

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.