

Prepared By and Return To:
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NOTICE OF RECORDING
EAGLERIDGE HOA RULES AND
EAGLERIDGE HOA GUIDE

WHEREAS, Eagleridge Homeowners Association, Inc. (the "Association") is governed by the Declaration of Covenants, Conditions and Restrictions for Eagleridge, Phase I as recorded in Official Record Book 1320, Page 2380 of the Public Records of Lake County, Florida (the "Declaration"); and

WHEREAS, Article IX, Section 3 of the Declaration empowers the Board of Directors of the Eagleridge Homeowners Association, Inc. (the "Board") to adopt Rules and Regulations; and

WHEREAS, Article VII, Section 1 of the Declaration requires that owners keep their "Lot and all improvements located thereon in neat and attractive condition"; and

WHEREAS, the Board has previously adopted and enforced Rules for the Association; and

WHEREAS, recent changes to Florida Laws could be interpreted to require that Rules be recorded in the Public Records; and

WHEREAS, for clarity, the Board now seeks to reaffirm these rules and record them in the Public Records;

NOW, THEREFORE, the undersigned President of Eagleridge Homeowners Association, Inc. certifies the following:

1. The foregoing recitals are true and correct and incorporated herein.
2. The Board adopted the attached Eagleridge HOA Rules on August 1, 2022 and directs that they be recorded in the Public Records of Lake County, Florida.
3. The Board adopted the attached Eagleridge HOA Guide for Florida Friendly Landscaping on August 2, 2021 and directs that it be recorded in the Public Records of Lake County, Florida.

In Witness Whereof, the undersigned has executed this Notice of Eagleridge HOA Rules and Eagleridge HOA Guide for Florida Friendly Landscaping, on the date listed below.

EAGLERIDGE HOMEOWNERS ASSOCIATION, INC.

BY: [Signature]
Or Shachar, President

WITNESSES:

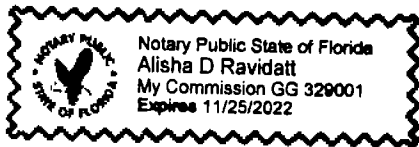
Signature [Signature]
Print Name: William Trachman

Signature [Signature]
Print Name: Isada Franco

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of (mark one) physical presence or online notarization, this 3rd day of August, 2022, by Ohr Shachar as President who is personally known to me (if so check here) or has produced _____ as identification.

Alisha D. Ravidatt
Notary Signature
Printed name: Alisha D. Ravidatt



Eagleridge HOA Rules

Pursuant to the Declaration of Covenants, Conditions and Restrictions for Eagleridge, Phase I (the "Declaration"), Owners must maintain their Lot and all improvements located thereon in neat and attractive condition by conducting the following maintenance and/or refraining from the following conduct as needed:

Yard & Lawn maintenance requirements: *(Declaration Article IX Section 23, Declaration Article VIII Exterior Maintenance)*

- Mow, edge, trim and weed the sod, hedges & planting beds.
- Clean up the leaves and debris throughout Lot.
- Repair, clean, and straighten the flowerbed, pathway and/or other stones/pavers.

Trees: *(Declaration Article IX Section 19, 23, Declaration Article VIII Exterior Maintenance)*

- Trim trees in a neat and attractive manner.
- Trees must be trimmed above the sidewalk (minimum of 8 feet). Trees with branches extending over the road must be trimmed high enough to allow clearance for service vehicles, i.e., fire trucks, garbage trucks, delivery trucks, etc.
- Remove dead branches.
- Remove excessive Spanish moss from trees (Spanish moss is considered excessive when growth inhibits the tree blooming and growing and/or brings red-bug infestations).
- Remove any dead tree(s) and replace. Lake County requires 2-3 trees per Lot.
- Remove tree stumps.

Exterior painting: *(Declaration Article VIII Exterior Maintenance)*

- Paint house, garage door, (optionally) the driveway and fences as needed with a color from the approved color list. Advanced ARB approval is required for all painting projects.

Pressure wash as needed: *(Declaration Article VIII Exterior Maintenance)*

- The house, driveways, sidewalk, curb, fence, and decorative stone/pavers.

Roof: *(Declaration Article VIII Exterior Maintenance)*

- Clean repair or replace the roof, fascia and/or soffit as needed.

Mailbox: *(Declaration Article VIII Exterior Maintenance)*

- Clean, straighten, repair/replace as needed.
- Address number must be visible and displayed on the mailbox.

Fences: *(Declaration Article IX Section 17)*

- Repair, paint, or replace any fence as needed.

Advanced ARB approval is required to paint, (choose from the approved fence-color list).

Bulk Pickup: *(Declaration Article VIII Exterior Maintenance)*

- Residents must first schedule pickup and may not place the bulk items outside any earlier than the evening prior to the scheduled pickup time.

Do not park the following vehicles within the community: *(Declaration Article IX Section 7)*

- Trailers*
- Boats*
- Non-operating vehicles*
- Unregistered vehicles*

- Commercial trucks or vans with any of the following characteristics: exceeding 1-ton capacity; a camper shell extending more than 12” over the cab roof; signing or lettering on the fenders, doors, tailgates, and panels of the vehicle; frame to ground clearance of more than 24”; added frames, racks, wooden shells or boxes.*
- No street parking for vehicles with objects protruding, i.e., ladders, lumber, construction equipment, etc.*

* *You may store these items in your garage.*

Do not park on the grass or non-paved surface. *(Declaration Article VIII Exterior Maintenance)*

Do not block the sidewalk: *(Declaration, Article VIII Exterior Maintenance)*

- With cars or any other item.

Repair/Replace as needed: *(Declaration Article VIII Exterior Maintenance)*

- The garage door.
- The broken windows.
- The window blinds.

Do not leave loose items on the Lot, including the following: *(Declaration Article IX Section 5, 18, Declaration Article VIII Exterior Maintenance)*

- Miscellaneous items on the front or side of your house.
- Trash containers must be kept out of sight except on pickup day.
- Portable basketball hoops must be stored out of sight when not in use.
- Garden hose that is not in use must be stored in a neat and tidy fashion.

Post address numbers on the front of the house. *(Declaration Article VIII Exterior Maintenance)*

Holiday Decoration: *(Declaration Article VIII Exterior Maintenance)*

- Remove holiday decorations no later than seven days after the end of the holiday and after January 15 for Christmas decorations.

Pets: *(Declaration Article IX Section 4)*

- Keep dogs on a leash.
- Do not leave pet waste on the common area or private lawns.
- Do not allow your dogs or other pet to bark and howl continuously so as to create an unreasonable disturbance of the peace and tranquility of the neighborhood.

Signs: *(Declaration Article IX Section 9)*

- No commercial-advertisements signs of any kind shall be displayed on Lots, excluding a sign for selling or renting the house (up to 8 Square feet).
- Yard sale signs will be permitted for display with ARB approval.
- No other non-governmental signs will be allowed unless they first receive approval from the ARB.

ARB architect control: *(Declaration Article VII)*

- Any significant change to the exterior of the house or any portion of the yard requires first submitting an ARB application for approval. This includes but is not limited to: alterations or additions to the house, roofs, swimming pool, screen-room, utility shed, unattached structures, fence installation, driveway, landscape, tree removal, and other exterior changes.

EAGLERIDGE HOA GUIDE

FLORIDA-FRIENDLY LANDSCAPING

DEFINITIONS:

A. A Guide to Florida-Friendly Landscaping Handbook. The most current version of the handbook produced by the Florida Yards and Neighborhoods of the University of Florida's IFAS Cooperative Extension Service.

B. Certified Professional. Those employees of landscaping, fertilizing, or pesticide application companies who have a current certificate of completion of training in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the UF/IFAS Extension Service and can demonstrate that the company's principles follows these Best Management Practices.

C. Florida-Friendly Landscaping. Quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Florida-Friendly Landscaping include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

D. Florida Green Industries' Best Management Practices. Those practices defined in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

DESIGN, PROPOSAL, AND IMPLEMENTATION OF FLORIDA-FRIENDLY LANDSCAPING

Section 1. Duties of the ARB. The ARB shall include, but not be limited to, reviewing all environmental landscaping modifications and decisions within the development in accordance with the guidelines set forth of the most current edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries. Environmental landscaping decisions include, but are not limited to, decisions associated with new or modifications of existing landscaping, irrigation, and fertilization. If an owner desires to make an environmental design change to their property, including changes to their landscape or irrigation system, the owner shall, prior to making any change, seek approval for such design change by submitting an application to the ARB.

Section 2. Pre-Application Procedure. All owners shall, prior to submitting their application to the ARB for approval of Florida-Friendly landscaping, obtain soil analysis information from a reputable soil testing lab or the University of Florida / IFAS Cooperative Extension Facility to assess soil conditions such as soil type, texture, and pH.

Section 3. Plant / Turf Selection and Design. An owner's application to the ARB for approval of Florida-Friendly Landscaping shall include a landscaping design plan drafted by a Certified Professional Landscaper trained in the Florida-Friendly Best Management Practices, by the Green Industries from the UF/IFAS Extension Service. The application should include the soil analysis test results, a survey of the Owner's Lot identifying any and all modifications. The survey must include a detailed list of all proposed plant and turf selections and designs with full identification of all proposed plants and turf selection included in the plan. The survey must also show changes to the irrigation design.

The HOA board encourages homeowners to consider the Eagleridge "Declaration of Covenants" when designing their property landscaping, knowing that the ARB community will insist on a green front and side yard landscaping that should include about 60% turfs coverage, recommended by "Florida-Friendly Landscaping" (like Bahia-grass, or Centipede-grass), and the rest should be flowerbeds filled with "Florida-friendly landscaping" plants finished by mulch.

The ARB shall have the discretion to require the substitution of certain plants and turfs in place of those proposed by an owner, provided that the substitutions are consistent with the soil analysis and the most current version of the UF / IFAS Florida Yards and Neighborhoods Plant List. The proposed selection of design from every owner shall take into account and serve environmentally friendly functions including, but not limited to, cooling, privacy screening, reduced water use, shade, aesthetics, wildlife habitat, run-off pollution prevention, and directing traffic flow onto and within the community.