

Eagles Reserve Community Overview

The following information is a concise overview and resource for our Eagles Reserve Community. Topics have been arranged alphabetically for ease of reference. This information is a brief outline of what is available on our website:

www.EaglesReserve.org

Rules & Regulations, Covenants & Restrictions, and legal documents along with other valuable information is available at this website.

AMERITECH Community Management, Inc

- Our management company is your “go-to” resource for questions and to report problems.
- Ameritech collects your monthly maintenance fees.
- Our manager is Dayna Cannistraci, 727-726-8000, x272 email: dcannistraci@ameritechmail.com
- Address: 24701 US Highway 19 N, Suite 102, Clearwater, FL 33763
- Directions: Ameritech is located in an office park that is reached via the northbound service road alongside US 19. Turn right about 0.3 miles north of the intersection of US 19 and Sunset Point Rd onto Ameritech Way.

ANIMALS

According to Declaration Covenants, Declarations, and Restrictions 6:10 states:

No animals, livestock or poultry of any kind shall be raised, bred,, or kept on any Lot; except that cats, dogs (excluding pit bulls and pit bull terriers which are not permitted, except with the written consent of the Board which may be granted or withheld in the Board’s discretion), and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, nor become a nuisance to the neighborhood and are not allowed to roam free in Eagles Reserve.

ARCHITECTURAL REQUESTS:

- Must be submitted through www.EaglesReserve.org under “FORMS.”

• ASSESSMENTS (monthly and quarterly maintenance fees)

- Owners of homes in Eagles’ Reserve (ER) are members of the Eagles’ Reserve Homeowners’ Association (HOA) and pay monthly maintenance fees for the upkeep of common areas within our community.
- Owners are also members of Boot Ranch North (BRN) and pay quarterly maintenance fees for upkeep of the main entrance, landscaping, lighting, pond, fountains, etc., in the areas we share with the three other communities in Boot Ranch (Eagle Trace, Eagle Ridge, and Eagle Watch). These quarterly fees are collected by Management & Associates, Inc., 720 Brooker Creek Blvd, Suite#206, Oldsmar, FL 34677, 813-433-2023. Contact them to arrange payments if you have not already done so. Two ER HOA board members represent our community at the monthly North Board meetings.
- Payment delinquencies may result in fines and legal action.

- Monthly meetings via zoom held 3rd Tuesday of each month @ 7p.m.
The agenda for each month contains the link should you wish to attend via Zoom

BACKYARDS

- Your backyard is your private property, not a common area. Be mindful not to trespass on others' property. Please remind your children of this fact and that climbing over fences and walls will not be tolerated. Please keep pets in their own yard and on a leash when walking.
- Dividing fences in backyards are the joint responsibility of the owners, not the HOA.

COMMERCIAL VEHICLES

Commercial vehicles are not allowed to be parked in common areas

COMMON AREAS

- The pool, tennis courts, greenspace, and parking lots are considered common areas and are for use and enjoyment of residents and their guests only.
- Report problems/damage to Ameritech.

DESIGN REVIEW BOARD (DRB)

You must receive prior approval from the DRB before making any changes or additions to the outside of your property. This includes Installing a fence, wall, awnings, decks, canopies, shutters, or other items to be attached or affixed to the exterior of any dwelling; Installing children's play structures, including but not limited to backboards, jungle gyms, basketball hoops, etc. Installing antennas and satellite dishes must have prior approval and cannot be visible from the street.

- To request a change, use the Architectural Change Application form available on the website. www.EaglesReserve.org and email the completed form to dcannistraci@ameritechmail.com

DOORING TELEPHONE ENTRY AND ACCESS CONTROL SYSTEM

- Instructions for residents: To have your contact info entered into the system: Owners* may complete the Gate Code application on line at EaglesReserve.org A 4-digit pin will be assigned to you within 48 hours, excluding weekends.

*NOTE: Owners **must** submit info on behalf of their legitimate tenants.

- To gain access through the gate, press the pound key (#) and your 4-digit number (e.g., #1234) on the keypad. The gate will then open.

There is no audio with this system.

- Instructions for guests: If the guest knows your directory code they can enter it as you would. If the guest does not know your code they can locate your name in the directory by scrolling up/down using the "A" and "Z" buttons and then pressing the "Call" button to connect to your telephone.
- You may GRANT access (open the gate) for a guest by:
- When you receive the phone call, press the "6" number several times. The gate will then open.
- You may DENY access by hanging up the phone without pressing "6"

ELECTRIC POWER

- Duke Energy: 727-443-2641; to report a power outage: 800-228-8485

EMERGENCY CONTACT INFORMATION

- Call 911 for Police, Fire or Medical Emergencies.
- Pinellas County Sheriff's Office: 727-582-6200

EXTERIORS OF DWELLINGS/LOTS

- Window or wall-mounted air conditioners, foil on windows or doors are not allowed.
- Bicycles, wagons, children's toys and similar items may not be left on any common area.
- Temporary or permanent installation of tents, shacks or utility sheds is not permitted.
- New water softeners, air conditioning equipment, water or fuel storage tanks, irrigation tanks or pumps, wood piles or other mechanical equipment may not be installed if visible from the street.
- You must coordinate any projects that involve "digging" (e.g., for fences, landscaping, etc.) with Ameritech property manager, **Dayna Cannistraci** at dcannistraci@ameritechmail.com who will contact our landscaping company to avoid damage to sprinkler lines/wiring.
- Clothes lines or clothes poles are not permitted.
- Only approved Sherwin-Williams paint colors are permitted on exteriors. See "Paint Colors" at www.EaglesReserve.org in the search bar "Paint Colors>"

FENCES

- Villa wood fences may be repaired with like-wooden material, but a replacement fence must be white PVC no more than 6 ft high.
- Fences are not allowed in yards behind townhomes on the preserve of Arabian or canal on Lago Vista.

FINEABLE OFFENSES

- Our Governing Documents tell us what we are permitted to do and what we are restricted from doing. The most common "violations" encountered in ER have been noted on our website www.EaglesReserve.org
- The HOA is legally obligated to enforce the deed restrictions as detailed in our governing documents. The Board of Directors will make every reasonable effort to treat similar violations in a similar manner. However, the Board reserves the right to consider the unique facts and circumstances of each violation. The Fining Policy is available on our website.

FLAG DISPLAY (√Florida Statute 720.304)

A homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet: The United States flag. The official flag of the State of Florida. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard. A POW-MIA flag. A first responder flag. The homeowner may further display in a respectful manner from a flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and one other flag as noted above.

GARAGE DOORS

- Should be kept closed except when entering or exiting from the garage.

GARAGE SALES

- Garage sales are scheduled by the Board

GATE CODE

- All residents who wish to have visitors access the community are required to complete a gate code application. The form can be found at www.eaglesreserve.org under the New Residents Tab and 'Gate Code Application.' Complete this form and you will be assigned a unique access code via email submitted. Any changes to this original code, please complete the same application. A tenant who terminates lease and exits the community will have their access code archived and no longer be admitted.

GOVERNING DOCUMENTS

- "Bylaws" are the rules and regulations that provide a framework for the Association's operation and management. It is "how" we do things.
- "Covenants and Restrictions" are the rules that tell us what we are given permission to do; Restrictions tell us what we are "restricted" from doing.
- "Rules and Regulations" are voted on by the Board of Directors as supplements to the Bylaws and Covenants & Restrictions.
- All are available electronically on the community website under "DOCUMENTS."
- Of course, you are not expected to commit these to memory, but you should know where to find them and how to refer to them as necessary. As a member of the Association, you are expected to follow them, and to ensure your family, guests, tenants, invitees, service providers, etc., do as well.

HOLIDAY DECORATIONS

- Outdoor decorations must be removed from buildings/yards by the 15th day following the holiday.
- Decorations of any kind CANNOT be placed on roofs.
- Christmas trees, large cartons and other holiday-related items may be placed in trash bins.

HOMEOWNERS ASSOCIATION (HOA)

- Owners are automatically members of the Eagles Reserve HOA.
- Meetings of the Board of Directors are held monthly the third Tuesday of the month and are open to all residents. All meetings are held at Ameritech and by zoom link which is posted on the Agenda tab posted to the website www.EaglesReserve.org at least 48 hours prior to the monthly meetings
- You are welcome to attend! Time is allotted for attendees to be heard.
- Reminders about Board of Directors Meetings, Annual Members Meetings, Special Meetings, etc., are posted on the bulletin board at the main gate 48hours before each meeting.
- A list of the Board of Directors is posted on the bulletin board at the main gate and on the www.EaglesReserve.org website.

- Interested in serving on the Board? Self-nominations are accepted year-round, especially when positions are available. Invitations are also sent out toward the end of the year, with resumes shared and elections held in January. Board terms are one year, with the opportunity to be reelected. You may submit your resume to Ameritech at dcannistraci@ameritechmail.com, and it will be presented to the Board for review. Applicants must be owners in good standing and residents of the community.

KEYS for POOL and TENNIS COURT

- Keys are needed to enter.
- You may request keys from Ameritech.

LANDSCAPING

- Tree and lawn work is the responsibility of the HOA and provided by Fieldstone Landscaping.
- Mowing is done weekly in the summer (April – Nov.); every other week in winter.
- Yard debris (palm fronds, cuttings, storm-related natural debris, etc.) is picked up by Mugrow Landscaping if left curbside.
- If you have a landscaping need or sprinkler problem, fill out a work order form on the www.EaglesReserve.org website and it will be responded to within 24 hours, excluding weekends.

Ameritech will forward the request to the appropriate vendor to handle:

- Fieldstone Irrigation maintains the sprinklers and all landscaping
- Lambert Roofing maintains the roofs

LEASING RULES www.EaglesReserve.org under “FORMS”

- Rental applications (available from Ameritech and on our website) need to be submitted to Ameritech at least 5 days prior to the anticipated move-in date and are subject to HOA approval.
- A background check will be done on adults.
- A copy of the lease must be on file with Ameritech. Annual renewals need to be sent to Ameritech.
- Failure to follow this procedure has consequences. Permission to move in may be denied or delayed and/or a fine may be imposed.
- Units may only be rented to one family; the number of occupants is determined by the unit size. Please see HOA Governing Documents.
- Subletting and room renting is not permitted.

MAILBOXES

- If you do not have a key, or if the lock on your mailbox doesn't work, contact the US Post Office in Palm Harbor (495 Alternate 19: 727-773-1549).

MAIN GATE

- Both gates open away from you as you go through them. Be patient as they open slowly.
- Eagles Reserve is a gated community. Gates are closed 24/7

- Report any gate problems using the website at www.EaglesReserve.org under :”work Orders”

MAINTENANCE ISSUES

- See the HOA/Owner Maintenance Responsibilities sheet in this packet and on our website.

- The HOA is responsible for:

- Main roof
- Gutters (attached to the dwelling only)
- Painting of the exterior
- Landscaping maintenance: grass and edging of lawns
- Maintenance of palm trees in the common area

- Owner Responsibility:

- Lanais
- Dividing fences
- Screen enclosures,
- Roofs other than the main building
- Eagles Reserve is **not** a condominium. You own your own home and are responsible for all maintenance and pest control other than that noted in our Governing Documents.
- The Work Order form on our website www.EaglesReserve.org should be completed and submitted to Ameritech for all maintenance issues that fall under the HOA’s responsibility.

NORTH BOARD

- The North Board is responsible for our main entrance, ponds and common areas shared by the four communities that make up the North Board – Eagles Reserve, Eagles Watch, Eagles Trace and Eagles Ridge. Except for Eagles Reserve, all are single family neighborhoods that make up Boot Ranch. Your quarterly assessment payments go to fund the North Board to care for our common areas.

NUISANCES

- You may not allow or cause a nuisance that is detrimental to others, as determined by the HOA Board
- You need to maintain the speed limit posted in the community
- You may not use or maintain electrical machinery, devices or apparatus which causes interference with normal television or radio reception.
- You may not allow any condition to exist which harms or otherwise detracts from a neighboring dwelling...or creates a nuisance to the neighbors.
- You must take reasonable precautions to prevent termite infestations, and in the event of such infestation, to have the problem remedied as quickly as possible.
- www.EaglesReserve.org Covenants & Restrictions subsections 6.5; 6.11; 6.12; 6.19; 8.3.

PAINT COLORS

- The paint colors used on our houses are specially mixed by Sherwin Williams (SW).
- Paint colors are posted on www.EaglesReserve.org

PARKING LOTS (Corporate Documents Resolution Nov 2024)

- Our two lots are located on Arabian Lane meant for overflow parking only. You are expected to park your own vehicles primarily in your own garage and driveway.
- Observe the handicapped parking signs, and others that may be posted.
- Vehicles in lots and in driveways must be operable, road-worthy, and must display current tags.

Parking permits are provided to owners (1 parking permit per residence). This permit **MUST** be displayed in the dashboard when you are parking overnight in the parking lots from 12 am to 6 am. If the permits are not visibly displayed on the dashboard your vehicle is subject to being towed by A-1 Towing.

Replacement parking permits can be provided to the owner. They will be of a different color. Contact Ameritech. There is a charge of \$75.

PARKING RULES www.EaglesReserve.org Documents/Certificate of Corporate Resolution Feb 2025)

- Vehicles will be towed at owner's expense that:
 - are parked in any handicap area without proper hanging tag or license plate
 - are parked in community parking lots overnight unless official decal displayed
 - are parked on either side of Arabian Lane (except for service vehicles 8a-6p)
 - are parked on the west side of Lago Vista Blvd from 12 am to 6 am
 - are parked on the grass of any common areas or on lawns of homes
 - have expired plates
 - are parked in any manner that extend into the roadway (hanging out into the street)
- RVs, boats, jet skis, trailers, etc., must be parked in your garage. Do not leave in your driveway overnight.
- Parked trailers, mobile homes, motor homes, manufactured homes, and/or recreation vehicles may not be used as a residence.
- See "Towing"-www.EaglesReserve.org website for complete information

PETS

• Pets can be great additions to life, but they can also be a nuisance to other people. Most complaints against dogs are about people not cleaning up after them both in their own yards and in public/common spaces. Other concerns are dog aggression, uncontrolled dogs, and nuisance barking.

If you choose to have pets, please be kind to them, take care of them, and train them. This shows respect for your pets, your neighbors, and for our community.

- Waste generated by your pet must be picked up immediately and disposed of in your own trash can, not in a neighbor's as you pass by.
- For your convenience, doggie "waste stations" with disposal bags are located next to both parking lots on Arabian Lane, and in two locations on the preserve side of Lago Vista should you forget your bag.
- Dogs must be leashed and in your control at all times.
- Based on our Governing Documents **Pit bulls/Pit bull terriers are NOT permitted** in this community.

- Do not allow pet(s) to enter another resident's property without their permission.
- www.EaglesReserve.org Covenants & Restrictions subsection 6.10.

POOL

- Pool use is for residents and their guests only.
- Pool rules and hours are posted at the pool. The pool closes at sundown.
- The pool gate is locked. You must use a key to enter.
- There is no lifeguard.
- Residents are responsible for the safety of minors in their care.

ROOFS

- The HOA is responsible for your roof including soffits and fascia, with the exception of lanai roofs.
- Nothing should be placed on roofs, including holiday decorations.
- The HOA arranges for regular roof inspections by a licensed professional.
- Should you have a roof leak, fill out a work order form on www.EaglesReserve.org website and as soon as possible. Ameritech will contact our roofer, Lambert Roofing. Do not go on the roof to look for the problem.
- Do not walk on your roof. Only licensed, insured professionals approved by the HOA are to set foot on the roofs.
- You may be eligible for considerable savings as a result of our newer roofs if you contact your insurance agent regarding a wind mitigation inspection.

RULES AND REGULATIONS www.EaglesReserve.org

SATELLITE DISHES (Not allowed if seen from the street or installed on the roof)

SECURITY

- Security cameras are installed at the front entrance and pool areas
- Security signs are also located in these areas.
- Motion detector flood lights are installed at the pool as an additional deterrent.
- Vehicles parked in your driveway or in the community lots should be locked.
- Report any suspicious behavior to the Sheriff's Office 727-582-6200.

SIGNS/SIGNAGE

- Signs or other advertising or similar matter on lots or any common areas that may be seen from the street or by neighboring owners are **not** permitted.
- Signs advising that security systems are in use are permitted.
- Political yard signs are permitted only as follows: one only; not larger than 18 by 24 inches; may-be posted 30 days before the election where the polls will be open in Pinellas County and must be removed within 24 hours of the polls closing.
- If your home is for sale, a "For Sale" yard sign may be posted only during open house hours." www.EaglesReserve.org Covenants & Restrictions 6.21.

SOLICITATION

- Solicitors are not permitted- If you are contacted, please ask them to leave.

SPEED LIMITS / ROAD RULES

- The speed limit in the community is 20 MPH.
- Watch out for walkers, joggers, children, pets, and wildlife.
- Slow down when going over speed tables (speed bumps)
- Parents are responsible to ensure their children adhere to speed limits and road rules
- Follow posted signs, including those as you come in the main gate.
- Arabian Lane and Lago Vista Boulevard are private (not county) roads; we own and maintain the roads from the front gate to the end of Lago Vista.

TENNIS / PICKLEBALL COURT

- The same key that opens the pool gate also opens the tennis court gate.
- The court is for tennis/pickleball ONLY! No skateboarding, dog training, sunbathing, etc. Tennis lessons are not permitted.

TOWING

- If your car has been towed contact: A-1 Recovery, Inc.; 727-323-8515
- A “Tow Away Zone” sign is posted just outside the main gate and outside both community parking lots with the phone number. www.EaglesReserve.org website.

TRASH / RECYCLING

- Our service provider is Coastal Waste Solutions: Contact Number (727) 561-0360
Trash Collection: Tuesday and Friday - provided by the HOA
Recycling: Wednesday - NOT provided by the HOA
- Containers must be placed at curbside no more than 24 hours before the scheduled pickup time and may not remain at the curbside for more than 24 hours following the time of pickup.
- Non-perishable household items (e.g., furniture, appliances) may be placed at curbside for pick-up only when same-day collection is scheduled with the service provider and coordinated with Coastal
- For info about drop-off recycling at various Pinellas County centers, go to:
• <http://www.pinellascounty.org/solidwaste/recycling-directory/pdf/map> or call (727) 464-7500.
- The drop-off location nearest Eagles’ Reserve is at the southwest corner of East Lake Road and Sandy Point Road, across from Walgreen’s driveway. This is just north of our community.
- www.EaglesReserve.org Covenants & Restrictions 6.12.

UTILITIES

- Pinellas County Utilities (water, sewer): 727-464-4000;
<http://www.pinellascounty.org/utilities/>.

WEBSITE – www.EaglesReserve.org (Remember: it is “.org”)

- This is the electronic “filing cabinet” for our governing documents, agendas, financials, meeting minutes, work orders, newsletters, announcements, etc. and a list of the Board of Directors,

WILDLIFE

- Gators, deer, coyotes, armadillos, snakes, bats, bees, racoons, etc. live naturally in the wetlands around us. Do not feed the wildlife.

It is a felony to feed wildlife FS 379.412 subject to fines and imprisonment.

- Alligators: The Florida Fish and Wildlife Conservation Commission website advises: With so many alligators now in Pinellas County, there is the possibility that one may find its way into your yard. If this is the case, be sure to bring all family members – including the four-legged variety – indoors and call their toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866- 392-4286).

- Coyotes are common in Pinellas County. Please keep your pet leashed and watch them closely when walking them outside.

<http://www.pinellascounty.org/animalservices/wildlife-info.htm#alligators>

WORK ORDERS

All concerns should be completed using the website at www.EaglesReserve.org and will be addressed by Ameritech

Online Sunshine:

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0720/Sections/0720.301.html

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