



## Eagleridge HOA Welcome & Information Letter

Dear Homeowner,

There are certain rules and regulations that every homeowner and resident should follow, Eagleridge community document rules, in order to make your experience pleasant for all of us.

**1.** As mentioned above, every Homeowner is required to follow the Eagleridge community document rules; 'BYLAWS' & 'COVENANTS.'

**2. ARB - Architectural Review Board requirement.**

Every exterior change to one's property (House or Landscape) must be reviewed and approved by the ARB committee. The homeowner must submit an ARB application at: <https://www.arctracker.com/Eagleridge> (Please review the 'Rules' page on the community website regarding Restrictive Covenants Rules)

**\* The community has an exterior paint color-book, for Houses, Trims, driveways, and Wood fences. The color selection book exists in three copies at: Premier Association Management, the local 'Sherwin- Williams' Store, and Community Board**

### RESTRICTIVE COVENANTS

**Section 23. Tree Removal and Landscaping.** There shall be no removal of trees or clearing of a Lot, other than clearing of underbrush, until such time as the ARB has approved in writing a general, conceptual landscape plan that designates those existing trees to be retained and preserved on the Lot. All Lots shall have fully sodded front and side lawns except in approved landscape or retained natural areas. Unless prohibited by law or other provisions of this Declaration, natural vegetation shall be finished by removal of underbrush and mulch.

**3. Trash Pickup by ' Waste Pro ' company.**

Both, Regular and Recycled trash is collected on Mondays, Yard waste is picked on Tuesdays.

**Bulk Pickup:** Anything that cannot fit in the Trash Containers need to be scheduled for a Bulk-Pickup), to schedule it you must call: 352-366-0352 (for up to three cubic feet the service is free of charge)

- *In the event were Bulk Trash is left on the curb for couple of days without a proper pickup schedule with West Pro, The HOA will hire a vendor to pick it up, and the property will be charged for it.*
- As stated in our Bylaws, we are requesting that the trash containers be stored out of sight, or in a fenced or plant hedge area along the side of a house where the air condition unit is located  
NOT IN THE FRONT OF YOUR HOME.

**4. Community Website: <http://www.eagleridge-clermont-florida.com>**

By visiting the community website, you can easily locate and click to read all related Eagleridge legal documents, Contact Premier Management, ARB application for home improvements, View Rules page for

community "Restrictive Covenants", Pay dues, View Party rules and download the application to reserve your own party, and more...

#### **5. Access card system for the community center facilities.**

**Each household is entitled to receive two free access cards** with a specific system code. To receive these 2 cards, owners need to collect or authorize the collection of the cards at Premier Association Management office, 1795 SR-50 East, Clermont Florida, 34711

**Non- Resident Owners** may mail or email permission to [clermont@premiermgmtcfl.com](mailto:clermont@premiermgmtcfl.com)

Clearly writing in the Subject line: Eagleridge - Owner of (property Address), requesting Access Card. In the message please write the full name of the person authorized to collect the card.

**Homeowners who are delinquent** on their association payments will be able to receive or purchase cards, but they will not have access until they pay their dues. (The security system will be updated at the beginning of every month).

**Rental residents** must bring signed authorization, or a copy of the email received from the homeowner, to receive the access cards.

**All authorized signatures** will be kept on record. Persons responsible for the cards must contact Sentry asap if a card is lost or stolen.

**Do not share the cards** with others, please. Keep gates and doors closed, immediately after you and your guests have entered a gate or restroom. Every entry using a card will be automatically recorded upon entry.

**If lost or Stolen**, additional cards will be available at the Premier Management office for \$25 each. (If additional cards are needed, please make checks payable to Eagleridge HOA)

***Please make sure your dues are paid on time, so you may enjoy the access to your community center.***

#### **6. Pavilion/Pool Area**

The Board and community volunteers have been working hard to make the pool area a place for everyone to enjoy. Please treat the items at the Community Activity Center with care.

**Straighten the furniture and close the umbrellas before you leave.**

\* Please note that if you wish to host a party up to 35 people at the pavilion, you will need to submit a Request for Approval prior to hosting your event, plus a deposit. However, the pool stays open to the community residents. For details please review "party page" on community website.

\* Any parties larger than 6 people must take their trash with them.

\* The use of charcoal or gas grills at the Pavilion/Pool area are strictly prohibited.

***\* Parents, please inform your children that the community center facilities have been monitored at all times, you will be held financially responsible for damages caused by your children.***

#### **7. Pressure Washing**

Homeowners should show more awareness to the condition of their driveway and sidewalk without need of reminders. While this may be a small cost when maintaining your home, it does have a large impact on the appearance of your property and the community.

Sidewalks and driveways will be inspected for pressure washing by the Management Company.

## **8. TREE PROTECTION AT LAKE COUNTY.**

### **Which Trees Are Protected and what size does the tree need to be?**

**All trees and palms native to Florida**, or Florida Friendly, three inches or larger in diameter at breast height (dbh=54 inches from the ground).

**Sand Pine, and Xeric Oak, Scrub**, community trees two inches or larger in diameter at breast height (dbh=54 inches from the ground). Wetland trees of any size. Historic, Specimen and Heritage trees.

**Exemptions to Protected Trees.** Prohibited trees, invasive trees, citrus or non-native fruit trees of any species shall not be considered a protected tree.

**To learn more visit [www.floridayards.org](http://www.floridayards.org)**, Florida-friendly plant database for trees and palms native to Florida or Florida Friendly.

***Every individual owner of a property should be aware that Trees and the Green appearance in general are the assets of our community that not only improve the quality of life, but also enhance the property value for all its homeowners.***

## **9. Suggestion: Improve winter lawn conditions by seeding with Annual Ryegrass.**

In Central Florida, lawn grasses such as Bahia-grass, Bermuda-grass, and St. Augustine grass, go dormant in the late fall and winter. During this period, these grasses grow very slowly, and loose color. In order to get an attractive green lawn during the winter, a temporary grass is seeded into the permanent lawn. This practice is called "over-seeding." Annual ryegrass is considered the best for over-seeding. Annual Rye Grass Is Eco-Friendly, low priced, requires much less water, a nonaggressive, vigorous grower, furnishes nutrients back to the soil, forms an erosion soil basis for stability, and beautiful green color

**Timing:** Seeding time for Central Florida is from mid-November to early December. It is recommended that seeding should be done when daytime temperatures are in the low-to mid-70? F range.

**Seedbed: preparation:** To prepare the lawn for over-seeding, the grass should first be raked to remove all debris. Then, mow the lawn closely, catching or removing by raking the grass after mowing.

**Over-seeding:** A seeding rate of 10 lbs./1000 sq. ft is used for annual or common and intermediate types of rye-grass Annual ryegrass is exceptionally useful as a fill-in grass when planted with slower growing permanent lawns.

## **10. Community Association Management.**

**Premier Association Management of Central Florida, Inc.**

1795 SR-50 East, Clermont Florida, 34711

[clermont@premiermgmtcfl.com](mailto:clermont@premiermgmtcfl.com)

Phone: 352-432-5245

\* Premier Management Website:

<https://premiermgmtcfl.com/>

***The HOA Board is an elected body of volunteers that together with Premier Association Management work hard for the benefit of the Eagleridge community.***

**Sincerely,  
Eagleridge HOA**

## **Eagleridge Declaration 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.