

St Andrews & The Eagles Master Association  
Are Managed By:

The Property Group of Central Florida  
2753 S.R. 580, Suite 202, Clearwater FL 33761  
Tel: (813) 855-4860 / (727) 771-7753

Directions to office

From Eagles Main Entrance turn right onto Race Track Rd,  
Turn right onto Forest Lakes Blvd., Cross Tampa Road,  
Turn right onto S.R.580, Cross McMullen Booth Road, Turn left  
onto Charles Street.  
Parking is located at the rear of the Colonial brick building and the  
office is on the 2<sup>nd</sup> Floor

# St. Andrews at The Eagles

Homeowners Association Inc.

## Resident Handbook

Summary of St. Andrews & Master  
Associations Declaration Restrictions, Rules &  
Regulations

*Published 2025*



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

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

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### Useful Contact Numbers

Eagles Main Guard House 813 920-5958  
(Address for Main Guardhouse: 15101 Nine Eagles Drive)  
Eagles Patterson Rd Guard House 813 926-2548  
(Address for Patterson Guardhouse: 12351 Eagles Entry Drive)  
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)

### 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 813 236-3800  
Information 813 272-5900  
Library (Upper Tampa Bay) 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

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  
Florida 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

## Important & Useful Information

Street Light Outage (or other street light problems): Report street light malfunctions to your Property Manager or online at [www.tampaelectric.com](http://www.tampaelectric.com). You must provide the 10 digit number from the light pole as well as the closest address to the light pole.

Eagles Access Control: Please notify Eagles Access Control (813-920-5958) if: 1) you have guests arriving after 7 pm. Access Control urges homeowners to ensure that all visitors and delivery vendors know your name and address; 2) provide a guest list for large groups; or 3) you witness anything that looks suspicious.

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. Patterson Road entrance address is 12351 Eagles Entry Drive, Odessa FL 33556.

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 should be stored alongside the home until yard debris pick up day. 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.

#### Association Dues

Property owners in St. Andrews pay assessments to two Associations – St. Andrews & The Eagles Master Association. St. Andrews operates on a calendar year. For 2025 the annual assessment is \$600\* and is payable in 2 payments of \$300 each (due Feb 1<sup>st</sup> & May 1<sup>st</sup>). 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\* 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. Failure to pay assessments on time will result in a lien against the property and possible foreclosure. Only one late reminder notice is sent before the delinquent assessment is turned over to an attorney for collection and recovery of all directly related fees.

\*Subject to change annually

#### Nuisance Alligators

An abundance of wildlife exists in The Eagles. It is against the law to feed or disturb the wildlife. Homeowners must provide the Association with a FWC issued Reference Number for a nuisance alligator request to be authorized by the Association (Call FWC Alligator Hotline at 1-866-392-4286 to obtain a reference number).

#### Florida Fish & Game Licensed Resident Wildlife Rescuer

Contact Kris Porter (813) 598-5926 for Eagles wildlife rescue needs.

#### 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.

#### Fining Authority

The Associations are empowered to fine homeowners for non-compliance of governing documents and adopted Rules. Warnings for certain rules including speeding, not stopping at a stop intersection, golf cart, dirt bike and similar violations have been removed and all offenses are subject to a fine without warning.

#### 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 St. Andrews & The Eagles Master. This document is changed from time to time.

#### Mailbox Standard

St. Andrews has a uniform standard:

The preferred standard is the White PVC plain post with or without Eagles logo with a plain white mailbox and address numbers on post. Please contact Creative Mailbox Design to order by calling 813-818-7100 ext 373 or emailing [Orders@creativemailboxdesigns.com](mailto:Orders@creativemailboxdesigns.com).

OR you may purchase from your local hardware a plain cedar wood 4x4 post painted white or stained a natural wood color with a plain white or black mailbox and address numbers on post.

#### Bruce Derby 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).

Park address: 16351 Nine Eagles Drive, Odessa 33556.

### Advertising Signs

No advertising signs are permitted on lots except For Sale or For Rent signs may be displayed in accordance with design and location as specified in The Design Review Manual. Contact Fast Signs at (727) 474-3772 or go to their website at [www.fastsigns.com/2041](http://www.fastsigns.com/2041)

### Garage Sale

No individual garage sales are permitted. There is ONE advertised community-wide garage sale per annum generally held between March and June.

### 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 licensed driver. If your golf cart exceeds 20mph then it is an LSV and must be registered with the Association and the state. Golf Cart Rule violations are subject to a fine without warning.

### Graduation Signage

A school issued professional graduation sign is permitted per child to be displayed through June 15<sup>th</sup>.

### Basketball Hoops & Portable Items in Public View

One only basketball hoop is permitted per driveway contingent it is maintained in good condition and repair and is not located to promote play in the street or hinder sidewalk access. No exterior base weighting is allowed. See ACC Manual for acceptable anchoring. It must be stored standing upright perpendicular to the driveway on the side of the driveway opposite to the front walkway to the front door. It must be located on the driveway at least 12 feet from the roadway when in use.

### Rental or Leased Properties

Owners are responsible for the actions of their tenants. An amendment to the St. Andrews Governing Documents in 2007 adds rental restrictions and caps the number of rentals in the Village at 10%. All rentals must register with the Association.

### Speed Limits

Speed Limits and other traffic violations, including not stopping at stop signs, are enforced and infractions are subject to a fine without warning. 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 t-junction through to Patterson Road is also 18mph. Speed is radar enforced.

### 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.

### Seasonal Décor

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

### Website

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

The website's public page has all the governing documents, adopted rules, resolutions and information relative to Architectural Control. The privileged page contains information relative to Meetings, Minutes, Budgets, Insurance etc. The privileged page is password protected and homeowners wanting access must email manager [leigh@pgcf.com](mailto:leigh@pgcf.com) with their name and address.

## **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)

**The Eagles Master Association**

**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) and Hillsborough County. All lawns must be grass of the type known as "St. Augustine Sod". No artificial vegetation is permitted upon the exterior visible 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 at any pond, lake or canal within The Eagles. 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, 21 & 22 & Article III Sec 17 & 18)**

Only the following Rules are subject to a fine without warning:

Rule 8. Golf Cart Rule;

Rule 14. Roadway Speeding & Other Roadway Use Rules;

Rule 17. Stop Sign & Other Traffic Rules;

Rule 21. Class 1&2 E-Bikes, E-Scooters & Motorized Scooters (micro-mobility devices capable of speeds up to 20mph);

Rule 22. Class 3 Bikes, Dirt Bikes, ATV's, Minibikes & Motorcycles (devices capable of speeds in excess of 20mph)

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. Dirt Bikes are not permitted in The Eagles at any time. Golf Carts are permitted but shall be used only on the roadways obeying all general roadway rules and operated by someone with a valid Florida Driver's License. Visit website at [www.theeaglescommunity.com](http://www.theeaglescommunity.com) under Governing documents/Master Association for full text on the adopted Rules for the community.

Warnings apply to Rule 16. Regular street parking is not permitted and the Association has the right to tow. Grass parking is not permitted. Inoperable vehicles, boats, trailers, campers, motorcycles and recreational vehicles must be parked within the confines of a closed garage.

**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.

ST ANDREWS is the second largest Village in The Eagles. It has 269 homes built in 3 Phases.

St. Andrews maintains 10 ponds – see map

Pond #1	opposite Eastbourn Drive
Pond #2	small pond opposite 15734 Muirfield
Pond #3	pond frontage behind 15808-15904 Muirfield
Pond #4	Lahinch Circle cul-de-sac
Pond #5	Lytham Drive cul-de-sac
Pond #6	pond frontage behind 15908-15922 Muirfield
Pond #7	between Muirfield & Lytham homes
Pond #8	between Muirfield & Carnoustie homes
Pond #9	Carnoustie cul-de-sac
Pond #10	pond frontage behind 16224-16236 Carnoustie

### **ST. ANDREWS AT THE EAGLES HOMEOWNERS ASSOCIATION**

#### **Summary of St. Andrews At The Eagles Homeowners 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.

#### **Nuisances (Article IV Sec 2)**

No owner shall permit any nuisance to exist upon his property.

#### **No Sub-Dividing of Lots or Septic Tanks (Article IV Sec 3)**

No lot shall be further subdivided and no portion of a lot may be transferred by an owner. No septic tanks shall be installed on a lot.

#### **Business from Home (Article IV Sec 4)**

No lot or home shall be used in any trade, business, professional or commercial capacity. See Master Association Article III Section 1. which allows home office that does not attract traffic.

#### **Vehicles (Article IV Sec 6)**

Motorcycles, trailers, boats, campers, motorhomes, golf carts or other similar vehicles are only permitted if they can fit completely within, and are kept within, the garage of the owner.

#### **Structure & Garage (Article IV Sec 7)**

Only one detached, single family dwelling not to exceed two and one half stories and a maximum of 30ft in height with a minimum of a 2-car enclosed garage (with doors), and not exceed a 4-car garage to be attached to the main structure. No modifications are permitted without ACC approval.

#### **Residence Minimums & Roofing (Article IV Sec. 8)**

All residences shall have at least 2 bedrooms, two full inside baths and an enclosed garage. The living space shall be centrally air conditioned. No residence shall have flat or built-up roof except on the rear of the residence over a lanai, porch or patio. All pitched roofs shall have cement tile, cedar shake shingles or slate or three dimensional shingles.

#### **Setbacks (Article IV Sec 9)**

No structure shall be erected nearer than 20ft to a roadway right-of-way easement. No structure shall be erected nearer than 15ft of any rear lot line except in the case of a swimming pool and screen enclosure which shall not be nearer than 5ft and 3ft respectively. No structure shall be erected nearer than 6ft to any side lot line. No structure shall be erected nearer than 20ft to any side street right-of-way line or within 20ft from the top of the bank of any body of water.

#### **Lawns, Artificial Vegetation etc. (Article IV Sec 10)**

All lawns shall be of grass known as St. Augustine Sod. Owner shall install an irrigation system adequate to provide proper irrigation throughout the landscape. No artificial grass, plants, or other artificial vegetation shall be placed upon the exterior visible portion of any lot. No weeds or unsightly growth shall be permitted to grow or remain uncut and no refuse pile or unsightly objects shall be permitted on any lot.

**Tents & Accessory Structures (Article IV Sec 11)**

No tents, shack, garage, barn, utility shed, or other out building shall at any time be erected and used temporarily or permanently as a residence or for any other purpose. No separate structure is permitted. No trailer, mobile home, motor home, manufactured home and or recreation vehicle be parked permanently or temporarily at any time. A shed is only permitted if kept within a screened enclosure.

**Trees (Article IV Sec 12)**

Each lot shall have no less than 5 specimen hardwood trees. No tree with trunk which exceeds four inches in diameter at a height of 4ft above natural grade shall be cut down without the proper permit issued by the County and approval of the ACC. Customary pruning is permitted and encouraged for street and front yard trees - maintained at least 7ft above walkways and 15ft above roadways.

**Animals (Article IV Sec 13)**

No animals, livestock, or poultry of any kind shall be kept on any Lot, except that cats, dogs, and other household pets may be kept provided that they do not pose a nuisance to the neighborhood and are not permitted to roam free. Dogs shall at all times while outside a residence or enclosed yard be confined to a leash held by a responsible person. No more than a total of two animals may be kept at any household.

**Ponds & Drainage Areas/Easements (Article IV Sec 14)**

Owners of lots which include or adjoin any drainage and or drainage retention areas agree that they will at all times keep that portion of said pond and or drainage easement free from any trash or debris, refrain from building any structure whatsoever into or over such pond and or drainage easement, abide by laws, ordinances and regulations pertaining to the preservation and conservation of such pond and or drainage easement and refrain from diverting the natural flow or natural state of said pond and or drainage easement.

**Land Grade (Article IV Sec 15)**

No grade or elevation of any portion of any lot may be changed by any homeowner.

**Fences (Article IV Sec 16)**

Except for those constructed by the Developer, no fence, wall or hedge shall be permitted on any lot in front of the front or side street building line. Permitted fences (of material: concrete, concrete blocks, wood, pvc, wrought iron, aluminum and other approved by the Board) shall not exceed 6ft in height and require ACC approval. Chain link fencing is not permitted. All wooden fencing must be stained a natural wood color (except for black mahogany) every 2 years. All fencing must be maintained in good condition and repair. Double fencing is not permitted. Invisible fencing is permitted contingent approval is obtained and signs are posted when activated. Invisible fencing may not be installed within 4ft of the sidewalk.

**Play Equipment & Clothes Hanging (Article IV Sec 19)**

Portable basketball goals are the only play equipment permitted in front yards and are permitted contingent they do not promote play in the street, do not obstruct sidewalk access, are not weighted by anything visible and are kept in pristine condition. All play and swing sets and trampolines to be installed in the rear yard require approval and a waiver. Outdoor clothes hanging and drying must be done in a manner so as not to be visible from any front street or side street or any adjacent or abutting property.

**Trash Bins & Home Servicing Equipment (Article IV Sec 20)**

All garbage, trash and recycle bins must be hidden from view. Refer to Adopted Architectural Guidelines for approvable enclosures. No window or wall air conditioning unit shall be permitted on an residence. Air compressors, fans, pool equipment, above ground propane tanks, water softeners and similar must be screened from view and buffered by shrubbery or an approved enclosure so as to obscure view of equipment and, if applicable, reduce the noise level resulting from the operation thereof.

**Lot and Dwelling Upkeep (Article IV Sec 23)**

Lot owners shall maintain the residence and all other improvements, including without limitation, walls, fences, screen enclosures, driveways and accessory structures located on the lot, in good appearance and safe condition and the repair of any damage, deterioration or evidence of wear and tear on the exterior of the building shall be made promptly. If an Owner of a Lot fails, in the

Board's sole discretion, to maintain their Lot, the Board, after giving the Owner at least 10 days written notice, is authorized but not obligated, to maintain that Lot and said Owners shall reimburse Association for actual costs incurred. Here is a list of what is expected: -healthy and weed free lawn and mulched landscaped beds, weed and mildew free concrete and paved surfaces (including sidewalks), pruned and trimmed palms, shrubs and trees, clean mailbox and mail post, address numbers on home and mail post, mildew free home exterior and visible yard ornamentation.

#### **Pools (Article IV Sec 24)**

All pools shall be located in the rear of the residence and shall be constructed so the deck and surrounding patio or walkway will be at ground level. The visibility of any screened enclosure shall have minimum exposure and visibility from any public right-of-way and no raw aluminum screening is permitted. All pools on golf course and pond lots must be screened.

#### **Private Roads & Drainage System**

The Association maintained street storm drains are for the sole purpose of carrying storm water into the ponds – no leaves, grass clippings, or any matter may be permitted to enter these storm drains. The Association maintains the roadways, ponds and waterways within St. Andrews.

#### **Golf Course**

Golf balls are permitted to be recovered by golfers provided no damage to the Property shall be incurred in the process. Any Owner who purchases a Lot adjacent to the golf course shall be deemed to have assumed the risk of any damage to his residence, any part of any building, hedge, landscaping, fence, wall or any type or kind of permanent structure located on his Lot, and any item of Owner's personal property located anywhere within the Properties or the Owner's Lot, caused accidentally by golf balls, and the liability of such shall be solely and exclusively that of the Owner.

#### **Rental Restrictions (Article IV Sec 31) *Recorded February & March 2007***

- No person who is a convicted sexual predator or person who has been convicted of a felony involving violence may reside within a rented dwelling

- No building or other improvements on any Lot shall be rented separately from the rental of the entire Lot

-No part of any such building or other improvement shall be used for renting rooms or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation such as halfway house, rehab center, temporary welfare housing etc.

-The number of lots and dwellings thereon that are allowed to be rented at any given time are limited to 10% of the total number thereof. Existing rentals are grandfathered until the home is sold.

-No dwelling shall be rented for a period of less than 1 year

-A full lawn and if applicable pool service paid for by the Owner or the renter is required

-Registration process which includes background check on renters is required

#### **Architectural Control**

All exterior modifications, additions, alterations or changes to the exterior elements of the home and yard require approval prior to the work being implemented. A fine of \$100 will be assessed for all work done to the exterior of your home or yard without express permission from the ACC. The adopted Design Review Guidelines and ACC Request Form are available on the website or by contacting management.

#### **Association Budgets**

Both Associations are not-for-profit and operating and reserve funds are funded solely by members' assessments.

The Master Association Budget is adopted in the month of August.

The Master Association Budget line items are 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.

St. Andrews Village Budget is adopted in October or November and coupon booklets are mailed in November or December.

St Andrews Village Budget line items are entrance maintenance, landscape and pond maintenance, street lighting, insurance, roadway and drainage repairs, management fees and reserve funding for the repaving of all the roadways within St. Andrews (Muirfield Drive, Dornoch Place, Lahinch Circle, Portrush Court, Lytham Drive & Carnoustie Drive).