

Eaglewood Association, Inc.

Association Rules & Regulations

(Design Committee Rules)

Eagle River, Alaska

Revised for Clarity

This document lists the Association Rules & Regulations, commonly known as the Design Committee Rules. These Rules are established in accordance with the Association Covenants and may be changed by the Board of Directors under those Covenants. This edition has been revised for clarity; the substance and intent of each Rule, and all quoted Covenant language, remain unchanged.

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Rule 1. Dead Cars

(Adopted May 11, 2015; revised for clarity)

A. Governing Covenant

This Rule applies Covenant Article V.G.10, which prohibits noxious or offensive activities (including the repair of automobiles) and any activity that interferes with other owners' rights or creates a nuisance. The Association has resolved that the outdoor storage of "dead" cars is a nuisance that detracts from surrounding property values.

B. What Counts as a "Dead" Car

A "dead" car is any motor vehicle that is clearly inoperative. A vehicle is considered inoperative when it shows one or more of the following:

- One or more flat tires;
- Missing body parts;
- Resting on blocks or jack stands; or
- Surrounded by accumulated debris or other unsightly materials, so that the vehicle is obviously not in use or cannot be moved without first removing the debris or materials.

C. Enclosed Parking Required

Covenant Article V.G.3 requires homeowners to maintain enclosed parking for cars regularly parked in the subdivision and therefore prohibits long-term outdoor storage. Article V.G.3 is modified by the Private Parking and Driveways Rule (Rule 8) and the Recreational Vehicle Rule (Rule 12).

D. Vehicle Covers

Form-fitting vehicle covers are otherwise allowed to protect a vehicle that is driven frequently or daily. However, a cover may not be used to hide flat tires, jack stands, missing bodywork, or any other condition that would identify the vehicle as a "dead" car.

Rule 2. Dog Houses and Dog Runs

(Adopted March 10, 2014; revised for clarity)

A. Dog Houses

A dog house must be placed to the side or rear of the dwelling so that it is the least visible from a common area and does not impede road or pedestrian traffic. It must be built of natural wood that matches the main dwelling's siding material and color, with roofing as specified in the Covenants.

B. Chain-Link Dog Runs

Chain-link dog runs are permitted in the interest of safety, provided the run is no taller than the privacy fence that must screen it. Written Design Committee approval is required before a dog run is installed.

C. Overhead Wire (Cable-and-Pulley) Dog Runs

Overhead wire (cable-and-pulley) dog runs are permitted only when all of the following are met:

- The run is located entirely in the rear private area (behind the house) and in the least visible location from a common area.
- The wire is at least 8 feet above the ground at all points.
- The wire is not attached to common-area trees, street lights, a neighbor's house, or similar structures.
- The dog cannot reach common property, to prevent waste on common areas and to keep trail users from being intimidated.
- The run is not used with a dangerous dog where children may walk up to it.

Rule 3. Extended Grace Period for Appealing Assessments

(Adopted October 17, 2022; revised for clarity)

A. Governing Covenant

This Rule applies Covenant Article VIII.C.

B. Appeal Deadline

An appeal of an assessment will be referred to the Judicial Council only if it is received within 14 calendar days after the property owner receives the assessment letter. Any appeal received after this 14-day grace period is subject to denial.

Rule 4. Exterior Materials

(Adopted March 10, 2014; revised for clarity)

A. Governing Covenant

This Rule applies Covenant Article V.G.2, with the clarification below.

B. Attached Units

For zero-lot-line homes, or any residential unit physically attached to one or more other single-family dwelling units, the exterior materials of each attached unit must be the same, including the color and texture of those materials.

Rule 5. Fences

(Ratified March 10, 2014; Amended June 8, 2015; Amended June 10, 2019; revised for clarity)

A. Governing Covenant

“No fence shall be permitted to extend beyond the front edge of the foundation line of a residence. The location, height, materials, design, and construction of any fence in a private area must be approved by the Design Committee.” (Article V.E)

B. Standard Fence Guidelines

The Design Committee will normally approve a fence that meets all of the following:

- Up to six feet high and installed within the property boundary.
- Constructed of cedar, with the boards installed facing away from the primary structure.
- Finished with colored stain or paint, reviewed and approved by the Design Committee before the project begins.
- Located so that it does not obstruct an intersection lateral view or a utility/HOA-use easement, and does not extend beyond the front foundation line of the livable portion of the residence (the fence line may not enclose a forward-facing garage or driveway area).

C. Maintenance Access Gates

If a new or replacement fence line is within the homeowner's property line but ends before the nearest HOA-improved area (such as a trail, pathway, private street, or drainage channel), an access gate must be installed so the homeowner can maintain the grounds connecting to those HOA-improved areas, as required by Covenant Article V.C.2. If the homeowner's property cannot support a gate because of terrain (elevation angle, slope, or proximity to an easement right-of-way), the Design Committee may waive the gate requirement on a case-by-case basis.

D. Municipal Permits

A Municipality of Anchorage (MOA) building permit is required if the fence will be taller than six feet, will violate the MOA 20-foot front setback, or might obstruct an intersection lateral view.

E. Gate Requirements (Amendment of June 8, 2015)

- Any fence constructed so that it backs onto a street or sidewalk must include a gate large enough for lawn-mower access to the area between the fence and the first improvement, whether that improvement is a sidewalk, street, or trail.
- When an existing fence is substantially replaced, repaired, or refurbished and comes through the application process, the Association will require installation of a gate to allow access and owner maintenance of these areas.
- At the time of application approval, the owner will be reminded that installing or having a fence does not relieve the owner of the duty to maintain landscaped areas of their private area, or contiguous common areas up to the edge of the first improvement.

Rule 6. Garbage Cans, Trash, and Recycle Bins (Solid Waste Storage)

(Adopted March 10, 2014; Revised for clarity)

A. Storage and Removal

To comply with Municipality of Anchorage Code of Ordinance 26.70.050, the Association has amended Covenant Rule IV.D.10 to read:

“Solid waste shall not, except on the scheduled collection day, be stored on or in view from any common area. Emptied containers shall be removed from view on the same day that the collection is made.”

Rule 7. Holiday Lighting and Decorations

(Adopted January 28, 2019; revised for clarity)

A. Display Periods

- Holiday lighting and decorations on any private area (other than for the Christmas holiday) may not be displayed more than 4 weeks before the holiday and must be removed within 2 weeks after it.
- Christmas/holiday-season lights and decorations on any private area are permitted from October 1 through April 1.

B. Condition and Placement

- All holiday lights and decorations must be neatly maintained and in working order at all times.
- Decorations must not create a nuisance within the community.
- Decorations may not be placed on any common area within the Eaglewood community.
- Large installations such as lighted trees that require professional installation may remain year-round if they are neatly maintained and operable. Inoperable installations must be removed.

Rule 8. Private Parking and Driveways

(Adopted March 10, 2014; revised for clarity)

A. Governing Covenant

This Rule applies Covenant Article V.G.3, with the following clarifications.

B. Approved Parking Surfaces

- Only private driveways, approved driveway extensions, or garages may be used for the regular parking of privately owned vehicles, recreational vehicles (as authorized by the Recreational Vehicle Rule, Rule 12), or approved transport trailers. Landscaped areas may not be used for regular parking.
- All vehicles—including RVs and any transport flat trailer carrying an applicable RV—must be parked on a paved driveway or approved driveway extension.

C. Storage of Materials

Private driveways and approved driveway extensions may not be used to store materials, supplies, or equipment. Temporary storage is allowed only when the items are being used in connection with approved construction, renovation, or landscaping of the private area.

D. Clearance and Sight Distance

All vehicles must meet street-clearance requirements, including lateral sight-distance considerations. No intersection or corner view may be obstructed, and all vehicles must be clear of streets and sidewalks.

Rule 9. Driveway Extension Criteria

(Adopted March 10, 2014; revised for clarity)

A. Requirements

- All driveway extensions must be paved.
- At least 50% of the front of the property must be left natural and/or landscaped.

Rule 10. Property Found on Common Areas

(Adopted March 10, 2014; revised for clarity)

A. Treatment of Found Property

Regardless of value, property found on the common areas of Eaglewood is treated as Eaglewood property and may be destroyed, disposed of, reused, or listed as found in the Newsletter, on the Website, or on Facebook, at the discretion of the Operations Manager.

B. Background

The Operations Manager and other employees periodically recover property from the common areas. Most of this property has no obvious value (for example, trash). Occasionally an item may have some value; in that case the Operations Manager will list it in the Newsletter as lost and found. Otherwise, the property is discarded as trash or used as Eaglewood property.

Rule 11. Quorum and As-Builts

(Adopted March 10, 2014; revised for clarity)

A. Quorum

The quorum of the Design Committee for approving homeowner construction requests is three members.

B. As-Built Drawings

Design Committee review requires an appropriately annotated copy of the as-built drawings for the residence involved.

Rule 12. Recreational Vehicles

(Adopted December 17, 2020; revised for clarity)

A. Governing Covenant

This Rule clarifies how the Association applies Covenant Article V.G.3, which provides:

“Unless expressly authorized in writing by the Design Committee to the contrary, no trailer, motorhome, airplane, boat, or motorcycle (collectively, “recreational vehicle(s)” or “RV(s)”) shall be kept, placed, or maintained upon any private area in a manner that is visible from outside the private area; provided, however, that this paragraph does not apply to the temporary loading, unloading, and cleaning of such recreational vehicles.”

The exceptions below describe the limited circumstances in which an RV may be parked or stored in a manner visible from outside a private area.

B. Definitions

- Recreational vehicle (RV): any trailer, motorhome, airplane, boat, or motorcycle, as defined in the Covenant above.
- Approved parking surface: a paved private driveway, an approved driveway extension, or a garage.
- Easement portion of the driveway: the area within 10 feet of the road edge, or within 5 feet of the sidewalk, whichever is greater.

C. Where and How an RV May Be Parked

- One highway-licensed RV may be parked on an approved parking surface within a private area.
- Every RV must be parked on a paved driveway, approved driveway extension, or garage. RVs may not be parked on landscaped areas, lawns, or unpaved surfaces.
- Every RV must remain clear of all streets and sidewalks and must satisfy street-clearance and lateral sight-distance requirements. No intersection or corner view may be obstructed.

D. Winter Parking and Snow Removal (October 1 – May 1)

Year-round driveway parking of RVs is permitted, subject to the following winter restriction. Between October 1 and May 1, an RV may not be parked in the easement portion of the driveway (within 10 feet of the road edge or 5 feet of the sidewalk), and may not otherwise impede any Association responsibility, including snow removal.

E. Permitted RV Types

Only the following highway-use licensed RV types may be parked or stored where visible from a common area:

- Motorhomes
- Camping and travel trailers
- Toy haulers
- Flat trailers
- Enclosed trailers
- Boats on licensed trailers

Any RV not listed above may not be parked or stored where visible from a common area. In particular, pickup-truck shells, slide-in campers, boats, and off-road motorized vehicles may not be parked or stored off their transport vehicle where they are visible from a common area.

F. Appearance and Condition

- An RV may not be unsightly or a nuisance.

- Only covers specifically designed for RVs may be used. Common tarps (blue, green, brown, silver, or similar) may not be used to cover an RV while it is visible from a common area.
- An RV must be in working order. An RV is considered not in working order if it has one or more flat tires, rests on blocks or jack stands, or is surrounded by accumulated debris that must be moved before the RV can be operated.

G. Exemptions

- Pickup trucks with slide-in campers, when used daily, are exempt from the RV parking requirements above.
- Canoes and kayaks are exempt from this Rule when stored alongside homes, under overhangs, or in other non-obtrusive private-area locations. Canoes and kayaks stored in a front yard or other obtrusive location are not permitted.
- Aircraft are not permitted anywhere in Eaglewood.

Rule 13. Signs on the Common Areas and Private Areas

(Adopted October 16, 2017; revised for clarity)

A. Governing Covenant

Covenant Article V.G.7 (Private Areas, Signs, and Mailboxes) provides that no signs or mailboxes may be erected or maintained on any private area except:

“Not more than one ‘for sale’ or ‘for rent’ sign having a maximum face area of four square feet or as otherwise approved by the Design Committee; and tastefully worded and constructed signs erected and maintained by the Developer or Realtor that border any private area or along roadways advertising and directing potential purchasers, unless those signs create a nuisance or safety hazard.”

B. General Standards

- Signs may not obstruct traffic or create a lateral sight hazard for any traffic.
- All signs must be tastefully worded.
- All signs must be kept upright and properly maintained.
- Except for security signs (Section F) and the disposal provision (Section G), a maximum of three signs per property is permitted.

C. Short-Term Event Signs

Signs for short-term events may be placed on private and/or common property, provided:

- Individual signs are no larger than four square feet, and sandwich-board signs (stands) are no larger than six square feet.
- Garage/yard-sale signs may be put up the day before the sale and must be removed at the conclusion of the sale; they may not be posted more than three days within one week and must show a physical address.

- Lost/found pet or similar signs may not be posted more than five days and must show a physical address.
- No temporary signs may be attached to Eaglewood signposts, street lights, or mailboxes.

D. Realty Signs (For Sale / For Rent)

Signs for realty actions may be placed only on private property, provided:

- Individual signs are no larger than four square feet.
- Open-house signs may be put up the day before the open house and must be removed at its conclusion.
- Signs may not be posted more than three days within one week.
- Sign locations are limited to: one on the structure or fence; one in the property's yard; and one on a separate side of the house or fence only if the house is visible from another street.
- All signs must be removed within 24 hours after the sale or rental of the property.

E. Election Signs

Signs supporting or opposing a candidate or proposition in an upcoming National, State, or Municipal election may be placed only on private property, provided:

- Individual signs are no larger than four square feet.
- Only one sign per particular candidate or proposition may be displayed.
- Signs may be erected no earlier than 30 days before the election date and must be removed within 24 hours after it.

F. Security Signs

Security signs used exclusively to deter criminal activity are permitted, provided:

- Each sign is no larger than one square foot.
- Each sign is against or affixed to the permanent structure, fence, or window; signs may not be placed in yards.
- Each property is limited to one visible sign from each perspective—one in front, one in back, and one on the side (if not adjacent to another home).

G. Removal of Unauthorized Signs

Any unauthorized or temporary sign placed on the common area and not removed within the allotted time may be subject to removal and a disposal fee.

Rule 14. Storage of Exterior Items

(Amended April 13, 2015; revised for clarity)

A. Governing Covenant

“All private areas, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary, or a hazard to health. No noxious or offensive activity shall be carried out upon any private area, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the enjoyment of private or common areas.” (Article V.A)

B. Prohibited Outdoor Storage

- The Design Committee has declared any visible storage of barrels or gas bottles a nuisance. Outdoor storage of barrels must be specifically approved in writing by the Design Committee for a specific use.
- Items such as tires, ladders, tools, lumber, appliances, barrels/drums, automotive parts, and rabbit hutches stored outside are unsightly and violate the intent of Article V.A.

C. Purpose-Built Weather Covers

Purpose-built, form-fitting weather covers—such as car, boat, ATV/snow-machine, barbecue, patio-furniture, windshield de-ice, and firewood covers—may be permitted. These covers must be made of quality material in subdued colors; manufacturer-supplied covers in subdued colors with the manufacturer’s logo are acceptable. Covers that become weather-worn, damaged, torn, or that cannot be tied down properly must be replaced.

D. Plastic Tarps (Amended April 13, 2015)

Only solid-color, subdued earth-tone dark brown or dark green tarps are allowed, and only in limited circumstances. No other color of tarp is permitted in any location visible from the common area. This provision does not modify the requirements for purpose-built form-fitting covers in Section C.

Permitted earth-tone tarps may be used in locations visible from the street edge only if they are no closer to the street than the front corner of the house in unfenced yards. Such tarps must be neatly secured and may not be faded, torn, deteriorated, or unsightly; substandard tarps are subject to assessment. Earth-tone tarps visible from any street edge, whether behind or within a fenced yard, are subject to the requirements of this Rule.

Rule 15. Storage Sheds and Greenhouses

(Adopted May 2014; revised for clarity)

A. Governing Covenant

“No building or structure ... other than an approved residence shall ever be lived in or used for dwelling or other purposes. This prohibition extends to but is not limited to ... sheds, outbuildings, or similar temporary structures.” (Article V.B.5)

Storage sheds and greenhouses may be built only in compliance with the requirements below.

B. Approval Required

The size, material, color, and location of any shed or greenhouse must be approved by the Design Committee. The application must include these details, with the location annotated on a copy of a current as-built survey. The homeowner is responsible for removing or relocating any non-complying structure before selling the residence.

C. Materials and Colors

- Colors must match or complement the main dwelling.
- Siding must be a quality, natural wood-appearing material.
- Roofing must have a shingle-appearing surface.
- A greenhouse may have a light-transmitting roof, but it must be glass or Plexiglas that is not obtrusive or reflective.

D. Size

Shed size is limited to 12' × 12' unless otherwise approved by the Design Committee.

E. Location

The structure may not obstruct any private-area view, any utility/HOA-use easement, or any lateral intersection sight clearance. With Design Committee approval, it may be located within Eaglewood setback areas (10 feet to a private area and 20 feet to a common area), but no closer than three feet to any property line. (MOA setbacks for temporary structures are 5 feet to side and 10 feet to rear property lines; contact the Municipality of Anchorage to obtain a variance.)

Rule 16. Road Edge Markers

(Adopted April 14, 2025; revised for clarity)

A. Governing Covenant

Covenant Article IV.C.5 (Common Areas – Extent of Owner’s Easements) gives the Association the right to allocate and restrict the use of common areas—including limiting areas to specific purposes such as snow-removal storage—and to make reasonable Rules and Regulations. This Rule is adopted under that authority.

B. Purpose

Road edge markers may be placed at the edge of the street pavement to help snow-removal equipment operators and other drivers see where the pavement ends, reducing damage to adjoining landscaped areas.

C. Requirements

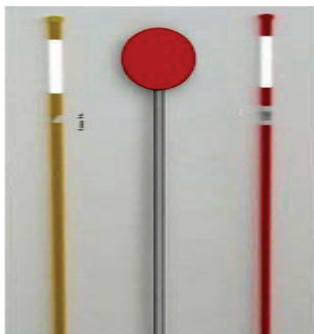
- The marker must be the pre-approved stake (yellow or orange) or any commercially available non-metallic stake, including medallion-topped markers.
- Markers may be installed before snowfall, but no earlier than October 1.
- Markers must be removed at the first thaw, but no later than May 15.
- Markers must be installed at least 10 feet apart, continuing as needed to mark the edge of the pavement where the owner wants to protect the adjoining landscaped area.

D. Driveway and Infrastructure Markers

- Approved markers, installed at least 10 feet apart, may also be used to mark the side edges of private driveways so drivable areas are clearly identified during snow season. The same installation and removal dates apply.
- From October 1 to May 15, approved markers may be used in common areas and on private property visible from common areas to mark important infrastructure such as water cutoffs, power boxes, and other utility boxes. No other marker may be used for this purpose.

E. Common Property and Liability

- The homeowner understands that the location along the edge of the street pavement is on common property.
- Eaglewood is not responsible for damage to any road edge marker or for damage caused by one.
- Eaglewood retains the authority to remove any marker installed adjacent to common property that does not meet the above criteria, or for any reason deemed necessary.
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Rule 17. Snow Plowing, Removal, and Storage

(Adopted February 4, 2026; revised for clarity)

A. Shared Responsibility

Effective and efficient snow plowing, removal, and storage in Eaglewood require the cooperation of all parties—the Association, its contractors, its Operations Manager, the Board of Directors, the Property Manager, and all member-homeowners and residents.

B. Service Standard

The Association's contract with the snowplow company requires all streets to be maintained to a standard passable by a standard rear-wheel-drive passenger car equipped with snow tires. This is the lowest-common-denominator standard that keeps streets passable for less-capable vehicles.

C. Plowing Sequence and Timing

Plowing normally begins within 24 hours after 2–4 inches of snow have fallen. The contractor first clears all major streets (“reds”) and the feeder loops (“oranges”). Once snowfall has ceased and the major streets and feeders are cleared, plowing of the circles—of which there are 56 or more—begins and is completed no later than 72 hours after the end of snowfall, with a preferred goal of 24–30 hours when possible. The Association follows rules consistent with the State of Alaska Department of Transportation and the Municipality of Anchorage.

D. Homeowner Responsibilities

- Driveway snow may not be pushed into the street; it must be stored on the private area of the property. See the attached Driveway Plowing Considerations.
- Driveway snow may not be stored on the circle and cul-de-sac islands; these areas are reserved for Association snow storage.
- Parking that obstructs snowplow operations is prohibited. Do not park on the street during or after snowfalls. Overnight street parking is always prohibited within Eaglewood under the Covenants. Park six feet or more into the driveway, away from the street, and at least four feet from the sidewalk. Where this spacing cannot be maintained, the desired snow-removal standard is compromised.
- Damage to Association or contractor equipment, or additional expenses caused by improper snow storage by a homeowner or resident, will be billed to the relevant homeowner.

E. Berms

Operators try to minimize driveway berms, but when berms form it is the homeowner's or resident's responsibility to remove them and store the snow in the private area. The exception is when heavy equipment such as graders or front-end loaders is used to remove ice and hardpack from the street surface; in that case a follow-on plow truck will remove the ice/hardpack berms as part of the operation.

F. Road-Edge Obstructions

Road-widening operations now use large snow blowers that cause less landscaping damage than older grader methods. For this reason, rocks used as road edge markers and ice candles may not be placed along the road edge. If these items damage the contractor's equipment, the homeowner may be billed for that damage.

G. Sidewalks and Trails

The Association clears sidewalks and trails in many areas where practical, giving priority to walking routes to Ravenwood and Alpenglow Elementary Schools and to school-bus stop locations. Do not shovel or store snow from private areas onto sidewalks or trails. Some sidewalks are too narrow for Association snow blowers; please help your neighbors and clear your own sidewalk. While the Association does not enforce sidewalk clearing, it is required in areas regulated by the Municipality.

H. Mailboxes and Fire Hydrants

Homeowners clear mailboxes and fire hydrants. Please take a turn at these important tasks. Clearing snow around mailboxes is required by the Postal Service, or the carrier may not deliver mail; please also clear snow from the top of the unit to keep moisture out of the locks, which can freeze a box shut. For fire hydrants, a 5-, 10-, or 15-minute effort to keep them clear can prevent serious loss—AFD firefighters report that a house fire can double in size every minute, so a cleared hydrant may make the difference between minor damage and a total loss. In extraordinarily difficult circumstances, contact the HOA at the email addresses below for assistance.

I. Enforcement

Failure to comply with the requirements in Sections D (items 1–4) or F may result in assessment (fines).

J. Cooperation and Contact

The Association seeks to accomplish satisfactory snow management in an atmosphere of cooperation and joint effort. Your efforts are appreciated. If you encounter problems or need assistance, contact the Association at info@akrbam.com (please type "Eaglewood" in the subject line) or eaglewoodops@gmail.com.

Attachments: Driveway Plowing Considerations; Eaglewood HOA Snow Plow Plan (current); Snow Plow Map.

Rule 18. Television, Radio, and Internet Reception Devices – Exterior Antennas

(Adopted April 7, 1997; re-ratified March 10, 2014; amended May 11, 2015; revised for clarity)

A. Preamble

These rules were adopted by the Board of Directors of the Eaglewood Homeowners Association on April 7, 1997, effective April 8, 1997. The Association is responsible for governance and maintenance of the Eaglewood Subdivision and exists pursuant to applicable Alaska state law

and the Protective Covenants, Restrictions, and Bylaws (“PC&Rs”). The Association is authorized to adopt and enforce reasonable rules in the best interests of the community.

The Federal Communications Commission (FCC) adopted regulations effective October 14, 1996, preempting certain restrictions on the installation, maintenance, and use of direct broadcast satellite, television broadcast, and multipoint distribution service antennas. The Association adopts the following restrictions—referred to as the “Antenna Rule (Satellite Dishes and/or TV Signal Antenna)” —consistent with the FCC regulations. These rules bind all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns, and supersede any previously adopted rules on the same subject.

B. Definitions

- Antenna: any device used to receive video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution services (MDS). A reception antenna with limited transmission capability designed for viewer selection of programming is a reception antenna, provided it meets FCC standards for radio-frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for proper installation, maintenance, and use are considered part of the antenna.
- Mast: the structure to which an antenna is attached that raises its height.
- Transmission-only antenna: any antenna used solely to transmit radio, television, cellular, or other signals.
- Owner: any homeowner in the Association. For this Rule only, “owner” includes a tenant who has the written permission of the homeowner/landlord to install antennas.
- Telecommunications signal: signals received by DBS, television broadcast, and MDS antennas.

C. Caveat

If the FCC regulations are ever reversed or revised in a manner that would again permit the Association to restrict antennas, the Association may require any existing antennas to be removed.

D. Antenna Size and Type

- An antenna must be the minimum size necessary to receive an acceptable signal. Currently, DBS antennas (satellite dishes) no greater than approximately 6 feet in diameter can receive an acceptable signal.
- The total vertical height of any antenna, including the mast pole, may be no greater than the horizontal distance from the base of the mast pole to the nearest private property line or utility pedestal, pad, meter, or similar device, to protect persons and property if the antenna falls.
- Transmission antennas are prohibited.
- All antennas not covered by the FCC regulations are prohibited.

E. Location

- Antennas must be installed solely on individually owned property as designated on the recorded deed.
- If acceptable-quality signals can be received by placing antennas inside the dwelling, without unreasonable delay or cost increase, outdoor installation is prohibited.
- Antennas may not encroach on common areas or any other owner's property.
- Antennas must be located where they are shielded from view from the street(s) and other lots to the maximum extent possible, except where doing so would prevent reception of an acceptable signal. This does not permit installation on common property even if an acceptable signal cannot be received from an individually owned lot.
- Antennas may not obstruct any utility/HOA-use or slope easement, any driver's view of an intersection or street, or be placed in any right-of-way, maintenance easement, or setback area. Minor exceptions to rear or side setbacks may be granted if no other location provides an acceptable signal. Rear-yard areas are the first-priority location, followed by side-yard areas behind the front foundation line. For a front-yard installation, the homeowner must provide a statement from the installer that an acceptable signal cannot be received from any other location. The Association will consider requests for limited tree removal from rear or side setbacks to improve reception if needed.

F. Installation

- Antennas may be no larger and no higher than absolutely necessary to receive an acceptable signal.
- All installations must avoid damaging the Association's common area or any other lot, must not void warranties, and must not impair the integrity of any building.
- Owners are responsible for all costs associated with the antenna, including placing, replacing, repairing, maintaining, moving, or removing it; repairing damage to common property and other lots; medical expenses for persons injured by the antenna's maintenance or use; and reimbursing residents or the Association for related damages.
- Antennas must be secured so they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person near them, including damage from wind based on a unique location.
- Overhead wires or cables are prohibited. Necessary wires or cables must run directly from the antenna to the closest point of the house and be placed underground if the antenna is not adjacent to the house, consistent with the requirement that all utility wiring in Eaglewood be underground. Wires near the antenna must be secured to it as unobtrusively as possible.

G. Maintenance

- Owners may not allow their antennas to fall into disrepair or become safety hazards.
- Owners are responsible for antenna maintenance and repair.

- Owners are responsible for repainting or replacing the antenna if its exterior surface deteriorates.

H. Safety

- Antennas must be installed and secured in compliance with all applicable city and state laws and the manufacturer's instructions. Before installation, the owner must provide the Association with a copy of any applicable governmental permit.
- All installations must comply with all applicable codes.
- To prevent electrical and fire damage, antennas must be permanently and effectively grounded.
- Antennas must withstand winds of 80 mph and the pressure of snow and ice.

I. Camouflaging

- Antennas must be placed, to the extent feasible, where they are not visible from the street(s).
- Antennas or masts may not extend beyond a railing or fence unless no acceptable signal can be received otherwise.
- Ground-mounted antennas visible from the street or other lots must be camouflaged by year-round-effective landscaping or fencing where an acceptable signal can still be received. If none exists, the Association requires reasonable-cost screening that is effective year-round and meets the PC&Rs, such as approvable fencing or landscaping.
- Antennas, masts, and any visible wiring must be painted to blend into the structure to which they are attached. (Because some manufacturers warn that painting may degrade the signal, residents should confirm that paint will not affect reception.)

J. Number of Antennas

No more than one antenna per provider may be installed by an owner, unless a dual system is required for certain HD systems from a single provider.

K. Mast Installation

- Mast height may be no higher than absolutely necessary to receive an acceptable signal.
- A mast that extends 12 feet or less beyond the roof line may be installed under the regular notification process if it meets all code requirements. A mast that extends more than 12 feet above the roof line must be approved before installation because of wind-load and falling hazards; the application must include a detailed description of the structure and anchorage and an explanation of the need for the added height. The Association may prohibit an installation that poses a safety hazard, and the notice of rejection will specify the safety risks.
- Masts must be installed by a licensed and insured contractor.
- Masts must be painted to match their surroundings.
- A roof-mounted mast may not be installed nearer to the lot line than the total height of the mast and antenna above the roof, to protect persons and property if the mast falls.

- Masts may not encroach on another owner's lot or common property.
- Ground-mounted masts must withstand a minimum of 80 mph winds.
- Masts must be designed to withstand the weight of ice and snow.

L. Association Maintenance of Antenna Locations

- If an antenna is installed on property for which the Association has maintenance responsibility, the owner remains responsible for antenna maintenance. Owners must not install antennas in a way that increases maintenance costs for the Association or other residents; if such costs occur, the owner is responsible for them.
- If maintenance requires antenna removal, the Association will give the owner 10 days' written notice. The owner must remove the antenna before maintenance begins; if the owner does not, the Association may remove it at the owner's expense and is not liable for any resulting damage.

M. Notification Process

- An owner wishing to install an antenna must complete an application form and submit it to the Eaglewood Association Design Committee via email at info@akrbam.com or via U.S. Mail at 1577 C Street Suite 101 Anchorage, Alaska 99501.
- If the installation is non-routine for any reason, the owner and the Design Committee must arrange a mutually convenient time to discuss installation methods. The homeowner should contact Eaglewood at info@akrbam.com to set a meeting time.
- A preprinted application form is available from the Association website at <https://www.eaglewoodalaskahoa.com/forms>

N. Installation by Tenants

Tenants may install antennas under these rules with the written permission of the homeowner/landlord. A copy of that written permission must accompany the notification form.

O. Enforcement

- If these rules are violated, the Association may bring an action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the rules are determined enforceable, the Association will impose a fine of \$100 per violation. If the violation is not corrected within a reasonable time, additional fines up to \$500, the maximum permitted by the PC&Rs. To the extent permitted by law, the Association is entitled to reasonable attorney fees, costs, and expenses incurred in enforcement.
- If an installation poses a serious, immediate safety hazard, the Association may seek injunctive relief to prohibit or remove it.
- Severability: if any provision is ruled invalid, the remainder of these rules remain in full force and effect.

Adoption and Amendment History

Rule	Date Adopted	Date(s) Amended
1. Dead Cars	1986	Re-ratified 3/10/2014; Last amended 5/11/2015;
2. Dog Houses / Dog Runs	1986	Re-ratified 3/10/2014;
3. Extended Grace Period	October 17, 2022	
4. Exterior Materials	March 12, 2001	Re-ratified 3/10/2014
5. Fences	March 10, 2014	Amended 6/8/2015; Amended 6/10/2019;
6. Garbage Cans et. al	March 10, 2014	
7. Holiday Lights & Decorations	January 28, 2019	
8. Private Parking and Driveways	March 10, 2014	
9. Driveway Extension Criteria	March 10, 2014	
10. Property Found on Common Areas	April 19, 1988	Re-ratified 3/10/2014
11. Quorum and As-Builts	Spring 1987	Re-ratified 3/10/2014
12. Recreational Vehicles	December 28, 1992	Amended 6/3/2022; Amended 4/2010; Re-ratified 3/10/2014; Amended 12/17/2020;
13. Signs	April 29, 2002	Amended 8/25/2003; 5/9/2005; Re-ratified 3/10/2014; Amended 10/16/2017;
14. Storage of Exterior Items	June 1992	Amended 6/2013; Re-ratified 3/10/2014; Amended 4/13/2015;
15. Storage Sheds and Greenhouse	1986	Amended 5/2014; Re-ratified 3/10/2014

16. Road Edge Markers	September 13, 2009	Re-ratified 3/10/2014; Amended 2/9/2015; 4/14/2025;
17. Snow Plowing Removal and Storage	February 4, 2026	
18. Exterior Antennas	April 7, 1997	Re-ratified 3/10/2014; Amended 5/11/2015;