWMD which already promotes and requires Fl. Friendly planting activities. Some Villages may be more specific on amount of hardwood trees to be maintained on a lot and size and type of easement tree (“Easement” shall mean the area between the sidewalk and roadway which is the sole responsibility of the homeowner to maintain).

Turf: Existing Eagles standards do govern turf usage; the current standards already permit and/or require a turf identified as a Fl. Friendly turf – St. Augustine.

Water: Reclaimed water is available to all lot owners within The Eagles – except for Starling Drive, some Augusta HOA and Grand Oak Island homeowners. Therefore maintaining a good working irrigation system and watering efficiently is achievable and promotes Fl. Friendly principles.

Since these existing standards are already compliant with the spirit and the letter of the Fl. Friendly law, those previously enacted standards continue to apply and shall be upheld.

E. New Landscape Guidelines effective May 23rd, 2013

These additions or changes to existing landscape standards have been made to promote Fl. Friendly landscaping:

1. Easements: The property between the sidewalk and the adjacent roadway on homeowners individual lots

- a) This area shall be fully-sodded with approved turf with the following exceptions:
 - (i) If applicable Village guidelines shall apply to Easement tree requirements;
 - (ii) an area no larger than 2ft radius from the mailbox structure may be planted with plantings which shall be maintained continuously no higher than the bottom of the mailbox (subject to post office restrictions). All plantings or installations within the easement area require ACC approval.
2. Yard areas adjacent to a roadway (e.g. front and side yards): The landscape area inside the sidewalk and driveway and the house on homeowners individual lots
 - a) This area shall be no less than 50% sod. Other than pre-existing trees, the area adjacent to the interior side of the sidewalk should be fully sodded at a minimum width equal to the width of the sidewalk e.g. planting beds not permitted within 4 feet of sidewalk.
3. Yard areas not adjacent to a roadway (e.g. side and back yards): The landscape area located in the side and backyards which are not visible from the street on homeowners individual lots
 - a) Homeowners may follow the Covenants and Landscaping Guidelines and FI. Friendly Landscaping principles. But in no case may the homeowner:
 - (i) increase the storm water runoff of the property, alter the government approved drainage pattern, or force water onto adjacent properties;
 - (ii) have dirt areas except that plant and play equipment areas are permitted but must be mulched;
4. Irrigation supply lines on homeowners individual lots
 - a) Drip lines must be hidden. Watering hoses must be removed from view after use or maintained on a hose tidy secured to the side of the home.
5. Easement Hardscape on easement area under homeowner's responsibility
 - a) NO permanently poured hardscape is allowed in easement areas (driveway section in easement and c) below are areas excluded from this restriction. This hardscape is not compatible with the roots of most hardwood trees;
 - b) NO hardscape such as boulders, benches, vases and similar are permitted within the easement area. These hardscape items pose a liability to individual homeowners;
 - c) A 6" high border is allowed around the 2ft radius plant area surrounding the mail post
6. Rain Barrels on homeowners individual lots
 - a) One rain barrel per lot is permitted in a fenced in rear yard contingent that ACC approval has been secured and that it shall not be visible to neighboring properties. Rain barrels must match the color of the house or be neutral in color. Rain barrels must be maintained in a manner that does not create a condition capable of breeding mosquitoes, so as not to constitute a health or nuisance problem.
7. Composting on homeowners individual lots
 - a) Compost bins are permitted contingent they are located in the rear yard in an area as unobtrusive as possible. No more than 2 compost bins are permitted per lot. All plant material discards shall follow all applicable state and local ordinances. Bins must be maintained odor free and in accordance with recommendations found in the referenced sources. ACC approval is required for compost bins.

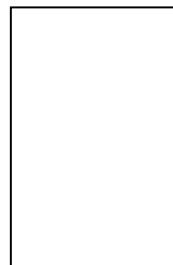
8. Plant/Shrub Density in plant beds on homeowners individual lots
 - a) All plants beds must be planted with at least one plant (not including annuals) for every 6 square feet. Groundcover must be spaced using the densest recommended spacing for a particular groundcover, to cover the bare surface the quickest and prevent erosion.
9. Mulch on homeowners individual lots
 - a) All plant beds must be kept mulched with clean, organic mulch at the depth recommended for the particular soil conditions. The proper amount of mulch (2” to 3” deep) will suppress weeds, conserve water, maintain soil temperatures, and improve soil composition as it decomposes. It will also give the landscape a “finished” look.
10. Turf clippings from homeowners individual lots
 - a) Unless the turf is diseased, turf clippings shall be left on turf areas or composted on-site to recycle nutrients.
 - b) Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways or roads shall be swept onto turf areas or composted.
 - c) Turf clippings or landscape material shall not be deposited in any swales, storm drains or water bodies.
 - d) Homeowners shall not sweep or blow organic debris, such as leaves or grass into roadways, storm drains, curbs or water bodies.
11. Invasive Plants: invasive plants as determined by <http://extension.ifas.ufl.edu> are not permitted to be planted on individual lots.

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 configured to the contour 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 storm warning through to the end of a storm. Any covering used to attach to the allowable bolts and/or trackings during a storm warning must be stored out of sight by the homeowner after the threat of the storm. 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. See Page 27 for Indemnity Agreement.
 - 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. 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.
 - b. Above-ground propane tanks and generators must be landscaped from street view.

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 re-stained 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
- g. No double fencing is permitted. "Double Fencing" shall be defined as parallel fencing less than 3ft apart. Parallel fencing shall not be permitted if installed less than 3ft apart.
- h. 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.
- i. Invisible fencing requires approval. Invisible fencing may only be installed in areas where visible fencing is permitted except that it may also be installed in the main front yard space contingent it is not installed within 4ft of the sidewalk and 4ft of the driveway and the "invisible fence" sign is prominently displayed when the invisible fence is in use.

Added June 9, 2025

Note: Hillsborough County's Natural Resource Department & EPC have made a change to their governance of Wetland Conservation Area Setback (WCASL) areas in that they no longer as entities need to approve fencing within areas marked on lot surveys as a WCASL area so long as the fencing proposed within those areas does not impeded water flow. Only Master & if applicable Village approval is required in accordance with the respective governing documents. Note: Areas marked on a lot survey with a "wetland conservation area setback line" ("WCASL") is not to be confused with "drainage easements" and this change only applies to fencing.

EXHIBITS

**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

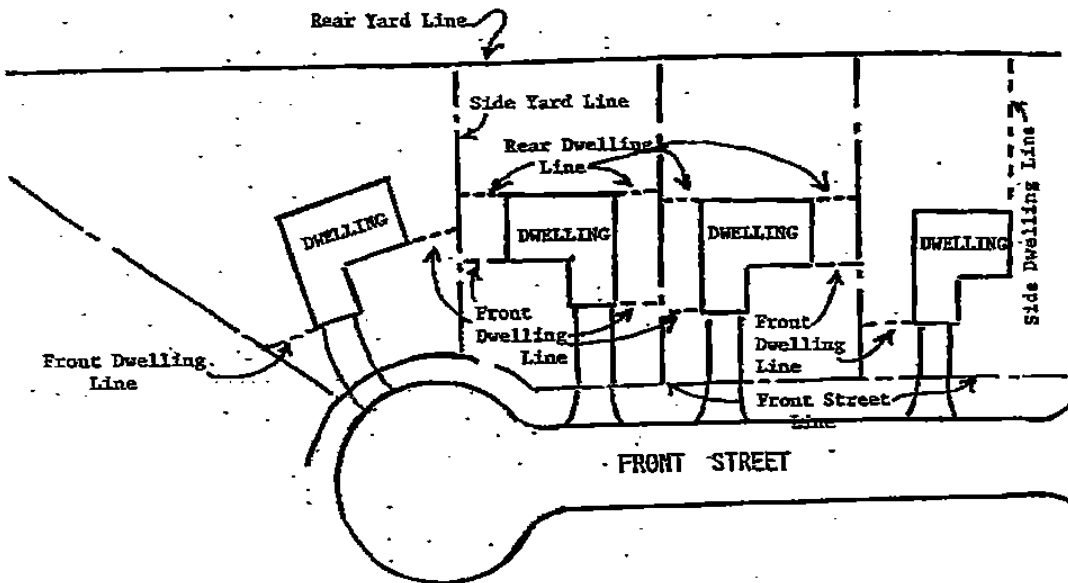
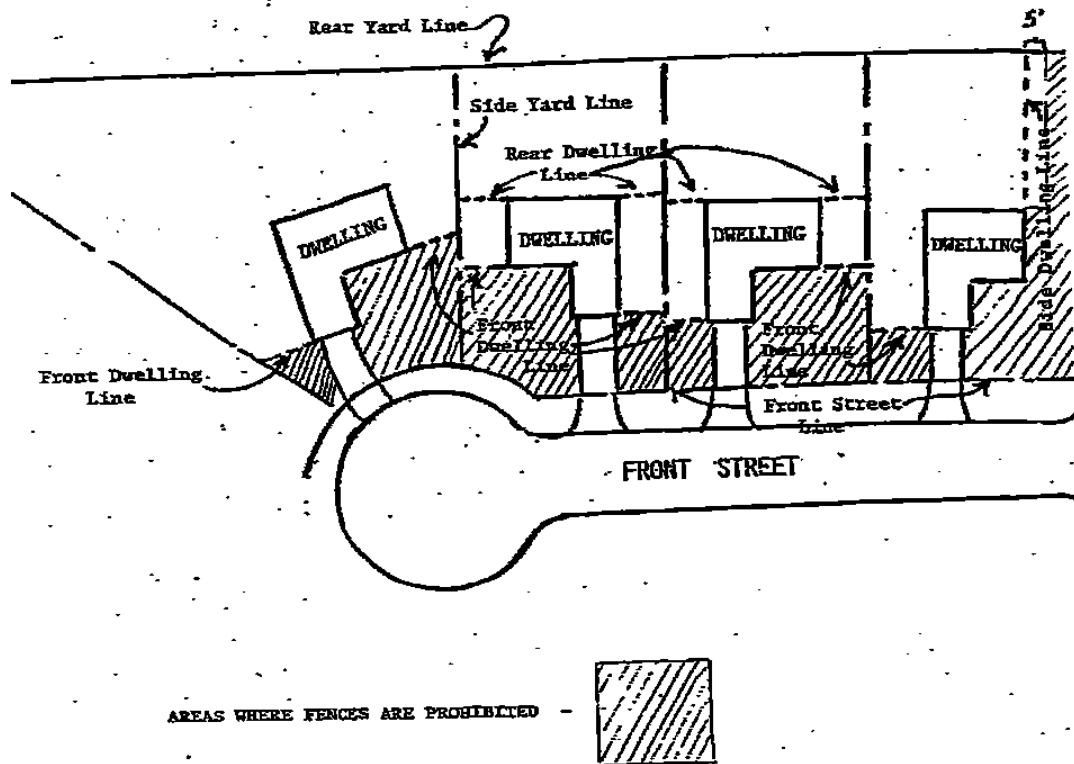
WHEREAS, the Board of Directors and Architectural Control Committee have adopted an interpretation of the documents as they relate to this issue:

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

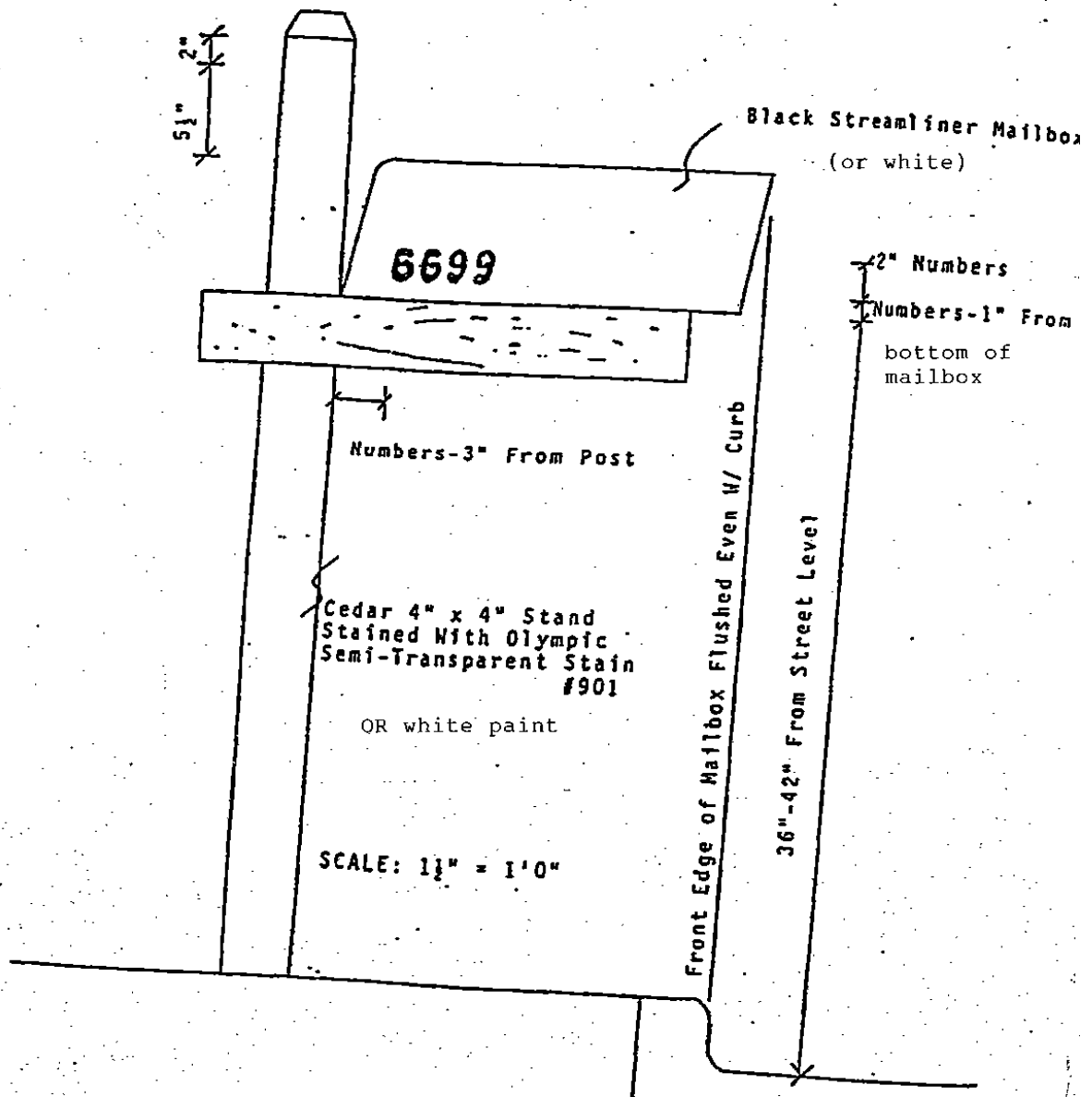
1. The above recitations are true and correct and are incorporated herein.
2. Attached hereto as Exhibit "A" is a drawing which shows the areas in which a fence may be allowed and is not allowed as it relates to the language concerning fences on the frontage of ponds, lakes and the golf course. Said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

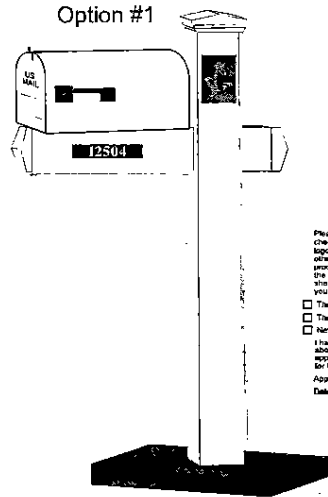
Pond /Lake /Golf Course		
+		+
+	20feet from frontage	+
+	No fences at all here	+
I NO FENCES ALLOWED ON FRONTAGE I		
I		I
I	side fences only are allowed	I
I	within 20ft from rear lot line	I



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



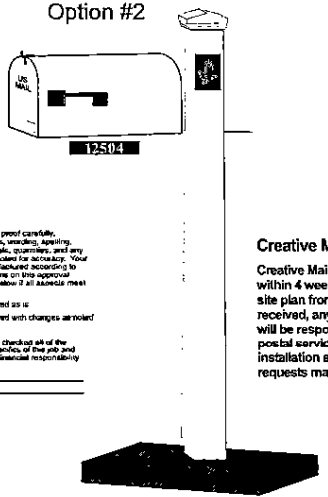
Option #1



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

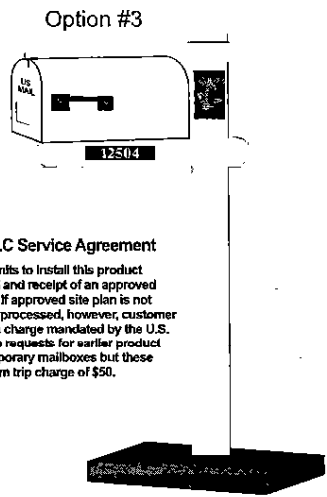
Option #2



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, wording, spelling, 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 above meet your approval.

☐ This layout is approved as is
☐ This layout is approved with changes outlined
☐ New proof needed

I have proofread and checked all of the above mentioned specifics of this 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 change 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.

The supplier for The Eagles approved white Eagles pvc standard as well as for the black metal standard as adopted by certain Villages is:
Creative Mailbox Designs:
Tel: 813-818-7100 ext 373 OR
Email: Orders@creativemailboxdesigns.com

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.

For the Board of Directors of
Village _____

"Owner"

(print name and title)

(print name and title)

(print name)

(signature)

(signature)

(signature)

FOR SALE/FOR RENT SIGN STANDARD & SPECS



Contact Fast Signs at Tel: 727-474-3772

The Adopted Eagles Standard For Sale/for
Rent Sign
is approved for display center of front yard
(not permitted between the sidewalk and the
roadway)