

# The Eagles Master Association Inc.

Homeowners Association Inc.

## Resident Handbook

*Updated: 2026*

*Front Picture supplied by Eagles Resident  
Jelena Mulin  
(Eagle in Pine Tree off Starling Drive)*



If you sell your home, please be sure to give this handbook together with the governing documents for both your Village and The Eagles Master Association to the new homeowner.

Website: [www.theeaglescommunity.com](http://www.theeaglescommunity.com)

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- **Important & Useful Information (including Rules & Policies)**
- **Eagles Master Assn Use Restrictions (summarized)**

### Useful Contact Numbers

Eagles Main Guard House	813 920-5958
Eagles Patterson Rd Guard House	813 926-2548
Eagles Golf Club/Restaurant	813 920-6681
Association Management Office	813-855-4860 OR 727-771-7753
	ext 317 Accounts
	ext 316 Manager
	ext 325 Emergency
	Fax: 727) 238-8801
Email Manager Leigh Slement LCAM:	leigh@pgcf.com

### County, Utilities & Services (www.hillsboroughcounty.org)

Animal Services	813 744-5660
Alligator Removal Hotline	1 866 392-4286
Driver's License Service	813 635-5200
Fire Rescue	813 272-6600
Health Department	813 307-8000
Hurricane Emergency Management	813 272-6600
Information	813 272-5900
Library (Maureen Gauzza Library)	813 273-3652
Mosquito Control	813 635-5400
Property Taxes	813 635-5200
Property – Homestead exemption	813 272-6100
Sheriff's Office (non-emergency)	813 247-8200
Republic Services (Trash Company)	813 265-0292
Solid Waste – Trash	813 272-5680
Solid Waste – NW Facility	813 264-3816
Tampa Electric (tampaelectric.com)	813 223-0800
Tree Permit (Natural Resources)	813 272-5600
Voter Registration	813 272-5850
Water Customer Service	813 272-6680
Water Reclaimed Customer Service	813 272-5977

### Hospitals

Haley VA Medical Center	813 972-2000
Mease Countryside	727 725-6111
HCA South Tampa (formerly Memorial)	813 873-6400
St. Josephs	813 870-4000
St. Josephs North	813 443-7000
St. Josephs Women's	813 879-4730
Tampa General	813 844-7000
Tampa Community Hospital	813 888-7060
Advent Health Tampa Hospital	813 971-6000

### Post Office

Odessa	813 926-7013
Oldsmar (Tampa Road)	813 854-4660

### Schools

Mary Bryant Elementary	813 356-1645
Farnell Middle School	813 356-1640
Sickles High School	813 631-4742
IB – Hillsborough	813 276-5620



## Summarized Rules, Policies & Important Information

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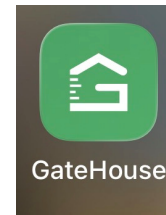
### Access Control:

A new visitor management system (Gatehouse VMS) is going into effect and homeowners must manage their guests and vendors through the mobile/tablet app or on their PC. Only one account is set up for each property address. The primary property phone number can only be changed by an administrator. Please contact management or notify the guardhouse in the event the phone number needs to be changed.

PC users must go to: <https://eagles.gatehouseportal.com/>

The username is first initial + last name of first deed owner and a first time password: eagles2025.

Mobile/tablet users must download the Gatehouse Solutions



The username is first initial + last name of first deed owner and a first time password: eagles2025. The client code # is 275275

The full tutorial of the Gatehouse Visitor Management System (VMS) is posted on the website under Resource Center (located top of website [www.theeaglescommunity.com](http://www.theeaglescommunity.com) home page. Phase One of implementing the new VMS will be using the system for all visitors expected after 7pm.

Access Control urges homeowners to ensure that 1) all visitors and delivery vendors know your name and address and be prepared to show photo ID; 2) you issue E-Passes for guests or ensure they are on your visitor guest list. Please note that showing photo ID will still be required, & 3) you notify them if you witness anything that looks suspicious. You may enter party guest lists on the VMS. Access Control is ordered to check in pedestrian and cyclist sidewalk traffic into The Eagles and photo ID is required to be produced upon request. They also conduct speed enforcement using calibrated radar equipment. We expect homeowners to respect the duties assigned to Access Control and be courteous toward them.

### Nuisance Alligators

An abundance of wildlife exists and is valued in The Eagles. It is against the law to feed or disturb the wildlife. To remove a nuisance alligator 1) the homeowner must call FWC Alligator Hotline at 1-866-392-4286 to obtain a reference number; 2) Homeowner should then

call the management office with the reference number; 3) The Association will authorize the trapper's access to remove the alligator who will then be harvested.

#### Assessment Payments

Village Property owners pay assessments to two Associations – the Village in which they reside & The Eagles Master Association. The Eagles Master Association operates on a fiscal year Oct 1<sup>st</sup> through Sep 30<sup>th</sup>. Currently assessments are \$920.00\* (\*subject to change annually) for the period and payable in 2 payments of \$460 each (due Oct 1<sup>st</sup> & Apr 1<sup>st</sup>). The Eagles Master Association charges a late fee of \$25.00 and interest at the rate of 6% for all dues received 30 days from due date. Failure to pay assessments on time will result in a lien against the property and possible foreclosure. A late reminder notice is sent 30 days before the delinquent assessment is turned over to an attorney for collection and recovery of all directly related fees.

There is a Thirteen Dollar (\$13) cost to re-order any lost coupon book during the year. The writer of any dishonored check will be charged an additional \$25 or more according to Florida Statutes. Payments may be made in advance, but any post-dated check(s) received for Association dues will be processed upon receipt and incur a \$25 charge.

#### Bicycle Rule (in accordance with Section 316.2065 Florida Statutes)

All persons regardless of age are subject to the provisions of this section.

Bicyclists must obey all traffic controls and signals.

Bicyclists must use a fixed, regular seat for riding.

A bicycle may not be used to carry more persons at one time than the number for which it is designed or equipped.

Bicyclists and passengers under the age of 16 MUST wear a helmet.

At least one hand must be kept on the handlebars while riding.

A bicyclist must not wear a headset, headphone or any listening device other than a hearing aid while riding.

Every bicycle must be equipped with a brake or brakes which allow the rider to stop within 25 feet from a speed of 10 miles per hour on dry, level, clean pavement.

When riding on sidewalks or in crosswalks, a bicyclist has the same rights and duties as a pedestrian.

A bicyclist riding on sidewalks or in crosswalks must yield the right-of-way to pedestrians and must give an audible signal before passing.

A bicycle operated between sunset and sunrise must be equipped with a lamp on the front exhibiting a white light visible from 500 feet to the front and both a red reflector and a lamp on the rear exhibiting a red light visible from 600 feet to the rear.

Riding in single file is required except on bike paths or parts of roadways set aside for the exclusive use of bicycles. (See full Rule on the website)

#### Campaign Signs

Only one campaign sign is permitted 2 weeks before Election Day and must be removed the day after Election Day. It must be located on the lawn between the sidewalk and the home.

#### Master Association Assessment Collection Policy

Assessments are considered delinquent on the 16<sup>th</sup> of the month in which the assessment is due;

A late fee of \$25.00 as well as 6% per annum interest is assessed to delinquent assessments;

Unpaid assessments/and or dues shall be turned over to an attorney 31 days after the delinquent homeowner has been sent a late notice; The mandatory 45-day notice of intent to lien certified letter shall be sent by the collection attorney;

Actual costs for the 45-day notice of intent to lien letter is collectable by the collection attorney directly from the homeowner;

All payments received shall be applied in the following order: interest, late fees, costs, attorney fees and then assessment/and or dues. The full amount as determined by the attorney is required to be settled to prevent the filing of the lien on the 46<sup>th</sup> day;

Should the lien be filed, the costs shall escalate accordingly as a 45-day notice of intent to foreclose letter by certified mail shall also be sent by the collection attorney;

Once a homeowner is handed over to the collection attorney that homeowner shall pay amounts owed and contact the collection attorney directly.

Payments shall only be deemed paid in full when the collection attorney instructs the Association to remove from attorney status;

The Board of Directors cannot waive any attorney fees incurred by a homeowner for delinquent assessments.

### Communication Policy

All communication to the Association shall be by regular or certified first class mail to: The Board of Directors, Eagles Master Association c/o the management company. The Board shall not be held responsible for non-response to other forms of communication sent or relayed to the Association and/or Board of Directors.

### Dumping

No dumping of any kind is permitted within The Eagles.

### E-Bikes & Scooters etc. (Rule 21 & Rule 22)

Rule 21: for Micro Mobility devices capable of speeds up to 20mph are permitted on Nine Eagles Drive sidewalks on condition that they are operated in single file, by one person, yield to pedestrians, stop at all intersections and do not exceed 15mph.. Nine Eagles Drive and roadway use is limited to operators over 16 years old and all traffic rules apply (see full Rule on the website).

Rule 22: for Class 3 Bikes, Dirt Bikes, ATV's, Motorbikes etc. Dirt Bikes are prohibited in The Eagles. Class 3 Bikes and motorcycles are restricted to roadways and have limited use in The Eagles (may be used from home to exit The Eagles or from entrance directly to home). ATV's are only permitted by authorized Eagles Golf Club personnel or hired vendors to service common areas (see full Rule on the website).

### Exterior Modifications Require Approval

All exterior modifications require approval by the Architectural Control Committee (ACC) of the Village and in most cases the Master Association as well. A Design Review Manual was adopted in 2008 and provides the standards for The Eagles Master. This document is changed from time to time.

### For Sale or For Rent Signage

The Eagles has an adopted standard for For Sale & For Rent signs.

Contact Fast Signs (Palm Harbor) at (727) 474-3772.

Only one For Sale or For Rent sign is permitted on a lot, unless otherwise specified for your Village. The sign must be located in the center of the front yard.

### Fining Authority

The Association is empowered to fine homeowners for non-compliance of governing documents and adopted Rules.

### Fireworks

Florida Statute 791.08 allows fireworks on New year's Day, January 1<sup>st</sup>, Independence Day, July 4<sup>th</sup>; and New year's Eve, December 31<sup>st</sup>. Fireworks emitted any other time should be reported to the Hillsborough County Sheriff's Department.

### Gate Access

All lot owners and their live-in family members are entitled to barcode access. Eagle's homeowners are also issued an Eagles decal. Tenants & company cars are not eligible for an Eagles decal. A maximum of 2 barcodes per household are permitted for non-resident family members who visit 5-7 days per week. A one-time charge of \$50 per each such application applies. The Application for a barcode and/or Eagles decal as well as information on how to complete the form is available on the website or at the main guardhouse. Fully completed forms together with the required supplemental information will ensure speedy processing. Completed forms and supplemental information must be turned in at the main guardhouse for processing. A call to the applicant will be made when the barcode and/or decal is ready for vehicle application. Only authorized personnel are permitted to affix these stickers. Motorcycles are not eligible for barcodes but a decal can be provided if the motorcycle is fitted with a windshield.

### Garage Sale

No individual garage sales are permitted. There is ONE advertised community-wide garage sale per annum held in the Spring. Estate Sales are permitted in accordance with the Rule.

### Golf Cart Rule

All resident owned golf carts must be registered with the Association. Application forms are available from the main guardhouse or the website. Golf Carts are permitted only on roadways obeying all traffic rules and must be operated by a valid Florida licensed driver. A Golf Cart that has a top speed greater than 20mph but less than 25mph is classified as an LSV (Low speed vehicle). LSV vehicles need to have a Vehicle Identification Number (VIN), be registered

and titled. All Golf Carts must display their registration decal to be visible at all times. The full Golf Cart Rule is on the website and non-compliance of the rule will subject the property owner to a fine(s).

#### Golf Club

The Golf Club is a separate commercial entity. Owners abutting the golf course are burdened with an easement that allows golfers to retrieve an errant golf ball. The golf club is not responsible to replace a window unintentionally broken by an errant ball. Homeowners, except those registered to play golf, are not permitted on golf course property at any time. This is a condition of the Golf Club owner's insurance policy and the Golf Club could call the Sheriff's Dept. to issue a no trespassing citation.

#### Golf Course

Only registered players are permitted on the golf course. Residents are not permitted to walk, jog, golf cart, bicycle ride, etc. on golf course property at any time.

#### Holiday Lights & Seasonal Décor

Holiday lights and décor are permitted from the week before Thanksgiving through January 15<sup>th</sup>. Lighting and décor for all other traditional holidays must be removed 14 days after the holiday.

#### Home Deliveries

Large delivery vehicles (in excess of 8.6 ft. clearance) MUST BE instructed by the HOMEOWNER to enter via the Patterson Road entrance. Directions to the Patterson Road entrance are as follows: FROM W. HILLSBOROUGH AVENUE: a) Turn onto Race Track Road for approx 3 miles to Nine Eagles Drive/Countryway Blvd light; b) Continue on Race Track Road for approx 2.4 miles and turn left onto Patterson Road; c) Turn left onto Eagles Entry Drive approx 2 miles.

FROM GUNN HIGHWAY: a) Turn onto Race Track Road; b) Travel approx 2 miles (pass through circle at Boy Scout Road) & turn right onto Patterson Road; c) Turn left onto Eagles Entry Drive approx 2 miles.

#### Hurricane/Disaster Preparedness Information

See information posted on the Eagles website.

Go to the Hillsborough County Emergency Management Website. [www.hillsboroughcounty.org/emergency](http://www.hillsboroughcounty.org/emergency) OR if you do not have access to a computer call Emergency Management (813) 236-3800

#### Mailboxes

All white pvc Eagles standard mailbox/post & all black metal mailbox units are available for purchase from Creative Mailbox Design Tel: 813-818-7100 ext 373 or email [Orders@creativemailboxdesigns.com](mailto:Orders@creativemailboxdesigns.com). Turnbury (original section) has their own standard which is outlined in their ACC Manual and Royal Troon has a centralized mail center.

#### Community Park

The park is for the enjoyment of Eagles residents and golf club members. The park is open from dawn to dusk and all posted Park Rules are to be read and understood before use. You may reserve the pavilion (\$25 fee + \$50 refundable deposit) by contacting management (813) 855-4860x316 or email [leigh@pgcf.com](mailto:leigh@pgcf.com). The Park Pavilion Reservation Form as well as a calendar of reservations made is available on the website.

#### Park Rules

- The Park is for residents, golf club members and invitees only
- Park is open from dawn to dusk & Association special event hours
- Appropriate language and behavior is expected in the park
- Park area is under surveillance 24 hours per day
- Park visitors must use lower parking lot only
- Use all park equipment and amenities at your own risk
- No smoking, no pets, no glass, no fires, no grills, no alcohol permitted
- No skateboarding, rollerblading, cycling, scooters permitted
- No littering – keep the park clean
- The Board of Directors has authority to deny access
- Golf Club Owners, Association and Management are not liable for any injury, damage or loss
- See additional rules posted at playground and tennis courts

#### PODS (Portable Storage Units) or Similar

It is deemed reasonable that within 5 days and/or 5 nights a PODS, or similar portable storage container, can be loaded or unloaded. PODS, or similar, shall not remain on a driveway more than this timeframe without special circumstance and permission.

### Realtor & Open House Signage Rule

Except for open house viewers, all potential buyers must prearrange with a Realtor to view a home for sale at the Eagles. Realtors must coordinate meeting with the prospective buyer at one of the Eagles entrances or the prospective buyer must have the express permission/appointment of the Sale By Owner or the Realtor to meet at the house. This instruction shall apply to all prospective buyers EXCEPT those going to the Larson Communities model home.

Open House Directional Signage is permitted for the duration of the Open House only and is limited to no more than one directional sign at each stop intersection up to the Open House address. No Open House signs are permitted in common area in front of the guardhouses.

### Records Inspection Policy

The Board of Directors adopts the record inspection policy as outlined by the Management Company by separate document.

### Rentals

Owners renting their home must provide and maintain with the Association a current off-site mailing address as well as the full names of all tenant occupants over the age of 18 to validate single-family occupancy. Owners are obligated to provide tenants with a copy of all governing documents and rules and regulations for the Eagles Master Association and the applicable Village. Owners are held ultimately responsible for the actions of their tenants.

### No Soliciting Rule

The Eagles is a No Soliciting community. The Board reserves the right to deny access to non-resident business owners found soliciting in The Eagles. Any form of solicitation performed by a resident shall be subject to a fine in accordance with the Fining Policy.

### Speed Limits

Speeding and other traffic violations, including not stopping at stop signs, are enforced. The Village speed limit is 18mph and the speed limit on Nine Eagles Drive is 30mph. The section of Eagles Entry Drive from the Nine Eagles Drive t-junction through to Patterson Road is also 18mph. Speed is radar enforced and off duty officers are hired from time to time to enforce speed and traffic rules in The Eagles.

### Street Light Outage (or other street light problems)

An on-line form is available at [www.tampaelectric.com](http://www.tampaelectric.com) to report a street light malfunction. Go to get more info at the "street light out" option. You must provide the 10 digit number from the light pole as well as the closest address to the light pole. This information can also be relayed to the Property Manager who can report the malfunction.

### Towing Rule

The Eagles has the power to fine and tow vehicles observed regularly street parked (more than 3 times in a week). Special permission can be obtained for street parking required for unusual circumstances.

### Trash Collection

Service will include two garbage collections every week (Tuesdays=Garbage, Recyclables & Yard Debris & Fridays=Garbage only). The automated residential garbage and recycling system includes a gray or green 95-gallon roll cart for garbage (or smaller by special request) and a blue 65-gallon roll cart for recycling. Trash that does not fit in these containers will be not be picked up. Yard waste is collected manually, in your own containers, bags and bundles (e.g. palm fronds and tree trimmings must be bundled into 4ft easy to pick up bundles). Yard debris pickup day is Tuesday and yard debris collected from weekend work should not be left curbside until the evening before or morning of scheduled pickup. Special arrangements must be made for the disposal of large items like furniture, mattresses & appliances. Trash is not collected on National Holidays.

Household Chemicals and Electronics Collections Electronics and scrap metal (microwave ovens, electric motors, ceiling fans, pool pump motors, electric saws, treadmills, etc.) may be taken Monday through Saturday 7:30am – 5:30pm to the collection facility at 8001 Linebaugh Avenue, Tampa. Residents may also take used tires and car batteries to this facility.

### Website

The Eagles website is at [www.theeaglescommunity.com](http://www.theeaglescommunity.com) where the full text version of the governing documents, Rules and Regulations and Architectural Design Review Guidelines is available and is also

publicly accessible. All Architectural information as well as forms are available on the public accessible pages. Resident access to the privileged page for The Eagles Master Association and individual Villages can be requested by emailing Management. The privileged page is contented with meeting information, minutes, board certifications, financials and budgets etc.

Florida Fish & Game Licensed Resident Wildlife Rescuer  
Contact Kris Porter (813) 598-5926 for Eagles wildlife rescue needs.

### **THE EAGLES MASTER ASSOCIATION INC.**

#### **Summary of The Eagles Master Association Use Restrictions**

Since the documents are complex and cumbersome, we have tried to provide you this summary of some of the most important and frequently requested information.

Please understand that this booklet is not meant to substitute your owner's documents. If there should be any disagreement between the two, the owner's documents would apply. We hope you will find the information in this booklet helpful.

#### **Restrictions, Rules & Regulations** (in short form)

##### **Single Family Ownership (Article III Sec 1)**

Dwelling units in The Eagles are for single families only (as defined in the Amendment filed April 8, 2005). No business attracting traffic is permitted to be conducted from a dwelling.

##### **Irrigation (Article III Sec 5)**

Head-to-head working irrigation systems are required.

##### **Tents, Sheds etc. (Article III Sec 6)**

No tents, sheds or similar, whether permanent or temporary, are permitted except a shed is permitted if kept within a screened enclosure.

##### **Garages (Article III Sec 7)**

Garage doors are required to be maintained in good working condition at all times and must be kept closed when not in use.

##### **Fences, Walls & Hedges (Article III Sec. 8)**

Fences, walls & hedges require approval prior to installation and may not exceed 6ft in height. Fences, walls and hedges are not permitted front of a building line and are also not allowed to front a golf course or waterway.

##### **Trees, Lawns & Artificial Vegetation (Article III Sec. 9, 10 & 21)**

Tree removal requires permission of the ACC (Architectural Control Committee), Hillsborough County and/or Certified Arborist. All lawns must be of grass of the type known as "St. Augustine Sod". No artificial vegetation is permitted upon the exterior portion of any lot.

##### **Docks, Lakes & Wetlands (Article III Sec 12, 14 & 20)**

No docks or boathouses are permitted to be constructed. No swimming, bathing, fishing or boating is permitted. Homeowners abutting a waterway, are required, irrespective of ownership, to maintain to water's edge. Mowing and edging detail are to be directed away from the water and clippings must be disposed of appropriately.

##### **Traffic Violations & Vehicles, Golf Carts, Motorcycles and Parking (Rules & Regs #8, 14, 16, 17, 12, 22 & Article III Sec 17 & 18)**

Warnings are NO LONGER issued for Speeding, Not Stopping at Stop Signs, Golf Cart Rule Violations, Micro Mobility Device Rule 21. Violations (devices capable of speeds up to 20mph) & Rule 22 Violations (dirt bikes, Class 3 bikes, motorcycles, atvs). These violations will receive a fine without a warning but recipients will be offered an opportunity to attend a hearing. Regular street parking and parking on the grass is not permitted. Inoperable vehicles, commercial vehicles, boats, trailers, campers, vans, motorcycles and recreational vehicles must be parked within the confines of a closed garage. Motorcycles, motorbikes, atv's, 4-wheel drive vehicles, minibikes, trail bikes etc., are only permitted to enter and drive to a home or leave a home and exit The Eagles. Golf Carts are permitted but they must be registered and shall be used only on the roadways obeying all general roadway rules and operated by someone with a valid Florida Driver's License.

**Animals & Pets (Article III Sec 19)**

Only two common household pets are permitted per household. Pets are not permitted to roam free and dogs shall be leashed and under control of a responsible person when outside the confines of a dwelling or enclosed yard. Picking up after your pets is required by law.

**Maintenance of Lots and Landscaping (Article III Sec 20)**

Homeowners are responsible for the first-class maintenance of all areas located between respective lot lines and the pavement of the streets. Homeowners whose lots abut a waterway are responsible to maintain to water’s edge.

**Association Budgets**

The Master Association Budget is adopted in the month of August and coupon booklets are mailed to homeowners before September 1<sup>st</sup>.

The Master Association Budget line items are including but not limited to access control, guardhouse and entrance maintenance, landscape and pond maintenance, street lighting, insurance, community park expenses, roadway and master drainage system repairs, management fees and reserve funding for the repaving of Nine Eagles Drive and any other major capital expense.

SUMMARY OF ASSESSMENT DUE DATES

JAN 1 AUGUSTA VILLAGE  
JAN 1 BYRNWYCK VILLAGE  
JAN 1 CANTERBURY VILLAGE  
JAN 1 ROYAL TROON VILLAGE

FEB 1 ST. ANDREWS VILLAGE  
FEB 1 TURNBERRY VILLAGE  
FEB 1 WINDSOR PARK VILLAGE

APR 1 EAGLES MASTER ASSOCIATION  
APR 1 ROYAL TROON VILLAGE

MAY 1 ST. ANDREWS VILLAGE  
MAY 1 TURNBERRY VILLAGE

JULY 1 AUGUSTA VILLAGE  
JULY 1 CANTERBURY VILLAGE  
JULY 1 ROYAL TROON VILLAGE  
JULY 1 WINDSOR PARK VILLAGE

OCT 1 EAGLES MASTER ASSOCIATION  
OCT 1 PRESTWICK VILLAGE  
OCT 1 ROYAL TROON VILLAGE

MONTHLY: GRAND OAK ISLAND

**Eagles Overview Map Legend**

Yellow : Villages

Red : Main Roadways

White : Village Roadways

Blue : Ponds

A = Augusta

C = Canterbury

E = Master

F = Forest Course (Golf Club)

GOI = Grand Oak Island

L = Lakes Course (Golf Club)

P = Prestwick

R = Royal Troon

S = St. Andrews

T = Turnberry

W = Windsor Park

Green : Entrances, Community Park & Golf Clubhouse

Orange : Golf Clubhouse & Courses