

Supplemental Standards for Eagle's Reserve

These standards have been approved since the original standards were established in Article IX.

<u>1. Basketball hoops</u>	<u>18. Pet, leashes</u>
<u>2. Canopies and Gazebos</u>	<u>19. Pet, runs/pens</u>
<u>3. Driveway, coatings</u>	<u>20. Play Structures</u>
<u>4. Driveway, width</u>	<u>21. Pool regulations, Community</u>
<u>5. Fencing</u>	<u>22. Pool, Screen</u>
<u>6. Garbage, discarding</u>	<u>23. Seasonal Decorations</u>
<u>7. Garden lighting</u>	<u>24. Screening Equipment</u>
<u>8. Hurricane Protection</u>	<u>25. Sidewalks including concrete, stepping stones and gravel</u>
<u>9. Improvements, maintaining</u>	<u>26. Signs</u>
<u>10. Landscape edging</u>	<u>27. Structures</u>
<u>11. Lamppost</u>	<u>28. Vehicles, commercial</u>
<u>12. Lawn Maintenance</u>	<u>29. Vehicles, other than commercial</u>
<u>13. Ornaments, front and side yard</u>	<u>30. Vehicles, repair</u>
<u>14. Ornaments, rear yard</u>	<u>31. Vehicles, unregistered</u>
<u>15. Paint, exterior</u>	<u>32. Water flow, interference</u>
<u>16. Paint, trim and garage doors</u>	<u>33. Window coverings</u>
<u>17. Pet, excretions</u>	<u>34. Window Film</u>

(1) All permanent or temporary roll-out basketball hoops or backboards shall be located when not in use so they cannot be seen from the street or seen by your neighbors.

(2) Canopies and Gazebos are permitted in a fenced yard only when approved by the ARB committee and any necessary permits from the City of Kissimmee are obtained.

(3) (August 2000) Coatings, stain, or painting of driveways, sidewalks, or walkways will not be allowed.

(4) (April 2001) The width of a homeowner's driveway may not exceed the width of the garage. Hence, if your garage is a two car garage, the width of the driveway cannot exceed two cars. If you have a three car garage, the width of your driveway cannot exceed three cars. Any variations or subsequent alterations are considered an exterior change to the outside appearance of your home and must be approved by the Architectural Review Board in writing.

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(5) (April 2001) Fencing must be 10 feet back from the front of the house in order to maintain the aesthetics of the community. Homeowners residing on lakefront lots are restricted to fencing not to exceed 3 feet in height. However, the three foot height restrictions shall apply from the rear corner of the house and continue to the lakefront easement. All fences must be enclosed on all sides, no partial fencing will be permitted. Homeowners residing on lakefront or conservation lots are restricted to fencing not to exceed 3

feet in height. However, the three foot height restrictions shall apply from the rear corners of the house and continue to the lakefront easement. The fences which are currently over three feet and have been grand fathered in because of prior approval by Pulte must follow the 3 feet height restriction when replaced. Homeowners residing on conservation lots must submit a copy of their permit with their ARB since the City of Kissimmee will only permit fences on certain conservation areas.

(6) Garbage or other trash may not be discarded in the common areas.

(7) Approved lighting in the flowerbeds or garden areas may only consist of ground lighting "malibu" lights or small spotlights.

(8) No Hurricane protection shall be installed unless the same is of a type approved by the Board of Directors.

Storm shutters will be permitted in accordance with the following guidelines:

- * Must be removable plywood or metal panels. No permanent shutters(such as roll-up or accordian type)

- * Any track or panel mounting support that must remain in place must be white or painted to match the house color.

- * All City of Kissimmee, county and state codes must be met and permits must be obtained.

- * With the exception of plywood, ARB approval is required prior to installation.

Approved hurricane protection and/or temporary protective covering shall be in place only after the U.S. Weather Service has issued a hurricane or tornado watch. Approved permanent hurricane shutters must be opened and protective covering removed within forty-eight (48) hours after the hurricane or tornado watch has ended.

(9) All residents must maintain and keep all improvements in good shape. This includes, but is not limited to, screen enclosures, fences, sheds and pools.

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(10) (August 2000) In accordance with the by-laws, the following colors have been approved for landscape edging or borders: white, beige, natural and terra-cotta. However prior to installation you must submit an ARB for approval.

(11) Lamp Posts must be at least 2 feet but no more than 4 feet from the front sidewalk and the driveway, between the sidewalk and driveway to the home. The lamppost must be between 5 feet and 6 feet in height. The only colors permitted will be white, black or brass colored and must match the design and color of the coach lights on the garage. An ARB request must be submitted before work may begin and the unit owner is responsible for getting any necessary permits from the City of Kissimmee.

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(12) (August 2000) In accordance with the by-laws each homeowner is required to maintain their landscape and lot in a clean and well-maintained manner. In order to adhere to this by-law each homeowner is required to:

- A) Mow their grass on a weekly basis during the growing season (April through October) and as needed during the winter months to reduce weed growth and maintain an even overall growth/appearance.
- B) Trim all grass along the foundation, fence line, sheds, trees, shrub and flower beds and all other intrusions in grass areas.
- C) Edge along all walkways, driveway, flower and shrub beds and patios.
- D) Keep their lot weeded and free of debris.
- E) Remove and replace any dead or dying trees, shrubs, bedding plants and grass.
- F) Maintain trees so that they are free of dead or dangerous branches.
- G) Maintain and trim/shear all shrubs on a regular basis.
- H) Fertilize and irrigate their landscape on a regular basis to encourage a healthy and attractive lawn better able to inhibit weed growth and resist pest and disease damage.
- I) Utilize pest management and weed controls as needed to reduce the presence of pests (insects, rodents, snakes, etc.) and weed growth.
- J) All grass must be replaced with St. Augustine Sod; when an area is greater than 2 square feet it

must be replaced with a full piece of sod. When an area is smaller than 2 square feet then plugs may be used, the plugs must be no greater than 8 inches apart and be maintained for weeds. New sod should be maintained at the same level as the established sod.

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(13) Front and side yard Installation of Statues or Ornaments: All lawn statues and ornaments (i.e. birdbaths, birdhouses, statuary, windmills, etc.) placed in either front or side yards require Architectural Review Board (ARB) approval before placement. Lawn statues and ornaments must be placed only in the flowerbeds or garden areas adjacent to the house. The total number of lawn statues and ornaments must not exceed three. Lawn statues and ornaments must be portable and may not be permanently affixed. Lawn statues and ornaments may not exceed 3 feet in overall height including the pedestal and/or base.

(14) Rear Yard Installation of Statues or Ornaments: When installed in the rear yard, ARB approval is not required if the statue or lawn ornament is three feet tall or less including the pedestal, the statue or lawn ornament is confined to the garden or flower bed adjacent to the house, the total number of ornaments does not exceed three, and the items are portable, i.e. not permanently affixed. An ARB for lawn statues and ornaments is not necessary if the rear yard has a five (5) or six (6) feet privacy fence, that blocks the view of statues and ornaments. ARB approval is required for all other installations of statues or lawn ornaments in the rear yard that do not meet the above criteria.

(15) (April 2001) The exterior painting of one's home, in accordance with the by-laws, must be approved in writing by the Architectural Review Board. The only colors that may be used are those colors which were originally approved by Pulte for this community. However, a homeowner may change the original color of one's home to another approved color. The trim of all homes must remain white since this is the original color scheme. The Architectural Review board has a color chart of all of the approved colors for your review.

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(16) Trim and garage doors must remain white since this is the original color scheme of Pulte. (a book of acceptable house and door colors may be obtained from the ARB committee)

(17) All pet excretions must be picked-up by the pet owner in all common areas. This includes, but is not limited to, the nature trail, sidewalks, street and your fellow homeowners' yards.

(18) All pets must be on a leash if they are outside of the owners lot. Hence pets, including cats, may not wander the neighborhood.

(19) Homeowners may not place a dog run or animal pen on their property without prior written approval from the Architectural Review Board.

(20) All game and play structures including children's play sets or trampolines, shall be located or screened so they cannot be seen from the street or seen by your neighbors.

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(21) (April 2001) The following standards will apply in regard to the community pool. 1) No animals in the pool or on the pool deck. 2) No food or drink in the pool. 3) No alcoholic beverages or glass containers on the pool deck. 4) Shower before entering the pool. 5) Bathing load must not exceed 20 persons. 6) Pool hours are between dawn and dusk. 7) Residents must accompany all guests. 8) Pool use is for residents and their guests only. 9) Children under the age of 16 must be accompanied by an adult over the age of 18. 10) No lifeguard on duty. Swim at your own risk. 11) Residents must lock the pool gate upon entering and leaving the pool area.

(22) (April 2001) Homeowners who reside on lakefront lots who install a pool on said lots shall have said pool screened in with the appropriate security locks in accordance with Florida Standard Building Code 305.

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(23) (April 2001) Exterior seasonal decorations and lighting shall be removed within 30 days of said holiday.

(24) Garbage cans, oil, and gas cans must not be left on driveways or back patios and may not be visible from any adjoining lot or the street. Pool pumps and heaters tanks may not be visible from any adjoining lot or street. Garbage cans, pool pumps, and heater tanks, however may be placed behind a lattice fence with written approval of the Architectural Review Board or placed behind landscaping so they are not visible from the street or any adjoining lot.

(25) No additional permanent sidewalks other than those provided by Pulte Homes or the city shall be installed by the homeowner. This shall include concrete, brick, stepping stones, and/or gravel.

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(26) For Sale or For Rent signs may not exceed the following dimensions: a) 4 square feet in surface and b) no more than one square foot to indicate the name of the agent or resident.

(27) Homeowners may not place or erect any structure, including but not limited to: fence, shed, pool, or screen enclosure of any type, without prior written approval from the Architectural Review Board.

(28) No commercial vehicle except police or other government issued vehicle may be parked or stored on any portion of your property except in your garage or shielded from view of all adjoining lots or the street. This includes all vehicles with any type of advertisement, commercial marking or display. Blank magnetic covers the same color of the vehicle may be used to cover said advertising when the vehicle is in one's driveway. Any vehicle in violation for more than a 24 hour consecutive period or 48 nonconsecutive hours in any seven day period may be towed at the discretion of the board at the owner's expense.

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(29) No mobile home, trailer, motor home, camper, boat or boat trailer, or recreational vehicle may be parked or stored on any portion of your property except in your garage or

shielded from view of all adjoining lots and the street. Any vehicle in violation for more than a 24 hour consecutive period or 48 non- consecutive hours in any seven day period may be towed at the discretion of the board at the owner's expense.

(30) Residents may not maintain or repair their vehicles except in an emergency situation. This does not include the washing of vehicles. However, any emergency repair must be done within 12 hours. Therefore, you may not replace an engine or transmission.

(31) No vehicle may be stored without a current registration on any portion of your property except in your garage or shielded from view of all adjoining lots and the street. Any vehicle in violation for more than a 24 hour consecutive period or 48 non- consecutive hours in any seven day period may be towed at the discretion of the board at the owner's expense. It is also a violation of Florida Law to have an unregistered vehicle in view on one's property.

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(32) No owner may place a structure or interfere with the flow of water from the ponds, sewers, or storm drains without the written consent of the Architectural Review Board and/or South Florida Water Management.

(33) Residents may not place sheets, newspapers, or other similar material on windows or glass doors. Drapes, blinds or other window coverings that are visible from the outside must be white, beige or light colored.

(34) Window film may be applied to windows and doors for

the purpose of protection from UV rays and projectiles. The film may be clear to 20% tint. An ARB application must be approved prior to applying any tinted film.

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