

Hello New Resident!

Welcome to our Eagles Reserve Community! Eagles Reserve is a beautiful community and we are excited to have you here. The purpose of this letter is to give new residents information all in one place to make your transition easier. **Please review this letter to avoid any future issues and possible fines for violations.**

Our Property Management Company is AmeriTech.

David Fedash – Property Manager  
AMERI-TECH Community Management  
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<https://eaglesreserve.org> is our Community Website. This site has all the relevant information you will need including documents, notices, HOA meeting minutes, projects, HOA Board, Architectural (ARCH) Request forms, Work Order forms, etc. The Gate Code request form is here are well.

Eagles Reserve is an HOA, not a condo association. As an owner here you will pay a monthly maintenance fee to Eagles Reserve which covers things like our pool, tennis court, painting of units, parking lots, roofs, irrigation, landscaping maintenance, garbage collection, etc. Contact AmeriTech to set that up. You will also pay a separate quarterly maintenance fee to Boot Ranch North (BRN) that covers the street light, the fountain, etc. To set that up contact Management & Assoc. at 813-433-2000.

Our Community Newsletter is sent out several times a year and contains the status of current community projects and reminders. If you would like to receive this newsletter via email, please email your request at [eaglesevenewsletter@gmail.com](mailto:eaglesevenewsletter@gmail.com).

Please note you need to submit an **ARCH (Architectural) Request Form** for ALL projects on your unit before you do any work. This includes new windows, decks, lanais, patios, walls, fences, landscaping that you want to do, etc. If you do not submit a request for approval before you do the work, you may be asked to remove the work you have done, or you may be fined. The Arch Request can be found on the website.

**Gate Code** access. As a new resident, owner or renter, you will need to apply for a new gate code as old codes are disabled once residents leave. The request form can be found on the website. Gate clickers can be purchased at AmeriTech.

All renters must be approved by the HOA Board **prior** to moving in. Property owners must submit a new renter application with AmeriTech for approval before the renters move in, or the owner will be subject to possible fines. Please contact AmeriTech with questions on this.

Our garbage vendor is Coastal Waste and Recycling. Garbage is picked up on Tuesday and Friday, usually in the mornings. This service is included as part of your HOA monthly fee. If you want to do a separate recycling pickup on Wednesday mornings, it is NOT included and not paid for by the HOA. If you want to have a separate recycling pickup, you must call Coastal and set up your own account to do that.

The units are painted approximately every 8 years. The current paint was done last year. Residents may not change paint colors, only authorized paint colors are allowed on our units. This includes doors visible to the street/public areas. Paint color information is on our website if you need to do any touchups on your unit.

Access to roofs is to be done by the HOA vendor only to protect our investment and preserve our warranty. Please don't allow anyone on your roof unless AmeriTech/HOA authorizes them.

**Work Orders** should be submitted for any issues you have via the form on our website. AmeriTech will monitor these and act accordingly.

**HOA Board of Directors meetings** are held on the 3<sup>rd</sup> Thursday of each month at the AmeriTech office at 7pm. Everyone is welcome to attend in person or via zoom. Meeting notices and agendas are posted at the pool, on our website and a meeting notice sign will be put by the gate several days prior to the meeting.

Landscaping maintenance is currently done on Wednesdays.

**Basic community rules and expectations:**

Garage doors should be kept closed at all times unless you are actively working in that area.

Garbage cans must be stored out of sight and should be put away by the end of the day after garbage pickup.

Dog waste must be picked up by dog owners. Please do not let your dogs onto private property. Dogs must be walked on a leash and should not be allowed to wander off-leash.

DO NOT feed the wildlife - it's illegal and you may be fined.

The Tennis court is newly renovated and is for tennis/pickleball only. It is not a playground. Bikes, skateboards, and toys can damage the surface, so please keep children off the court unless they are playing tennis/pickleball.

No RV, boat, trailers, etc are allowed to be parked in driveways or lots. If you have a special circumstance for a temporary need, please notify AmeriTech/HOA so you don't get a violation letter.

**Our community has various parking rules that must be followed for everyone's safety.**

Please note that the towing company will be enforcing the parking rules and will tow violating vehicles at the owners expense. This includes the following, but is not limited to:

NO PARKING on Arabian Ln any time

NO PARKING on Lago Vista 2am-6am

NO PARKING by the gate area, including the two cut-outs

NO PARKING on the grass or landscaping anywhere (this damages our sprinkler system and landscaping)

NO Hanging Over onto the street from your driveway. If you hang over the Miami-Gutter onto the roadway - you will be towed.

The overflow parking lots are for the convenience of residents and their guests to use when their driveways will not accommodate the extra cars. To avoid over-crowding, the lots are not there for commercial use or storage of vehicles. After two weeks of being parked in the overflow lot, cars are subject to being towed. All vehicles parked in the overflow lots must have valid registration tags.

Service/Contractor/Delivery vehicles will be allowed on the street if they are actively working at a residence during the day.

**PLEASE educate your guests on these rules so they do not get towed.** Encourage them to use the overflow parking lots as needed.

**This letter is intended as a quick guide and overview and it is not a complete list. A complete detailed list of these rules and regulations may be found in our community documents on our website.**