

TURNBERRY AT THE EAGLES
ARCHITECTURAL REVIEW
GUIDELINES MANUAL



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ARCHITECTURAL REVIEW GUIDELINES MANUAL

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Turnberry at The Eagles	
Subject: Governing Articles	
Effective Date: April 8, 2008	Revised: August 6, 2007
Section I	Page 1

I. Authority:

- A. Under Florida Statute, automatic-membership homeowner associations have the authority for design review and architectural control. Along with maintenance of common areas, and enforcement of deed restrictions, it is a basic function of the association. Properly exercised, design review and control will create and preserve an attractive, livable community, as well as protect property values. Thus, the Turnberry Village Board of Directors shall appoint an Architectural Control Committee (ACC) and establish the policies and procedures to be followed.
- B. 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.
- C. 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 Turnberry 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 which is now confirmed in this Design Review Manual which is subject to change and expansion as and when needed.

II. Governing Articles:

- A. Article IX of Amended and Restated Declaration of Covenants, Restrictions and Easements for Turnberry at the Eagles 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, screened enclosure, drain, mailbox, solar energy device, driveway, paved walkway, landscaping, landscape device or object or other improvements planned to be commenced, erected, placed, or maintained upon any lot or dwelling unit, or any addition, change or alteration thereof or thereto 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.

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Turnberry at The Eagles	
Subject: Purpose, Scope & Criteria of Architectural Review	
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I. Purpose of the Architectural Review Guidelines Manual:

- A. The purpose of the 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 these standards are not intended to stifle individual creativity.

II. Scope of Architectural Review:

- A. No home additions or external improvements, regardless of size or purpose, shall commence until a request has been submitted in writing to, and approved by the Turnberry Architectural Control Committee.
- B. Proposed exterior changes include the following:
- Repainting of exterior dwelling colors including repainting with the same color
 - Installation of window awnings
 - Installation of swimming pools, spas and screen enclosures
 - Conversion of Lanais to enclosed rooms
 - Extensions or the additions of rooms or porches
 - Installation of brick pavers for entries, or driveways
 - Erection of lattice work, barriers, fences, walls, hedges or trellises
 - Installation of front door and garage screens
 - Changes to the roof
 - Laminating of driveways
 - Installation of Solar Panels
 - The addition of lawn ornaments
 - Installation of Power Generators
 - Major planting or removing of trees or shrubs but excluding foundation plantings up to 42" wide and the planting of annuals
- C. All authorized exterior changes are delineated in separate policies and procedures found elsewhere in the ACC Manual. Each homeowner must refer to the respective policy and procedure when submitting requests for exterior changes.

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III. Criteria and Objectives of Architectural Review:

- A. The Architectural Control Committee will evaluate all properly completed Exterior Change Request Forms on the merits of each individual request. Design decisions made by the Committee are to be based on the following criteria:
1. **Turnberry Village adopted Color Wheel:** Approved Turnberry color palettes are available from the Property Group of Central Florida office.
 2. **Relation to the Natural Environment:** The proposed application should preserve the natural setting and the beauty of the property, to establish and preserve a harmonious and aesthetically pleasing design for the property, and to protect and promote the value of the property.
 3. **Conformance with Covenants and Design Guidelines:** All applications are to be reviewed to assure that they conform to the Declaration of Covenants, Conditions and Easements of the Eagles Master Association and the Declaration of Covenants, Conditions and Restrictions for Turnberry.
 4. **Design Compatibility:** Compatibility is defined as a similarity in Architectural style, quality of workmanship, use of similar materials, color or colors and construction details.
 5. **Location and Impact on Neighborhood:** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood.
 6. **Materials:** Continuity must be established by the use of the same types or colors of material as were used in the original construction.
 7. **Workmanship:** The quality of the work should be equal to or better than that of the original construction and that of the surrounding properties.
 8. **Validity of Concept:** The basic concept must be sound and appropriate to the surroundings.

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I. Applications For Exterior Changes or Modifications:

- A. All homeowners wishing to make any exterior changes or modifications to their dwelling, unit, lot or parcel must apply for and receive approval for such change or modification prior to the start of the project. Application is made by completing the “REQUEST FOR EXTERIOR ADDITION OR MODIFICATION” form (sample copy attached). Blank copies are available from The Property Group of Central Florida or may be obtained on-line @ www.theeaglescommunity.com and clicking on Turnberry Village and then Architectural Request Form. All requests must include an estimated start and completion date and all supporting documents and materials.
- B. The ACC Committee shall review the requests and determine approval or disapproval of regular requests. The ACC Committee shall from time to time deem it appropriate to require the Turnberry Board of Directors input whose decision shall also be subject to the Eagles Master Association Architectural Committee input and final/binding decision. Such decision shall be either to approve, approve with condition, disapprove or request additional information regarding the request.
- C. No approval shall be given by this Committee or the Board pursuant to the provisions of this Article unless it determines, in its sole discretion, that such approval shall comply with the provisions outlined in Section II. Neither shall the Association, the Board, any member of the Board, the Committee, nor any member of this Committee, have any liability to anyone by reason of any acts or action taken in good faith pursuant to this Article.

II. Supporting Documents and Materials:

- A. In order for each Exterior Change Request to receive a timely review and for the Architectural Control Committee to confirm that deed restrictions, design guidelines and the objectives of the Committee are being met, all necessary supporting documents and/or swatches/chips or samples of material to be used must accompany the request.

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1. Requests for home additions or extensions or modifications, installation of pools, hot tubs, fences, screen areas, playground equipment or water treatment equipment must include a survey clearly depicting the location, size and measurements to the lot boundaries. Shrubs must hide any exposed equipment, controls or electrical devices.
2. Requests for changing the exterior dwelling surfaces, materials, color or colors of painting or for resurfacing or staining driveways or walks must include a color chip (sample) of the material, color or colors to be used.
3. Requests for major landscaping, the planting of trees and shrubs must include a sketch or drawing showing the name or type of planting(s) together with the approximate location of each. Requests to remove tree(s) should include a diagram depicting the approximate location of the existing tree(s) to be removed along with the reason for their removal.
4. A Plot Plan and Site Survey must be submitted when requesting approval of all construction and major landscaping changes.
5. Licenses, Workman's Compensation and Liability Insurance must be provided with the Request For Exterior Addition or Modification form.
6. Following ACC approval, the homeowner must obtain any permits required by Hillsborough County.

III. Changes or Modifications Made Without Approval:

- A. If additions, changes or modifications are made without an approval being issued, such changes will be inspected by the Architectural Control Committee and if they do not conform to the Declaration of Covenants, Conditions and Restrictions for Turnberry or the Declaration of Covenants, Restrictions and Easements of the Eagles Master Association, the homeowner will be required to either modify them to conform or to promptly remove them from the property.

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- B. If trees on lots are removed without prior approval, homeowners will be required to explain their actions to the Architectural Control Committee and the Board of Directors and may be required to replace such trees.
- C. Homeowners who have violations will be required to submit an "EXTERIOR CHANGE REQUEST" form in order to bring the change, addition or modification into compliance with the Deed Restrictions.
- D. Failure to comply may result in action by the Board of Directors in accordance with authority as provided in the governing documents.

IV. Change or Modification Limitations:

- A. All homeowners need to be familiar and insure compliance with the Declaration of Covenants, Restrictions and Easements for the Eagles Master Association and the Declaration of Covenants, Conditions and Restrictions for Turnberry.

V. Request Review and Processing Procedure:

- A. Requests for changes are either:
 - 1. Approved
 - 2. Approved with conditions
 - 3. Returned for additional information, or
 - 4. Disapproved
- B. Applications will be reviewed and acted upon by the Turnberry Architectural Control Committee within thirty (30) business days after receipt of **all** material relevant to the application.
- C. Some applications must also be approved by the Eagles Master Association Architectural Control Committee.
- D. **IT IS THE RESPONSIBILITY OF EVERY APPLICANT TO OBTAIN ANY NECESSARY COUNTY OR SWFWMD PERMITS AS MAY BE REQUIRED AND TO HAVE IN HIS OR HER POSSESSION, AN APPROVED, SIGNED EXTERIOR CHANGE REQUEST BEFORE**

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UNDERTAKING ANY EXTERIOR RESIDENTIAL OR PROPERTY CHANGE.

- E. Upon completion of the project, the approved Exterior Change Request is to be returned with the completion date indicated. The Committee will, as it deems necessary, inspect the completed work. This inspection is to confirm that the work has been performed in accordance with the approved request and/or conditions.

VI. Appeal Process:

- A. In the event any property owner disagrees with the decision by the ACC, Turnberry Board of Directors or Eagles Master Architectural Control Committee, said property owner may request a meeting with the relevant Board of Directors to discuss the disagreement and to present any documents or other supporting materials. An attempt to work out an acceptable solution shall be relayed and in the event a solution acceptable to both parties cannot be found, the decision of the relevant Board of Directors shall be final.

VII. Conclusion:

- A. It is not the charter of the ACC, nor the intent of the BOARD OF DIRECTORS to unduly suppress or limit the creativity or individual taste of the homeowners. Rather, it is fervently hoped that all owners will understand and support the declared purpose of the ACC policies meant to protect our property investment and sustain the pride we have in maintaining Turnberry as an attractive livable community, as well as protect property values.

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Turnberry at The Eagles	
Subject: Repainting of Exterior Dwelling Colors	
Effective Date: April 8, 2008	Revised: June 24, 2024
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I. Purpose:

1. To ensure that all requests by homeowners for change to or repainting of exterior dwelling colors are processed by the Architectural Control Committee in a timely manner in accordance with existing Governing Documents.
2. To set forth procedures for homeowners for requesting change to or repainting of exterior dwelling colors.

II. Procedure:

1. All homeowners wishing to make any exterior changes or repainting of exterior colors to their dwelling must apply for and receive approval for such change prior to the start of the project.
2. Application is made by completing the “REQUEST FOR EXTERIOR ADDITION OR MODIFICATION” form (sample copy attached). Blank copies are available from The Property Group of Central Florida or from the Architectural Control Committee.
3. Approved Turnberry color palettes are available from Management or from the Architectural Control Committee. The Architectural Control Committee utilizes a color palette from the Sherwin Williams (SW) Company. Other companies’ color palettes may be cross referenced and substituted for the enclosed Sherman Williams authorized coded colors where appropriate.
4. Unless the approved color palettes are utilized, color chip sheets for exterior walls, trim and accents must be attached to the Request for Exterior Addition or Modification form.
5. All requests must include an estimated start and completion date.

III. Repainting Guidelines:

(all repaint applications require approval and a COI)

The list of the pre-approved colors is available from management. All house color combinations must coordinate (roof, fascia, soffit, wall, trim, window and door colors). If Sherwin Williams paint is not used then the paint manufacturer must match the approved Sherwin Williams colors.

Selecting pre-approved colors obtains a faster decision turnaround contingent upon receipt of a valid painter contractor’s certificate of insurance.

House colors should not be repeated 4 houses to the left and opposite, 4 houses to the right and opposite and the home directly opposite.

Pre-approved colors:

Specifically the main house body is trimmed with a lighter or darker pre-approved 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 black, browns or greys is subject to ACC review and samples may be required to be painted on a visible portion of the home.

The front door may be painted an unapproved color but must complement the body and trim scheme.

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

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

If a fourth preapproved color is desired to be incorporated into the scheme or if the front door color is desired for other specified elements of the home and the ACC is not unanimous with their decision to approve or deny then the application is no longer considered preapproved and must go before the Board of Directors at their next meeting. The applicant may be required to provide a rendering of the finished product.

Unapproved colors:

For the ACC to consider any color scheme which includes unapproved colors the applicant must provide a rendering of the applicant's home with the desired colors on each of the exterior elements of the home. If the ACC is not unanimous with their decision to approve or deny then the application must go before the Board of Directors at their next meeting.

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IV. Approved Turnberry Color Palettes:

- A.** To ensure that all requests by homeowners for change to or repainting of exterior colors comply with the current approved Turnberry Color Palettes.

Approved Color Palette

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim
SW 7000 Ibis White	SW 7010 White Duck	SW 7018 Dovetail	SW 7030 Anew Gray	SW 7040 Smokehouse	
SW 7001 Marshmallow	SW 7011 Natural Choice		SW7031 Mega Greige	SW 7042 Shaji White	
SW 7002 Downy	SW 7012 Creamy	SW 7021 Simple White	SW 7032 Warm Stone	SW 7043 Worldly Gray	
SW 7003 Toque White	SW 6385 Dover White	SW 7022 Alpaca		SW 7044 Amazing Gray	
SW 7004 Snowbound	SW 7013 Ivory Lace	SW 7023 Requisite Gray	SW 7035 Aesthetic White	SW 7045 Intellectual Gray	
SW 7005 Pure White	SW 6119 Antique White	SW 7024 Functional Gray	SW 7036 Accessible Beige	SW 7046 Anonymous	
SW 7006 Extra White	SW 7014 Eider White	SW 7025 Backdrop	SW 7037 Balanced Beige	SW 7056 Reserved White	
SW 7007 Ceiling Bright White	SW 7015 Repose Gray	SW 7026 Griffin	SW 7038 Tony Taupe	SW 7057 Silver Strand	
SW 7008 Alabaster	SW 7016 Mindful Gray	SW 7028 Incredible White			
SW 7009 Pearly White	SW 7017 Dorian Gray	SW 7029 Agreeable Gray	SW 7039 Virtual Taupe		

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim
SW 7058 Magnetic Gray	SW 7072 Online		SW7551 Greek Villa	SW 6012 Browse Brown <i>(Trim Only)</i>	
SW 7059 Unusual Gray	SW 7073 Network Gray	SW 7077 Original White	SW 6000 Snowfall		
SW 7060 Attitude Gray	SW 7074 Software	SW 7078 Minute Mauve	SW 6001 Grayish	SW 6015 Vaguely Mauve	
SW7061 Night Owl		SW 7079 Ponder	SW 6002 Essential Gray	SW 6016 Chaise Mauve	
SW 7063 Nebulous White		SW 7080 Quest Gray	SW 6003 Proper Gray	SW 6017 Intuitive	
SW 7064 Passive		SW 7081 Sensuous Gray	SW 6004 Mink	SW 6018 Enigma	
SW 7065 Argos			SW 6005 Folkstone <i>(Trim Only)</i>	SW 6019 Poetry Plum <i>(Trim Only)</i>	
SW 7066 Gray Matters			SW 6007 Smart White		SW 6029 White Truffle
SW 7067 Cityscape			SW 6008 Individual White	SW 6022 Breathless	SW 6030 Artistic Taupe
SW 7068 Grizzle Gray			SW 6009 Imagine	SW 6023 Insightful Rose	SW 6031 Glamour
SW 7070 Site White			SW 6010 Flexible Gray	SW 6024 Dressy Rose	SW 6032 Dutch Cocoa
SW 7071 Gray Screen			SW 6011 Chinchilla	SW 6025 Socialite	SW 6033 Bateau Brown

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim
SW 6035 Gauzy White	SW 6036 Angora	SW 6037 Temperate Taupe	SW 6038 Truly Taupe	SW 6039 Poised Taupe	
SW 6042 Hush White	SW 6043 Unfussy Beige	SW 6044 Doeskin	SW 6045 Emerging Taupe	SW 6046 Swing Brown	
	SW 6050 Abalone Shell	SW 6051 Sashay Sand	SW 6052 Sandbank	SW 6053 Reddened Earth	
SW 6063 Nice White	SW 6064 Reticence	SW 6065 Bona Fide Beige	SW 6066 Sand Trap	SW 6067 Mocha	SW 6068 Brevity Brown <i>(Trim Only)</i>
SW 6070 Heron Plume	SW 6071 Popular Gray (Vote)	SW 6072 Versatile Gray	SW 6073 Perfect Greige	SW 6074 Spalding Gray	SW 6075 Garret Gray <i>(Trim Only)</i>
SW 6077 Everyday White	SW 6078 Realist Beige	SW 6079 Diverse Beige	SW 6080 Utterly Beige	SW 6081 Down Home	SW 6082 Cobble Brown <i>(Trim Only)</i>
SW 6083 Sable	SW 6084 Modest White	SW 6085 Simplify Beige	SW 6086 Sand Dune	SW 6087 Trusty Tan	SW 6088 Nuthatch
SW 7049 Nuance	SW 7050 Useful Gray	SW 7051 Analytical Gray	SW 7052 Gray Area	SW 7053 Adaptive Shade	
SW 6089 Grounded <i>(Trim Only)</i>	SW 6091 Reliable White	SW 6092 Lightweight Beige	SW 6093 Familiar Beige	SW 6094 Sensational Sand	SW 6095 Toasty
SW 6096 Jute Brown <i>(Trim Only)</i>	SW 6098 Pacer White	SW 6099 Sand Dollar	SW 6100 Practical Beige	SW 6101 Sands of Time	SW 6102 Portabello
SW 6103 Tea Chest <i>(Trim Only)</i>	SW 6105 Divine White	SW 6106 Kilim Beige	SW 6107 Nomadic Desert	SW 6108 Latte	SW 6109 Hopsack

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/ Trim
SW 6110 Steady Brown	SW 6111 Coconut Husk	SW 6112 Biscuit	SW 6113 Interactive Cream	SW 6114 Bagel	SW 6115 Totally Tan
SW 6116 Tatami Tan	SW 6117 Smokey Topaz		SW 6120 Believable Buff	SW 6121 Whole Wheat	SW 6122 Camelback
SW 6123 Baguette	SW 6124 Cardboard <i>(Trim Only)</i>	SW 6125 Craft Paper		SW 6127 Ivoire	SW 6128 Blonde
SW 6129 Restrained Gold	SW 6130 Mannered Gold	SW 6131 Chamois <i>(Trim Only)</i>	SW 6132 Relic Bronze		SW 6134 Netsuke
SW 6135 Ecru	SW 6136 Harmonic Tan	SW 6137 Burlap	SW 6138 Artifact <i>(Trim Only)</i>	SW 6140 Moderate White	SW 6141 Softer Tan
SW 6142 Macadamia	SW 6143 Basket Beige	SW 6144 Dapper Tan	SW 6145 Thatch Brown <i>(Trim Only)</i>	SW 6147 Panda White	SW 6148 Wool Skein
SW 6149 Relaxed Khaki	SW 6150 Universal Khaki	SW 6151 Quiver Tan	SW 6152 Superior Bronze <i>(Trim Only)</i>		
				SW 6161 Nonchalant White	SW 6162 Ancient Marble
SW 6163 Grassland	SW 6164 Svelte Sage	SW 6165 Connected Gray <i>(Trim Only)</i>	SW 6168 Moderne White	SW 6169 Sedate Gray	SW 6170 Techno Gray
SW 6171 Chatroom	SW 6172 Hardware <i>(Trim Only)</i>	SW 6173 Cocoon		SW 6176 Liveable Green	SW 6177 Softened Green
SW 6178 Clary Sage	SW 6179 Artichoke <i>(Trim Only)</i>	SW 6182 Ethereal White	SW 6183 Conservative Gray	SW 6184 Austere Gray	SW 6185 Escape Gray
SW 6186 Dried Thyme	SW 6189 Opaline	SW 6190 Filmy Green	SW 6191 Contented	SW 6192 Coastal Plain	SW 6193 Privilege Green <i>(Trim Only)</i>

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/ Trim
SW 6196 Frosty White	SW 6197 Aloof Gray	SW 6198 Sensible Hue	SW 6199 Rare Gray	SW 6200 Link Gray <i>(Trim Only)</i>	SW 6203 Spare White
SW 6204 Sea Salt	SW 6205 Comfort Gray	SW 6206 Oyster Bay	SW 6207 Retreat <i>(Trim Only)</i>		SW 6211 Rainwashed
SW 6212 Quietude	SW 6213 Halcyon Green	SW 6214 Underseas <i>(Trim Only)</i>	SW 6215 Rocky River	SW 6217 Topsail	SW 6218 Tradewind
SW 6219 Rain	SW 6220 Interesting Aqua	SW 6221 Moody Blue	SW 6245 Quicksilver	SW 6246 North Star	SW 6247 Krypton
SW 6248 Jubilee	SW 6249 Storm Cloud	SW 6252 Ice Cube	SW 6253 Olympus White	SW 6254 Lazy Gray	SW 6255 Morning Fog
SW 6256 Serious Gray		SW 6260 Unique Gray	SW 6261 Swanky Gray	SW 6262 Mysterious Mauve	SW 6273 Nouvelle White
SW 6274 Destiny	SW 6275 Fashionable Gray	SW 6276 Mystical Shade	SW 6277 Special Gray <i>(Trim Only)</i>		SW 6337 Spun Sugar
SW 6338 Warming Peach	SW 6339 Persimmon	SW 6340 Baked Clay <i>(Trim Only)</i>			
SW 6344 Peach Fuzz	SW 6345 Sumptuous Peach	SW 6346 Fame Orange	SW 6347 Chysanthemum <i>(Trim Only)</i>		
	SW 6351 Sweet Orange	SW 6352 Soft Apricot	SW 6353 Chivalry Cooper	SW 6354 Armagnac <i>(Trim Only)</i>	
		SW 6358 Creamery	SW 6359 Sociable	SW 6360 Folksy Gold	SW 6361 Autumnal <i>(Trim Only)</i>

Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/Trim	Body/ Trim
	SW 6365 Cachet Cream	SW 6366 Ambitious Amber	SW 6367 Viva Gold	SW 6368 Bakelite Gold	SW 6369 Tassel
		SW 6372 Inviting Ivory	SW 6373 Harvester	SW 6374 Torchlight	SW 6375 Honeycomb
			SW 6379 Jersey Cream	SW 6380 Humble Gold	SW 6381 Anjou Pear
SW 6382 Ceremonial Gold	SW 6383 Golden Rule			SW 6386 Napery	SW 6387 Compatible Cream
SW 6388 Golden Fleece	SW 6389 Butternut	SW 6390 Bosc Pear			SW 6393 Convivial Yellow
SW 6394 Sequin	SW 6395 Alchemy	SW 6396 Different Gold		SW 6645 Frangipane	SW 6646 Orange Blast
SW 6647 Exciting Orange		SW 6652 Flan	SW 6653 Delicious Melon	SW 6654 Surprise Amber	
SW 6659 Captivating Cream	SW 6660 Honey Blush	SW 6661 Papaya		SW 6666 Enjoyable Yellow	SW 6667 Afterglow
SW 6668 Sunrise	SW 6669 Yarrow <i>(Trim Only)</i>		SW 6673 Banana Cream	SW 6674 Jonquil	SW 6675 Afternoon
SW 6679 Full Moon	SW 6680 Friendly Yellow	SW 6681 Butter Up			SW 6687 Lantern Light
SW 6688 Solaria	SW 6689 Overjoy		SW 6694 Glad Yellow	SW 6695 Midday	SW 6696 Quilt Gold
	SW 6901 Daffadil	HGSW 1445 Morning Fog (Lowe's)	HGSW 1446 Latitude (Lowe's)	HGSW 1447 Olympus White (Lowe's)	
HGSW 1455 Saxon Grey (Lowe's)	HGSW 1456 Stone Eagle (Lowe's)	HGSW 1457 Icicle (Lowe's)	HGSW 1505 Wormwood (Lowe's)	HGSW 1506 Magnetic Gray (Lowe's)	HGSW 1507 Lapland Ice (Lowe's)
HGSW 2445 Intuitive Gray (Lowe's)	HGSW 2446 Essential Shade (Lowe's)	HGSW 2447 Grayish (Lowe's)	HGSW 2451 Sealskin (Lowe's)	HGSW 2452 Minimalist Grey (Lowe's)	HGSW 2453 Kinley Gray (Lowe's)

HGSW 2454 Fawn Brindle (Lowe's)	HGSW 2455 Into the Gloaming (Lowe's)	HGSW 2456 Gracious Greige (Lowe's)	HGSW 2457 Basalt Powder (Lowe's)	HGSW 2461 Well-Bred Brown (Lowe's)	HGSW 2462 Stone Statue (Lowe's)
HGSW 2463 Elegant Taupe (Lowe's)	HGSW 2464 Dusky Grey (Lowe's)	HGSW 2471 Duncan Chestnut (Lowe's)	HGSW 2472 Weather Worn (Lowe's)	HGSW 2473 Lite Ledgestone (Lowe's)	HGSW 2474 Terminal Taupe (Lowe's)
HGSW 2495 Lambskin Beige (Lowe's)	HGSW 2496 Bungalow Beige (Lowe's)	HGSW 2497 Calico Cream (Lowe's)			
	HGSW 3025 Henley Plum (Lowe's)	HGSW 3026 Artsy Pink (Lowe's)	HGSW 3027 White Truffle (Lowe's)	HGSW 3035 Emerging Taupe (Lowe's)	
HGSW 3036 Sweet Beige (Lowe's)	HGSW 3037 Soft Putty (Lowe's)	HGSW 3045 Carlsbad Bluff (Lowe's)	HGSW 3046 Sashay Sand (Lowe's)	HGSW 3047 Pink Phenomenon (Lowe's)	HGSW 3055 Intimate Tan (Lowe's)
HGSW 3056 Classic Beige (Lowe's)	HGSW 3057 Malted Milk (Lowe's)	HGSW 3065 Baltic Birch (Lowe's)	HGSW 3066 Social Call (Lowe's)	HGSW 3067 White Timbre (Lowe's)	HGSW 3075 Serene Tan (Lowe's)
HGSW 3076 Quiet Moments (Lowe's)	HGSW 3077 Simplify Beige (Lowe's)	HGSW 3095 Tweed Jacket (Lowe's)	HGSW 3096 Straw Tote (Lowe's)	HGSW 3097 Hit The Beach (Lowe's)	HGSW 3125 Trailside Tan (Lowe's)
HGSW 3126 Naturelle (Lowe's)	HGSW 3127 Laid-Back Beige (Lowe's)	HGSW 3135 Dry Creek (Lowe's)	HGSW 3136 Almeria (Lowe's)	HGSW 3137 Almondine (Lowe's)	HGSW 3155 Tangled Tan (Lowe's)
HGSW 3157 Vanilla Sugar (Lowe's)	HGSW 3441 Foothills (Lowe's)	HGSW 3442 Coastline Tan (Lowe's)	HGSW 3443 Domaine (Lowe's)	HGSW 3444 Living Greige (Lowe's)	HGSW 3445 Stone Lion (Lowe's)
HGSW 3446 Loggia (Lowe's)	HGSW 3447 Sackcloth (Lowe's)	HGSW 3495 Woolen Cap (Lowe's)	HGSW 3496 Woodsmoke (Lowe's)	HGSW 3497 Useful Gray (Lowe's)	HGSW 3505 Intertwined (Lowe's)
HGSW 3506 Muslin Bolt (Lowe's)	HGSW 3507 Oyster Bar (Lowe's)				

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Subject: Fences	
Effective Date: November 7, 2016	Revised: September 30, 2016
Section V	Page 1

I. Purpose

1. To ensure that requests for the installation of a new, or the replacement of existing fences by homeowners, are processed by the Architectural Control Committee in a timely manner.

II. Restrictions

1. Fence boundaries must conform to the specifications outlined within the *Declaration of Covenants, Conditions and Restrictions* for Turnberry at the Eagles and the *Declaration of Covenant, Restrictions and Easements* for the Eagles Master Association.

2. Turnberry Covenants (as amended); Article VIII, Section 8 reads as follows: “Such fences may not be made of wood or wood materials and shall only be made of plastic, PVC or similar non wood products resistant to the elements and must be kept in good condition and repair.” Anodized aluminum and Composite fences are included. A list of recommended styles and colors are included at the end of this section.

3. Existing wood fences are grandfathered and must be kept in good condition and repair with materials and color consistent with the existing wood fence. Existing wood fences cannot be *replaced in entirety* by another wood fence.

4. Fences shall not exceed 6 feet in height.

5. The finished side of the fence must face the neighbor or street; it cannot face the home owner.

6. Back-to-back (double) fences are not allowed. “Double fences” are defined as parallel fences less than 3 feet apart. Parallel fences are not permitted if installed less than 3 feet apart.

7. Fence posts with lights are not allowed.

8. Chain link type fences are not allowed.

III. Procedures

1. All homeowners wishing to install a new or replace an existing fence must apply for and receive approval from the Turnberry Architectural Control Committee before the start of the project.

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Turnberry at The Eagles	
Subject: Fences	
Effective Date: November 7, 2016	Revised: September 30, 2016
Section V	Page 2

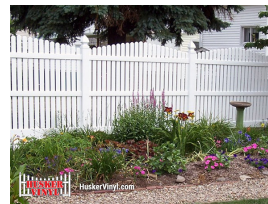
2. An application is made by completing the "REQUEST FOR EXTERIOR ADDITION OR MODIFICATION". Blank copies are available from The Property Group of Central Florida or may be obtained on-line at www.theeaglescommunity.com and clicking on Turnberry Village and then the Architectural Request Form. The application form must be accompanied by:

- A. A lot survey indicating where the fence, and gates if any, is being installed.
- B. The fence manufacturer, color and style including height.
- C. The selected contractor with copies of license and workers compensation/liability insurance.
- D. The proposed start/completion dates must be specified.

IV. Recommended Fence Styles (Vinyl/Composite):



Privacy fences



Semi private fences

Picket fences

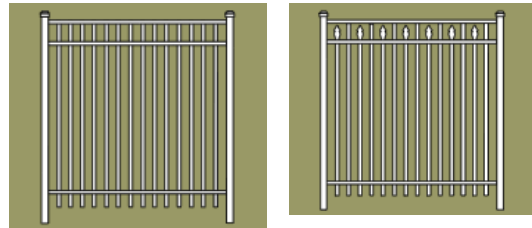


ARCHITECTURAL REVIEW GUIDELINES MANUAL

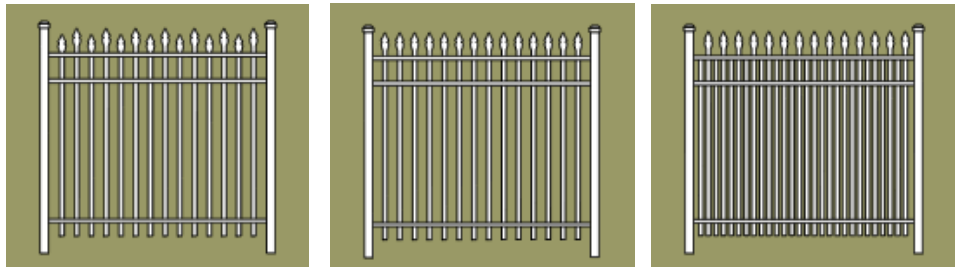
Turnberry at The Eagles	
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IV. Recommended Fence Styles (Continued - Anodized Aluminum):

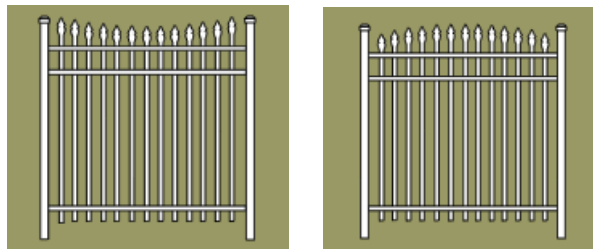
3-Rail aluminum fence with flat top, or pickets between the second & top rail



Spear top, staggered, even, closer pickets.



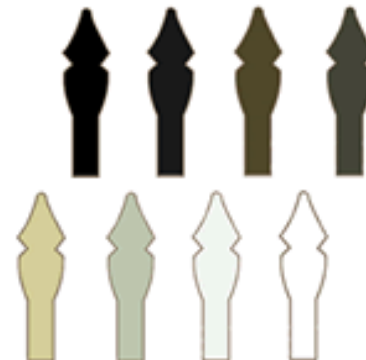
Spear top convex or concave.



V. Recommended Fence Colors:

Black, Satin Black, Bronze, Satin Bronze,

Beige, Satin Khaki, White, Satin White



ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Roofing	
Effective Date: April 8, 2008	Revised: September 6, 2007
Section VI	Page 1

I. Purpose

1. To insure requests by homeowners for installation of new or replacement of existing shingle roofs are processed by the Architectural Control Committee in a timely manner.

II. Restrictions

1. The entire roof must be the same manufacturer, style and color.
2. Only dimensional type asphalt roof shingles can be used and they must have a minimum 30 year warranty.
3. Barrel or "S" type roofing materials made of clay, concrete, metal or rubber are acceptable.
4. Flat roofing materials made of clay or concrete are acceptable.
5. The roofing color must complement the color of the house. Blacks, browns, tabs, red, greens, grays and whites are acceptable roofing colors.
6. All flashing and drip edges are to be painted or pre-finished to match the color of the surface it is adjacent to. Flashing and drip edges may not be left in their galvanized state.

III. Procedures

1. All homeowners wishing to install a new or replace a shingle roof must apply for and receive approval from the Turnberry Board of Trustees' Architectural Control Committee before the start of the project.
2. An application is made by completing the "**REQUEST FOR EXTERIOR ADDITION OR MODIFICATION**". Blank copies are available from The Property Group of Central Florida or may be obtained on-line at www.theeaglescommunity.com and clicking on **Turnberry Village** and then **Architectural Request Form**.
3. **If the replacement roof requires structural changes to the underlying roofing joists that will change any elevation of the house, drawings must be supplied illustrating the new elevations.**
4. The asphalt shingle manufacturer, style and color must be provided. A brochure or sample showing the style and color is required for Barrel and Flat Top roofing material.
5. You must indicate if you are removing existing asphalt shingles; the homeowner must check on local building codes.
6. The selected contractor with copies of the contractor's license and workers compensation/liability Insurance must be provided.
7. Proposed start/completion dates must be specified.

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Turnberry at The Eagles	
Subject: Roofing	
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IV. Approved Asphalt Roof Shingles Manufactures and Styles

1. GAF Materials Corp. (www.gaf.com) (Home Depot)

- **Shingle Styles-** Grand Timberline, Timberline 30, Timberline 40 and Timberline Ultra
- **Shingle Colors-** Birchwood, Burnt Sienna, Cedar, Driftwood, Slate, Sunset Brick, Weathered Wood

2. Tamko Building Products (www.tamko.com)

- **Shingle Styles-** Heritage 30, Heritage 30AR, Heritage 50, Heritage 50AR
- **Shingle Colors-** Old English Pewter, Oxford Grey, Rustic Cedar, Desert Sand, Driftwood, Harvest Gold, Natural Timber, Rustic Hickory, Weathered Wood

3. Owens Corning (www.owenscorning.com) (Loews)

- **Shingle Styles-** Duration Premium, Oakridge
- **Shingle Colors-** Amber, Brownwood, Desert Tan, Driftwood, Estate Gray, Quarry Gray

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Landscaping	
Effective Date: April 8, 2008	Revised: November 10, 2014
Section VII	Page: 1

I. Purpose

To define those landscaping items that may be included in a new or added to an existing house so that incorporation by the homeowner may be done in a timely manner.

II. Items Permitted and Restrictions

- a. **Street(s) visible landscaping curbs and edging:** Brick, concrete, metal, 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. Existing plant beds may not be altered in size without approval.
- b. **Planting in Easements – Restrictions:** Any walls, fences, paving, landscaping or other improvements constructed, placed or planted by a lot owner over the easement area of his lot may be removed, if required, for the installation or maintenance of improvements or facilities related to the purpose for which the easement was reserved, by Developer or its assigns, at the expense of the lot owner, and neither Developer nor its assigns shall be required to replace same:
 1. Small plantings not to exceed 3 feet in height are allowed to be planted in the easement area between the sidewalk and curb of a homeowner's lot provided that the plantings do not interfere with the purpose for which the easement was reserved by the Developer. All plantings must be weed free and maintained in a trimmed and neat condition.
 2. Trees are allowed in the easement area between the sidewalk and curb of a homeowner's lot provided that the trees do not interfere with the purpose for which the easement was reserved by the Developer. All trees shall be spaced in such a manner, that when mature, the canopy of each tree do not touch. All tree branches in the easement shall be trimmed not less than eight (8) feet above the sidewalk and at least fourteen (14) feet above the roadway grade at the curb to avoid damage by garbage trucks.
- c. **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. No retaining walls may be added at any time. However, 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. The retaining wall must not impede or otherwise change the drainage of the property.
- d. **Statues, Fountains, and Yard Ornaments:** The largest yard ornament allowed in a front or side yard is three (3) feet wide by three (3) feet deep by five (5) feet tall. No home may have more than a total of two (2) yard ornaments in the front and/or side yards. No ornament that is thematic or of questionable taste (i.e. nudity) or otherwise offensive to

- religious, racial or other social issues is allowed. Large potted plants (i.e. trees, large palms) are considered yard ornaments and are included in these requirements. Small plant pots, decorative or those provided by nurseries for the sale of plants to be transported into the ground, are not permitted unless they are not visible from street view. All yard ornaments are to be level, secured in place, and kept in clean and if applicable, working, condition. This section does not exclude the use of seasonal decorations; however, they must be removed 15 days after the holiday.
- e. **Tree removal:** Requires approval and frequently requires replacement within 30 days. Dead trees shall be removed immediately and replaced with like trees within 30 days.
 - f. **Arbors & Wall Trellis:** A single wall trellis in a front or side yard is allowed per lot. The trellis can be made from pressure treated wood or metal. If it is painted, it must be kept in good condition. Any rotting, rusting, or otherwise unsightly trellises are not allowed. Trellises may or may not have plants growing on them. If plants are growing on the trellis, they must be kept trimmed close to the trellis. The largest trellis allowed in a front or side yard is four (4) feet wide by seven (7) feet tall. The largest arbor allowed in a front or side yard is (4) feet wide, (3) feet deep and (7) feet high. The trellis/arbor must be level and properly secured to the ground or adjacent wall. No free standing trellis is permitted.
 - g. **Mulch:** Cypress mulch, pine bark, red or white stone can be used for mulching of the plant beds. Mulch types cannot be mixed within the same yard. 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.
 - h. **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.
 - i. **Sprinklers:** Are required per deed restrictions. They must be maintained in good working order. The use of reclaimed water is encouraged.
 - j. **Artificial vegetation:** Of any type is not allowed.
 - k. **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.

III. Procedures

1. All homeowners wishing to add items **a** thru **e** above to an existing house must apply for and receive approval from the Turnberry Board of Trustees' Architectural Control Committee before the start of the project. Items **f** thru **j** are listed for information and requires no approval.
2. An application is made by completing the "**REQUEST FOR EXTERIOR ADDITION OR MODIFICATION**". Blank copies are available from The Property Group of Central Florida or may be obtained on-line at www.theeaglescommunity.com and clicking on **Turnberry Village** and then **Architectural Request Form**.
3. A complete description of the modification or addition must accompany the application.
4. Where applicable manufacturer information or tree type & size must be provided.
5. The selected contractor with copies of license and workers compensation/liability Insurance must be provided.
6. The proposed start/completion dates must be specified.

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Turnberry at The Eagles	
Subject: Exterior House Ornamentation	
Effective Date: April 8, 2008	Revised: March 10, 2014
Section VIII	Page: 1

I. Purpose

To define those items that may be included in a new or added to an existing house so that incorporation by the homeowner may be done in a timely manner.

II. Items Permitted & Restrictions

- a. **Stone and Brick Accents:** May be added to the front of the home and not cover more than 50% of the surface (not including the surface of the garage doors). Man made stone and brick facing is acceptable. Stucco brick is not allowed. 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, and 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. **Entry Doors:** Wood or steel doors are permitted. Glass inserts are permitted as long as the design or pattern is non-representational. Wood doors may be stained or clear coated.
- d. **Awnings:** Canvas awnings are allowed, with no other material being approved. Color, proportion, and size must always complement the home and be maintained in a clean and undamaged condition.
- e. **Shutters:** Faux wooden shutters (not stucco, score lines, or foam) are permitted. Color, proportion, and size must complement the home and be maintained in a clean and undamaged condition.
- f. **Gutters and Downspouts:** All gutters and downspouts shall be seamless aluminum white or painted the color of the body of the house or fascia against which it is installed.
- g. **Garage:** Garage doors may be painted the approved body color or trim color (or white). Garage doors must be maintained in a useful working condition and may be operated by electric door openers. Garage doors may have a single row of glass near the top of the door only. Garage must be adequately maintained to accommodate at least two (2) full sized cars inside.

(Changed February 5, 2024)
- h. **Exterior Lighting:** All exterior lighting, including but not limited to garage mounted lights, motion or other spotlights, house perimeter lights, yard ornamental coach lights or lanterns, walkway lights, landscape lighting and fence lighting are permitted in white (*soft white, daylight, bright white, warm white*) only (holiday exceptions are identified below). No exterior lighting shall be permitted to direct light at a neighbor or cause annoyance to a neighboring property because of brightness.

Garage mounted lights: may be changed from white as specified below.
 Motion or other house mounted spotlights: may not be changed from white.
 House perimeter lights: may be changed from white as specified below. House perimeter lighting must be installed in a recessed manner illuminating downwards e.g., under soffit. and no wiring shall be visible from street view.
 Yard ornamental coach/lantern lights and walkway lighting: may be changed from white as specified below.
 Landscape lighting: is permitted in white and green only and may be changed for holidays as specified below.
 Fencing lighting: is not permitted on top of fences; lighting mounted onto the inner fence (the side facing the home) is acceptable as long as it is not viewable from the street. This lighting may change from white for holidays as specified below.
 Holiday color lighting is permitted as follows:
 The week before Valentine's Day through February 21st
 The week before St. Paddy's Day through March 24th
 The week before Easter through the week after Easter Sunday
 The week before Cinco de Mayo through May 12th
 The week before Memorial Day through week after
 The week before July 4th through July 11th
 The week before Halloween through November 7th
 The week before Diwali through January 15th
 The week before Thanksgiving through January 15th (incl Christmas, Hanukkah and Kwanzaa)
 This guideline excludes all lighting within the confines of a screen enclosure *except same should be installed in consideration of neighboring homes.*

- i. Air Conditioner units, pool equipment, water softeners, generators, above ground propane tanks and other similar equipment shall be screened from street front view by use of approved landscaping.
- j. **Garbage/Recycle Bin Enclosure:** An 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.
 - 3. A block and stucco wall painted the same color as the body color of the house. The wall shall not exceed 5ft in height, not to be constructed in an easement and not affect neighboring property's drainage. Depending on location and visibility from street view, the Architectural Review Committee (ACC) may require some or all of the enclosure to be landscaped;
 - 4. Privacy PVC fencing in white or a color to closely match body color of the house is permitted. 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;
 - 5. Landscape hedge plants (e.g. Logustrum, Podocarpus, Viburnum or similar) may also be used as the Garbage/Recycle Bin Enclosure. Landscape Hedge Plants shall be a minimum of 4ft high at time of planting and shall be maintained at a maximum height of 5ft. Hedges must not be forward of a front building line (see fence restrictions) and must be maintained in a neat and manicured manner.
- k. **Flags (November 16, 2020):**
 Per Florida Statute: Any homeowner may erect a freestanding flagpole no more than 80 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not

obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, 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.

Approval is required for all freestanding flagpoles.

For lots without approved freestanding flagpoles the Association will allow without approval the display of ONE only garden flag, banner, windsock or similar within the viewable portion of the lot and which shall be either yard staked or pole mounted. The size of the pole mounted flag shall not exceed 2.5'H x 4'W and the size of the yard staked flag shall not exceed 18"x13". Garden flags that are permitted to be displayed are limited to the US Flag, a University flag, A Sports Team flag or the appropriate season seasonal flag.

An appropriate holiday flag may replace the approved freestanding flagpole flag(s) or the preapproved garden flag for the duration that the holiday décor is permitted. One campaign flag may replace the approved freestanding flagpole flag or the preapproved garden flag in accordance with the Election Campaign Display Material guideline (see "o")

- i. In accordance with Florida Statutes, owners may display a sign provided by their security company within ten (10) feet of any entrance. Eagles approved realtor signs are the only signs allowed.
- m. UV Protective film is permitted to be applied on the inside of windows on the condition that the existing window color is not significantly altered by its installation. Reflective film on windows is not allowed.
- n. **Fire Pits** (November 16, 2020)
Permanent Outdoor Backyard Fire Pits: Permanent Outdoor Backward 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.
 1. 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.
 2. Fire Pits are intended for recreational use and shall be limited to clean wood, gas or charcoal fuel.
 3. 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.
 4. Materials used must be rated to withstand heat and the floor of the fire pit should be comprised of heat resistant ceramic brick.
 5. Walls should use the same type of brick but may be clad with a stone or brick veneer.

6. Wood and charcoal fueled fire pits must not be located closer than fifteen (15) feet to a structure or combustible material.

7. It is recommended that a garden hose or type 4-A fire extinguisher be located in the vicinity of the fire pit.

8. At no time shall fire pits be used to burn trash, leaves, garbage, household refuse, tree limbs, yard waste or yard debris.

9. It is also prohibited to burn any items that is offensive or objectionable due to smoke or odor emissions.

9. 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 Turnberry or the Eagles.

o. **Election Campaign Display Material** *(November 16, 2020)*

All local and national election campaign material which identifies, included but not limited to, an election year, political party, political statement, election candidate or any politician whether in caricature form or name only, shall only be displayed 2 weeks in advance of the local election day, or 4 weeks in advance of the Presidential election day, and must be removed within 5 days of the date of the respective election. Election campaign material is defined as, included but not limited to, signs or cutouts of any material, flags, windsocks, banners, neon lights, balloons, window decals or clings, or similar. No election campaign material may be installed within the easement area of the yard, specifically between the roadway and the sidewalk. Campaign material in the allowable yard area shall be restricted to a total of (2) two of the referenced allowable campaign materials. Each election campaign display item may not exceed 36" x 24" in size except for a pole mounted campaign flag which shall not exceed 3ft x 5ft in size.

III. Procedures

1. All homeowners wishing to add items **a** thru **k** above to an existing house must apply for and receive approval from the Turnberry Board of Trustees' Architectural Control Committee before the start of the project. Items **l** thru **m** are listed for information and require no approval

2. An application is made by completing the "**REQUEST FOR EXTERIOR ADDITION OR MODIFICATION**". Blank copies are available from The Property Group of Central Florida or may be obtained on-line at www.theeaglescommunity.com and clicking on **Turnberry Village** and then **Architectural Request Form**.

3. A complete description of the modification or addition must accompany the application.

4. Where applicable manufacturer information must be provided.

5. The selected contractor with copies of license and workers compensation/liability Insurance must be provided.

6. The proposed start/completion dates must be specified.

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Turnberry at The Eagles	
Subject: Installation of Swimming Pools, Spas and Screen Enclosures	
Effective Date: April 8, 2008	Revised: August 12, 2013
Section IX	Page: 1

I. Purpose:

1. To ensure that all requests by homeowners for the installation of swimming pools, spas and screen enclosures are submitted and approved in writing by the Architectural Control Committee (ACC) prior to the commencement of any work by the homeowner.
2. To ensure that swimming pools, spas and screen enclosures are not installed in prohibited areas on the homeowner's lot.
3. To ensure that only in-ground pools and spas are installed in authorized locations on homeowner's lot.

II. Application Process:

1. All homeowners wishing to install in-ground swimming pools and/or spas with screen enclosure must first apply for and receive approval prior to the start of the project. Application is made by completing the 'REQUEST FOR EXTERIOR ADDITION OR MODIFICATION' form. Blank copies are available from The Property Group of Central Florida or the Architectural Control Committee. Copies may also be down loaded by visiting our Web Site @ www.theeaglescommunity.com and clicking on **Turnberry Village** and then **Architectural Request Form**. All requests must include an estimated start and completion date and all supporting documents and materials.
2. The request must include a Plot Plan and Site Survey clearly depicting the location, size and measurements to the lot boundaries.
3. The homeowner must attach copies of the selected contractor's license and proof of workers compensation/liability insurance.
4. In addition to written approval by the Turnberry Architectural Control Committee, all requests for installation of swimming pools, spas and screen enclosures must also be submitted to and approved in writing by The Eagles Master Association's Architectural Control Committee.

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Turnberry at The Eagles	
Subject: Installation of Swimming Pools, Spas and Screen Enclosures	
Effective Date: April 8, 2008	Revised: August 12, 2013
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III. Restrictions:

1. In ground pools are restricted to the rear yard.
2. Above ground swimming pools are *prohibited*.
3. Acceptable frame colors for screen enclosures (cages) for pools are black, bronze and white.
4. Screens for enclosures must be black or charcoal.
5. 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.
6. The screen enclosure must be manufactured by a contractor licensed to conduct business in the state of Florida.
7. The screen enclosure must meet all hurricane requirements as set forth in the current Florida building code. Compliance with building and safety codes are the responsibility of the homeowner and not the ACC.
8. Subject to easements and setbacks, screen enclosures are only permitted for pools, covered porches, and open patios in rear yards or in an internal courtyard area of the structure.
9. Unscreened pools are *only* permitted for lots where rear yard fencing is permitted.
10. No utility shed for any purpose may be erected on the lot

IV. Requirements:

1. All pools on lots which abut a golf course, lake or pond must be screen enclosed due to rear yard fence restrictions.
2. All pools must have a screen cage constructed at the same time the pool is constructed.
3. All screen enclosures for these purposes must attach to the home.
4. Qualifying lots for unscreened pools must be fenced, at a minimum, in accordance with Hillsborough County Ordinance 09-63 and Florida State Statute 515.27
5. All required fencing for unscreened pools must be constructed at the same time the pool is constructed.

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Turnberry at The Eagles	
Subject: Installation of Swimming Pools, Spas and Screen Enclosures	
Effective Date: April 8, 2008	Revised: August 12, 2013
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6. The Eagles Master Association and/or Turnberry at the Eagles Homeowners Association has the right to stipulate a six (6) foot privacy fence enclosure for all unscreened pools.
7. All approved perimeter fencing must be maintained at all times in proper condition to prevent unintentional entry and also must be equipped with self-closing, self-latching gates.
8. The gate(s) should positively close when released from six inches from the gatepost.
9. The gate(s) must have the ability to open away from the pool and must be kept closed.
10. A \$750 deposit for possible damage to Association Property by the contractor is required from the applicant for all major construction projects.

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Home Additions	
Effective Date: April 8, 2008	Revised: February 2, 2008
Section X	Page: 1

I. Purpose

1. To define standards and restrictions for home additions so that the design and construction process may be done in a timely manner by the homeowner. The rules for home additions and sunrooms are identical to those stated in Section 5 of the Jan. 24, 2008 copy of The Eagles Master Association, Inc. *Architectural Review Guidelines Manual*. These rules state:

II. Items Permitted and Restrictions:

1. Home Additions:

- a. 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.
- b. 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:
- c. 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.

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Turnberry at The Eagles	
Subject: Home Additions	
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Unacceptable: "lopsided" upper floor on one side.



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

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Turnberry at The Eagles	
Subject: Home Additions	
Effective Date: April 8, 2008	Revised: February 2, 2008
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Acceptable: upper floor pushed back from front of garage.

d. 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.

e. 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 of this manual and meet all setback requirements.

2.Sunrooms:

a. 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.

b. 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.

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Home Additions	
Effective Date: April 8, 2008	Revised: February 2, 2008
Section X	Page: 4

III. Procedures

1. All homeowners wishing to add an addition or sunroom to their homes must apply for and receive approval from the Turnberry Board of Trustees' Architectural Control Committee before the start of the project.
2. An application is made by completing the "**REQUEST FOR EXTERIOR ADDITION OR MODIFICATION**". Blank copies are available from The Property Group of Central Florida or may be obtained on-line at www.theeaglescommunity.com and clicking on **Turnberry Village** and then **Architectural Request Form**.

IV. Conceptual Approval:

1. It is advised but not necessary to apply for conceptual approval before proceeding with the expense of final architectural drawings that may be rejected or require massive modifications because they do not comply with the standards stated above.
2. The applications must state the purpose of the modification, indicate this is an application for conceptual approval, and contain the following:
 - (a) A lot survey indicating where the addition will be placed. Dimensions of the addition and distances to the property line must be included.
 - (b) Elevation drawings of all sides of the expected completed home must be included.
 - (c) Planned construction dates must be specified.

V: Final Approval:

1. A new application stating the purpose is a final application for a home addition, must include the following:
 - A lot survey indicating where the addition will be placed. Dimensions of the addition and distances to the property line must be included.
 - Architectural Drawings including elevation drawings of all sides of the completed home must be included. In the case of a home addition, not a sunroom, these drawings must state that the new exterior walls and roof look and are the same as the existing home.
 - Selected contractor with copies of license and workers compensation/liability insurance must be provided.
 - Planned construction dates must be specified. Six months from the start of construction is allowed for home additions, three months for sunrooms.
2. A \$750 deposit for possible damage to Association Property by the contractor is required for all major construction.

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Installation of Brick Pavers for Entries, or Driveways	
Effective Date: April 8, 2008	Revised: February 25, 2008
Section XI	Page: 1

I. Purpose:

1. To ensure that all requests by homeowners for the paving or repaving of driveways, sidewalks or entry walkways are approved in writing by the Architectural Control Committee (ACC) prior to the commencement of any work by the homeowner or the homeowners authorized contractor.
2. To ensure that only approved colors & materials are used for the paving or repaving of driveways, sidewalks or entry walkways.
3. To establish location and dimensions of all driveways, sidewalks and entry walkways.

II. Requirements for Driveways Entry Walkways and Sidewalks:

1. All driveways and walkways (defined as sidewalks from driveways to the residence) must be paved in its entirety either with concrete or pavers.
2. 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.
3. Gravel, dirt, stepping stones, mulch, asphalt, grass or any other live ground cover, **may not** be used as paving materials.
4. Driveway coatings, including those that can create colors and patterns, painted concrete, or stained concrete are allowed, with the approval of the ACC, except that the driveway concrete paint Behr, Solid Color Concrete Stain #806 Pebble Gray is pre-approved for concrete surfaces.
5. All driveways, entry walkways, and street sidewalks are to be maintained weed free and clean.
6. Driveways may only be as wide as the garage.
7. Street sidewalks must be maintained as originally installed (five (5) feet wide) and entry walkways must be 2 to 3 feet wide.

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Installation of Brick Pavers for Entries, or Driveways	
Effective Date: April 8, 2008	Revised: February 25, 2008
Section XI	Page: 2

II. Requirements for Side Yard Property Walkway(s): *(updated February 5, 2024)*

1. Solid concrete, asphalt or permanently installed contiguous pavers are permitted under the following conditions:

- a. The contiguous sidewalk does not affect the drainage of the affected neighboring property.
- b. The contiguous sidewalk shall not exceed one-half the width of the side yard or be greater than three (4) feet wide.
- c. The Side Yard contiguous walkway(s) must be maintained in a clean and weed-free condition.

2. The following materials may also be used for Side Yard Property Walkway(s) in the event that solid concrete, asphalt or permanently installed contiguous pavers are unsuitable:

- Gravel
- Dirt
- Stepping Stones
- Mulch or a similar other non-contiguous impervious surface material

3. Side Yard walkways shall not exceed one-half the width of the side yard or be greater than three (4) feet wide.

4. All Side Yard walkways must also be maintained in a clean and weed-free condition.

ARCHITECTURAL REVIEW GUIDELINES MANUAL

Turnberry at The Eagles	
Subject: Exhibits	
Effective Date: April 8, 2008	Revised: February 25, 2008
Section XII	Page: 1

Purpose:

A. To set forth the exhibits that relate to the following subjects:

- Resolution of the Board of Directors and Architectural Control Committee of Eagles Master Association, Inc. relating to fences, walls and hedges.
- Diagram of areas where fences are prohibited.
- Turnberry at The Eagles Request Form for Exterior Addition or Modification
- Turnberry at The Eagles General Rules for Contractors and Service Personnel
- Turnberry Architectural Review Guidelines
- Turnberry Mailbox Standard for Non-Reserve & Reserve Lots

Turnberry

ARCHITECTURAL REVIEW GUIDELINES

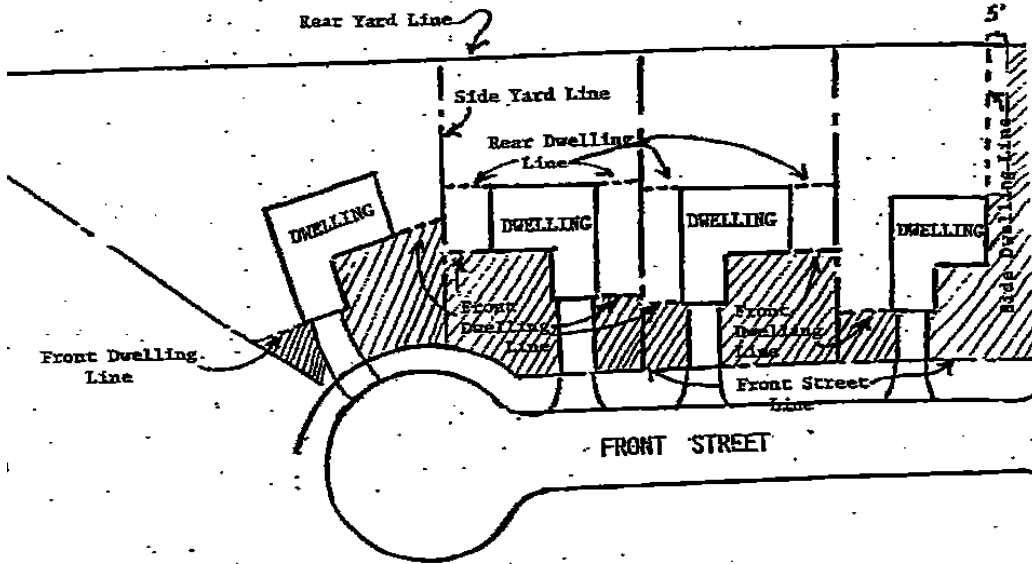
The Architectural Control Committee has the obligation and the responsibility to approve or disapprove all Architectural design, Landscaping, and location of any proposed external improvements such as but not limited to the following:

- Repainting of exterior dwelling colors including repainting with the same color
- Installation of window awnings
- Installation of swimming pools, spas and screen enclosures
- Conversion of Lanais to enclosed rooms
- Extensions or the additions of rooms or porches
- Installation of brick pavers for entries, or driveways
- Erection of lattice work, barriers, fences, walls, hedges or trellises
- Installation of front door and garage screens
- Changes to the roof
- Laminating of driveways
- Installation of Solar Panels
- The addition of lawn ornaments
- Installation of Power Generators
- Major planting or removing of trees or shrubs but excluding foundation plantings up to 42" wide and the planting of annuals

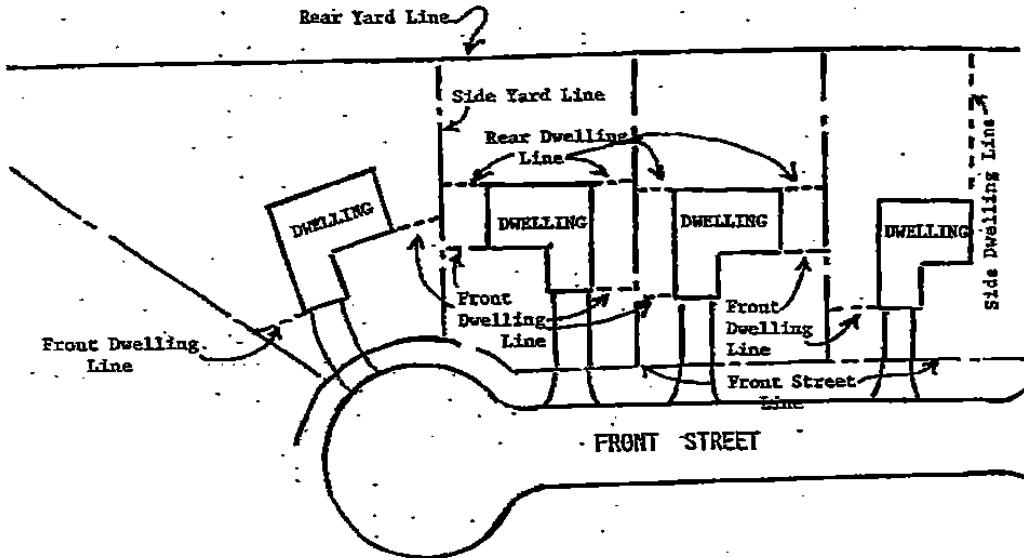
The request should be submitted to the Architectural Control Committee for approval. Within 30 working days the Architectural Control Committee will review all submittals and reach a determination. The original shall be returned to the homeowner and a copy will be retained for the Architectural Control Committee files. A deposit for major construction projects may be requested.

Turnberry is a ***COVENANT CONTROLLED COMMUNITY***. Homeowners are obligated to be familiar and insure compliance with all of the provisions of the Eagles Master Association ***Declaration of Covenants, Conditions and Easements and the Declaration of Covenants, Conditions and Restrictions for Turnberry***.

Fence Locations



AREAS WHERE FENCES ARE PROHIBITED



TURNBERRY MAILBOX STANDARD

FOR NON-RESERVE LOTS



MAILBOX = STANDARD BLACK MAILBOX

MAILPOST = CEDAR “L” SHAPE POST PAINTED WITH OLYMPIC
BRAND PAINT COLOR “COPPER VERDE” or SHERWIN WILLIAM
SW 0041 (dark hunter green)

Address Numbers may be displayed on the mailbox or the post

FOR RESERVE LOTS

AS PER DEVELOPER ORIGINALLY INSTALLED
REPLACEMENTS ARE OBTAINABLE FROM “CREATIVE MAILBOX”

Originally installed:



Acceptable post replacement SB-33 as offered by Creative Mailbox Design because the originally installed post/base is no longer available:

SB-33 base:



TURNBERRY FOR SALE SIGN STANDARD

