

EAGLE BAY OF OSCEOLA COUNTY HOA ARB GUIDELINES

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ARTICLE I: STRUCTURES

All new structures, including sheds, basketball structures, play structures, and fences, by way of example and not specific inclusion or exclusion, shall require approval by the Architectural Review Board ("ARB") before installation.

ARTICLE II: BASKETBALL HOOPS

Permanent Installations

Basketball hoops and/or backboards, whether mounted above a garage or on a permanent pole, require ARB approval. They are permitted only under the following conditions:

- Basketball hoops and structures must be well-maintained.
- Backboards must be transparent or white, NBA-approved, and the trim cannot consist of more than two colors.
- Nets must be made of white nylon.
- If pole-mounted, the pole must be metal (either black or galvanized) and permanently mounted into the ground with a concrete base.
- Permanent basketball structures are not allowed in side yards.

Temporary Installations

- Portable basketball goals must be stored out of view when not in use. ARB approval is not required for portable basketball goals.

ARTICLE III: FENCES

ARB Approval

All fences require ARB approval. The following requirements must be adhered to when installing your fence:

- Stay within your property lines.
- If appropriate, you must obtain permission from neighboring properties if you plan to attach the fence to their structure.
- All fences must be white, 6 feet in height, and made of solid privacy PVC.
- Chain-link, metal-style, or wood fences are not permitted.
- A permit from the County must be obtained before installation.
- The fence must be set back at least 5 feet from the front corners of the house (excluding the garage).
- Posts and fence panels cannot slope into the easement at corners or sides.
- Filling areas with dirt in drainage easements is prohibited.
- The natural drainage flow of the property must be preserved; alterations are not allowed.
- If the fence affects drainage, it must be repositioned.
- Even if your fence does not intersect with a drainage easement, you are responsible for maintaining any easement on your lot.
- Install posts and supports on the inside of the property.
- All gates must be placed at the front; side or rear gates are not allowed.
- Vehicles may not be parked inside the fenced yard.
- Homeowners are responsible for any damage during installation or removal and must repair or replace any damage.

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For Corner Lots Only:

- The fence must be set back at least 5 feet from the sidewalk.

For Pond View Lots Only:

- The fence cannot exceed six (6) feet in height on both sides of the property, except for the last two panels, which are defined as the panels closest to the pond/back fence.
- The last two panels must taper down to match the height of the back fence, with the following height requirements:
 - The second panel (the second closest panel to the back fence) must be 5 feet tall.
 - The first panel (the one closest to the pond) must be 4 feet tall.
- The back fence must be 4 feet tall.
- Only scalloped, picket, or privacy-style fences are allowed in pond view lots.

Final Inspection

The Board reserves the right to inspect the final installation to ensure compliance with the approved request. If the installation deviates from the original plan, you must submit a new request form. If the new request form is denied, it must be returned to the prior approved request.

Local Building Codes

You must follow all local building codes and setback requirements. A County Building Permit is required, and can be obtained from the County Offices.

ARTICLE IV: GARBAGE CAN ENCLOSURES

Garbage Can Enclosures:

- Garbage can enclosures that meet the following guidelines do not require ARB approval:
 - Consists of white, PVC material.
 - Dimensions: 4-feet wide, 6-feet long, and 4-feet high.

ARTICLE V: DRIVEWAYS

ARB Approval

All driveways require ARB approval and must be constructed using solid concrete or decorative pavers. Any extension to the driveway must match the existing material.

Driveway Placement and Painting

- Pavers cannot extend past the front door of the home or beyond the edge of the home.
- Driveways may only be painted if the color matches the existing concrete color.

Paver Driveway Guidelines

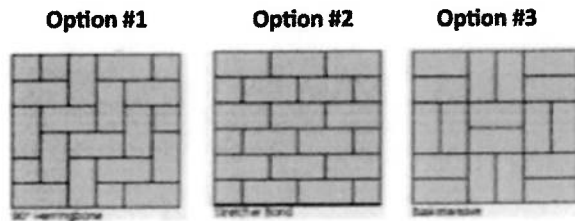
The following guidelines apply to all paver driveway requests:

- **Replacement Cost:** Paver driveway replacement is the homeowner's responsibility and is not covered by the HOA dues.
- **Request Process:** Any request to replace an existing concrete driveway with pavers must be submitted via an Architectural Review Application.

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- **Paver Shape and Pattern:**

- Pavers must be rectangular in shape.
- Ornamental patterns are not permitted.
- Acceptable patterns include:
 - 90° Herringbone (Option #1)
 - Stretcher Bond (Option #2)
 - Basket Weave Pattern (Option #3)



- **Color Selection:**

- Homeowners may choose between the following color shades for the pavers: white/gray or tan/cream.
- The selected color should complement the existing home color.

- **Maintenance:**

- Paver driveways must be properly maintained and free of debris, excessive weed growth, and any broken, loose, or uneven stones.

- **Aesthetic and Drainage Impact:**

- Paver driveways should not negatively affect the aesthetics or drainage of neighboring lots or common areas.

ARTICLE VI: PLAY STRUCTURES

Play structures require approval from the ARB and should be located at the side or rear of the dwelling. For dwellings located on corner lots, these structures must be placed in the side yard furthest from the side street and in the rear yard, but no closer to the side street than where a fence would be permitted.

ARTICLE VII: POOLS

Swimming pools require ARB approval and must not be located in the front or side yard of any lot. Pools must also not be situated closer to a side street lot line than the dwelling itself.

ARTICLE VIII: ROOFS

Permitted roofing materials are limited to shingles and metal roofing. All roofing materials and design are subject to approval from the ARB.

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ARTICLE IX: SCREEN ENCLOSURES

Screen enclosures require ARB approval. The frame colors allowed are:

- Bronze
- White
- Matte Black
- Brown

Structures:

- Rear and front lanai screen enclosures are allowed.
- Front porch screening is not permitted.
- Sliding screens are only allowed on garage doors.

ARTICLE X: SECURITY BARS

Security bar systems are not allowed on any windows or doors of any dwelling on the property.

ARTICLE XI: SHEDS

All sheds require ARB approval. The specific regulations vary by lot type:

For Lots Not Adjacent to a Pond:

- The shed must be placed within a fenced-in rear yard.
- The size, color, and other details must be submitted to the ARB for approval.
- Maximum height: 10 feet.

For Corner Lots:

- The shed must be placed in the corner of the yard furthest from the street.
- The size, color, and other details must be submitted to the ARB for approval.
- Maximum height: 10 feet.

For Lots Adjacent to a Pond:

- Small "Rubbermaid"-style sheds may be placed on the side of the house, provided they are screened from the street by shrubbery.
- The size, color, and other details must be submitted to the ARB for approval.

ARTICLE XII: GAZEBO

All gazebos require ARB approval.

- Gazebos must be placed in a fenced-in rear yard or enclosed by a plant/hedge wall.
- Maximum height: 10 feet.

ARTICLE XIII: PATIO

Rear of House:

- Patios require ARB approval.

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- Patios cannot extend into the utility easement.

ARTICLE XIV: SATELLITE DISH

Satellite dishes meeting the following criteria do not require ARB approval:

- Must be mounted on the side or back of the house.
- Must be located at least 25-feet from the front of the house.

If the installation requires placement within 25 feet of the front or closer, the installer must submit a letter on their company letterhead confirming that this is the only location where a signal can be received. This letter must be submitted to the ARB for a variance to be granted.

ARTICLE XV: AIR CONDITIONERS

No air conditioners shall be mounted through a window, door, or exterior wall.

ARTICLE XVI: LANDSCAPING

The following guidelines apply to landscaping changes:

- Changes to the turf require ARB approval.
- Replacement of plants (excluding trees) can be done at the homeowner's discretion without ARB approval.
- The expansion or removal of existing planting beds or addition of new beds requires ARB approval.

The ARB encourages all owners to follow Florida-Friendly Landscaping Principles:

- Right plant in the right place
- Water efficiently
- Fertilize appropriately
- Mulch
- Attract wildlife
- Manage yard pests responsibly
- Recycle yard waste
- Reduce stormwater runoff
- Protect waterfront areas

ARTICLE XVII: LANDSCAPE ROCK

The following landscaping rocks are accepted within the community (subject to ARB approval):

- Earth Tone Landscaping Rocks
- Lava Rock
- Egg Rock
- Caribbean Beach Pebbles
- Mexican Beach Pebbles

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ARTICLE XVIII: MULCH

Brown, black, red, and gold decorative mulches, as well as cypress mulch and pine bark mulch, are accepted within the community (subject to ARB approval).

ARTICLE XIX: TREE REMOVAL

Trees with a diameter of six inches or more, measured three feet or more above the ground, cannot be cut or removed without prior ARB approval. However, trees located within six feet of the dwelling (as approved by the ARB) may be removed without prior approval.

ARTICLE XX: RAIN BARRELS & RAIN CHAINS

- Rain barrels and rain chains require ARB approval.
- Rain barrels must be placed on the side or rear of the house, within an existing landscape bed, and screened with plants.
- Barrels may not exceed three feet in height and must be earth-toned in color.
- Rain chains may only be used at the rear of the home.

ARTICLE XXI: PONDS, WATERFALLS, AND WATER FEATURES

All water features must be submitted to the ARB for approval prior to installation.

ARTICLE XXII: LAWN FURNISHINGS

Permanent lawn furnishings require ARB approval before placement.

ARTICLE XXIII: MISCELLANEOUS GUIDELINES

Exterior Painting and Approved Color Schemes:

- Paint colors must be from the approved color books for Eagle Bay and require ARB approval.
- Garage door paint must match the body color of the home.

Gutters:

- White gutters or rain handlers are allowed without prior ARB approval.
- All other gutter colors require ARB approval.

Front Entry:

- No front entry shall be used for storage of any kind.

Windows (Replacement, Tinting, and Treatments):

- Window replacements require ARB approval.
- No silver, gold, or bronze reflective colors are allowed.
- No reflective tinting or mirror finishes (including aluminum foil) will be permitted.
- Energy conservation window films may be requested.

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- Window tinting must be gray, with no more than 21% solar reflectance and no less than 30% light transmittance.

Skylights and Solar Panels:

- Skylights must be integrated into the roof design and require ARB approval.
- Solar panels require ARB approval and must be designed to integrate with the building's architecture. Panels must be roof-mounted, flush with the roof surface, with all appurtenances recessed into the attic.
- Solar panels should not be installed on the front-facing side of the home.
- All pipes must blend with the roof shingles and house color.
- Solar panels must be dark in color or match the roof color.

Hurricane Shutters

- Hurricane shutters may only be of the roll-up or removable type and require prior approval from the ARB. They can only be used when a local "Hurricane Watch" or "Tropical Storm Watch" has been issued by the National Hurricane Center. All shutters must be removed or raised within 48 hours after the cancellation or expiration of the "Hurricane Watch" or "Tropical Storm Watch."