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August 2, 2022

Board of Directors
Eagleridge Homeowners Association, Inc.
c/o Premier Association Management
3112 W. Lake Mary Blvd.
Lake Mary, FL 32746
Via Email:Tracie.black@premiermgmtcfl.com &
ohr12345@yahoo.com)

Please note that this correspondence was originally submitted to the association in connection with possible litigation and was therefore protected by the attorney/client privilege. The board of directors elected to waive the privilege at a meeting on August 1, 2022 to allow owners to use this as a reference.

Re: Sheds and Lot Setbacks

Dear Members of the Board:

I have been asked to determine the impact of the Association's governing documents on sheds in the community and how to apply setbacks for the community. To answer this question I researched the Declaration of Covenants, Conditions and Restrictions for Eagleridge, Phase I ("Declaration"), Articles of Incorporation of Eagleridge Homeowners Association, Inc. ("Articles"), the Bylaws of Eagleridge Homeowners Association, Inc, ("Bylaws") and Lake County Ordinance #22-93 a/k/a Eagleridge PUD ("PUD"). The Declaration does not prohibit sheds or provide for setbacks, but sheds are subject to the maintenance provision of Article VII of the Declaration. The PUD provides for 25' setbacks for all homes and 15' or 5' setbacks for corner lots.

No provision in the Declaration prohibits sheds. The Association should continue to approve sheds that meet architectural requirements. The Declaration

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Daytona Beach, FL 32214

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does not have specific setback restrictions other than those in Article IX, Section 17 for fences, which do not apply to sheds.

The PUD lists specific setbacks of 25 feet from the front property line, 15 feet from the "secondary front property line" and 5 feet from "side and rear property lines." The Setbacks for secondary front line, side and rear property lines are specifically limited to corner lots, not all lots in the community. Since the PUD only applies the secondary, side and rear setbacks to corner lots, they do not apply to other lots in the community. Please note that the Association does not have the power to enforce governmental restrictions. Any enforcement of county setback requirements, must be by Code Enforcement Department, not the Association.

In summary, The Declaration does not prohibit sheds or subject them to a setback and the Association does not have the power to enforce governmental restrictions. The Association should not take enforcement action against a shed unless it violates maintenance provision of Article VII of the Declaration. If an owner is concerned about the enforcement of the setbacks, the Association should direct the owner to the Code Enforcement Office. Please contact me if you have additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Eldredge, Jr.", written in a cursive style.

Charles Eldredge, Jr.