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November 19, 2025

To Eagles Reserve BOD – VIA E-Mail

RE: Eagles Reserve HOA landscape maintenance responsibility.

To Board of Directors:

You have asked for my legal opinion on the extent of the HOA's maintenance responsibility for landscaping located on Lots within the community.

Section 8.2 of the HOA's Declaration of Covenants ("the Declaration") states as follows:

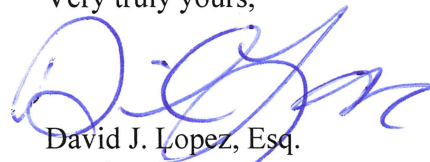
"The Association shall have the right and obligation to maintain the exterior of the Dwelling Units, Including the landscaping on the Lot, in good order and repair, including, but not limited to the following: painting exterior building surfaces; repairing, replacing and caring for roofs, gutters, down spouts; mowing, trimming and fertilizing trees, shrubs and lawns..."

The Declaration sets out a broad duty for the HOA to maintain the landscaping on the Lots. The next step is to determine exactly what a "Lot" is in the context of the HOA. The Declaration defines "Lot" as "a portion of the property separately described as an individual lot on the plat of Boot Ranch – Eagle Watch – Phase B-II." I have attached a copy of that plat to this letter. Any landscaping falling within the boundaries of a Lot set forth on the plat is the HOA's responsibility to maintain.

You have also asked if the language in the Declaration means the Association has the authority to remove a tree from a Lot. The short answer is yes. Trimming of trees is one of the duties specifically listed in the Declaration. If the board decides, in carrying out its duties to trim a tree, that removal of the tree is more cost-effective, prudent, or if necessary due to the condition of the tree, the Board has the discretion, as part of the exercise of its business judgment, to have the tree removed.

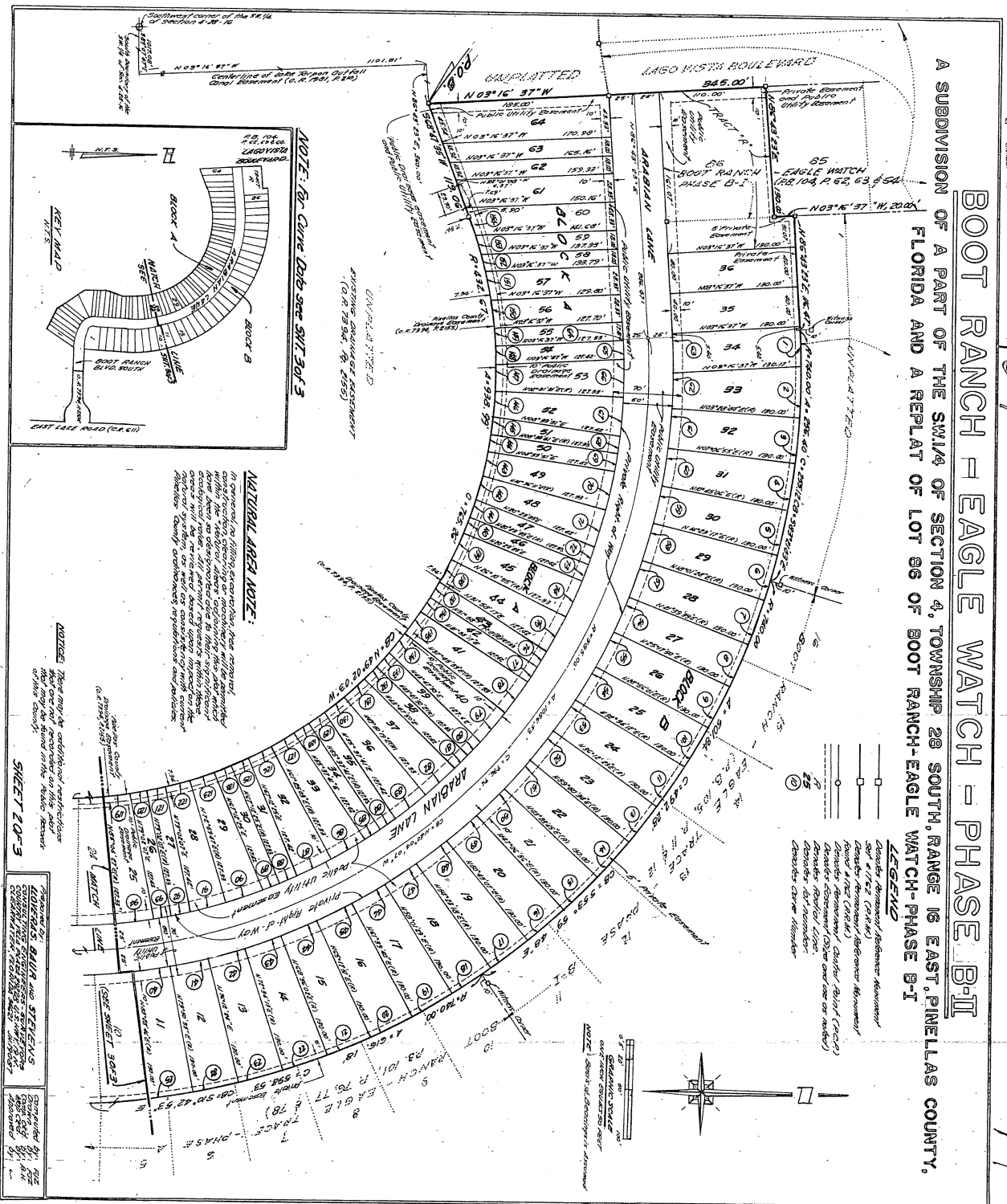
This authority also extends to maintenance of landscaping on common areas.

Very truly yours,



David J. Lopez, Esq.
For the Firm.

A SUBDIVISION OF A PART OF THE SW¼ OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND A REPLAT OF LOT 36 OF BOOT RANCH-EAGLE WATCH-PHASE B-I



A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND A REPLAT OF LOT 36 OF BOOT RANCH-EAGLE WATCH-PHASE B-1

In general, no filling, excavation, tree removal, construction, clearing or machinery will be permitted within the Natural Areas Designating this Act, which are designated for their scientific, historic, and/or ecological value. All permit requests within these areas will be reviewed based upon impact on the natural system, as well as consistency with current Pinellas County ordinances, regulations and policies.

