



## **Eagles Reserve Community Overview**

The following information is a concise overview and resource for our Eagles Reserve (ER) Community. Topics have been arranged alphabetically for ease of reference. This information is a brief outline of what is available on our website at: [www.eaglesreserve.org/](http://www.eaglesreserve.org/)

. Check out our website for our Rules & Regulations, Covenants & Restrictions, and legal documents along with other valuable information.

### **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 David Fedash, 727-726-8000, email: [Dfedash@Ameritechmail.com](mailto:Dfedash@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, just BEFORE the Ford and Mazda dealers. If you miss that turnoff, you can easily get to it by doubling back through the car dealerships.

### **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.

### **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 leashed.
- Our landscape company only mows the grass in the backyards. No other maintenance on shrubs, bushes or trees planted by owners is the HOA’s responsibility.
- Dividing walls and fences in backyards are the joint responsibility of the owners, not the HOA.

### **COMMERCIAL VEHICLES**

- If your vehicle (e.g., pickup truck, van, passenger car, etc.) has signage or commercial advertising on it, it must be parked in your garage. If parked in public view, the signage must be covered, e.g., with a magnetic screen or with a fitted car cover.

### **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 outside your property. This includes Installing a fence, wall, awnings, decks, canopies, shutters, including hurricane or storm 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 (Note: to be approved, these must not be visible from the street.)
- To request a change, *use the Architectural Change Application form available on the website.* [www.eaglesreserve.org/](http://www.eaglesreserve.org/) and email the completed form to [dfadash@Ameritechmail.com](mailto:dfadash@Ameritechmail.com)

## DOORING TELEPHONE ENTRY AND ACCESS CONTROL SYSTEM

- Instructions for residents: To have your contact info entered into the system: Owners\* may email our management company with your name, telephone number (best contact number; cell phone OK), and a 4-digit code number of your choice. Our managers will contact the company that enters the info in the database.  
**\*NOTE:** Owners must submit info on behalf of their legitimate tenants.
- Press the pound key (#) and your 4-digit number (e.g., #1234) on the keypad to open the gate
- You may **GRANT** access (open the gate) for a guest by:
  - Instructing them to the press pound key and your 4-digit number, or
  - Pressing "9" on your phone when they call you using the Door King system.
- You may **DENY** access by hanging up or pressing the pound key.
- Instructions for guests: If the guest knows your directory code they can enter it on the system keypad to call you. 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.

## 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 common areas or stored at your dwelling at night if visible from the street.
- 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 our landscaping company, WestCoast 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" below.

## FENCES

- Section 6.5 of our Documents and Covenants outlines fence rules.
- Only fences approved by the developer and/or design review board are permitted.
- 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 on 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 in a short document

available on our website. *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.

#### **GARAGE DOORS**

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

#### **GARAGE SALES**

- Garage sales are scheduled by the Board, usually twice a year (spring and fall).

#### **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 “restricted” from doing.
- “Rules and Regulations” are voted on by the Board of Directors as supplements to the Bylaws and C&Rs.
- 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 may not be placed on roofs.
- Christmas trees, large cartons and other holiday-related items may be placed curbside (i.e., not in trash bins as required for other trash) for collection between December 15 and January 15.

#### **HOMEOWNERS ASSOCIATION (HOA)**

- Owners are automatically members of the Eagles’ Reserve HOA.
- Meetings of the Board of Directors are held monthly the second week of the month and are open to all residents. Meeting date, time and location will be posted.
- Reminders about Board of Directors Meetings, Annual Members Meetings, Special Meetings, etc., are posted on the bulletin board at the main gate and at the notice box at the pool several days before each meeting.
- You are welcome to attend! Time is allotted for attendees to be heard.
- A list of the Board of Directors is posted on the bulletin board at the pool and on the ER website.
- Consider running for a position on the Board. Invitations for self-nomination are sent out late in the year, resumes are circulated, and elections are held in January. Terms are for one-year, but a board member can be reelected.

#### **KEYS for POOL and TENNIS COURT**

- Keys are needed to enter.
- If you do not have a key, you may be able to borrow one from a neighbor and have it copied.
- You may request keys from Ameritech.

#### **LANDSCAPING**

- Tree and lawn work is the responsibility of the HOA and provided by WestCoast Landscaping.
- Mowing is done weekly in the summer (April – Nov.); every other week in winter.
- Any alteration in landscaping must be approved by the DRB.
- Yard debris (palm fronds, cuttings, storm-related natural debris, etc.) is picked up by WestCoast if left curbside.
- If you have a landscaping need or sprinkler problem, fill out a work order form and submit it to Ameritech. They will forward the request to the appropriate party to handle.
- Westcoast maintains our sprinklers.

## LEASING RULES

- Rental applications (available from Ameritech and on our website) **must** 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 must also 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.
- *Read more: Supplemental Leasing Rules (on the website).*

## 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).
- You can make copies of your keys wherever keys are made (Home Depot, Ace Hardware, etc.).

## MAIN GATE

- Both gates open towards you as you go through them. Be patient as they open slowly.
- The gates are open during business/working hours to allow access to service-providers, etc. but should remain closed all evening until approximately 6:00 am. Closing times vary due to daylight savings.
- Report any gate problems to our management company, Ameritech.

## MAINTENANCE ISSUES

- See the HOA/Owner Maintenance Responsibilities sheet in this packet and on our website.
- The HOA is responsible for your main roof, gutters, painting, landscaping, driveways as well as all common areas including our streets which are private. Lanais and their dividing walls, screen enclosures, roofs other than the main building are owner's responsibility.
- ***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 should be completed and submitted to Ameritech for all maintenance issues that fall under the HOA's responsibility. Do not call Ameritech for maintenance unless you have an emergency. Ameritech will contact you to perform the work.

## 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.
- The North Board sends a quarterly newsletter to all who would like to receive it. If you are interested in getting this newsletter emailed to you send your name, address, and email to: [Jmanfred@mgmt-assoc.com](mailto:Jmanfred@mgmt-assoc.com) and ask to be put on the list for the newsletter.

## NUISANCES

- You may not allow or cause a nuisance that is detrimental to others, as determined by the HOA Board.
- You may not use or maintain electrical machinery, devices or apparatus which causes interference with normal television or radio reception.
- Rubbish, trash, garbage, or other waste material or refuse on any lot or on common areas must be in sanitary containers located in appropriate areas concealed from public view.
- 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.

- *Read more: Covenants & Restrictions subsections 6.5, 6.11, 6.12, 6.19, and 8.3. (on website)*

#### **PAINT COLORS**

- The paint colors used on our houses are specially mixed by Sherwin Williams (SW). Information is available in a detailed handout on our website and in the computers of the two SW stores listed below only. At the store you must ask them to look up the colors for “Eagles’ Reserve – Palm Harbor”. Discount pricing is offered. If you are unsure about identifying the color you need, please contact a Board member for guidance.

Sherwin Williams-Oldsmar 3927 Tampa Rd. Oldsmar, FL 34677	Sherwin Williams-Countryside 2430 SR 580 Clearwater, FL 33761
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#### **PARKING LOTS on Arabian Lane**

- Our two lots are 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 RULES**

- Vehicles will be towed at owner’s expense that:
  - \* are parked in any handicap area without proper hangtag or license plate
  - \* are parked on either side of Arabian Lane (except for service vehicles from 8 am to 7pm)
  - \* are parked on the west side of Lago Vista Blvd (except for service vehicles from 8 am to 7pm)
  - \* are parked on the grass of any common areas or on lawns of homes
  - \* are parked on the Lago Vista between 2 am and 6 am (this is considered “overnight parking”)
  - \* are left for more than two weeks in a parking lot without prior HOA Management company approval
  - \* are boats, trailers, and motorhomes (commercial or recreational vehicles) taking space in parking lots for periods longer than 1 night (i.e., 2 or more consecutive evenings)
  - \* 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” below for contact info.
- *Read more: C&R subsection 6.9.*

#### **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. You are expected to carry your own waste bags when walking pets.
- 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.
- *\*Read more: C&R 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.

## **RENTING (see “Leasing Rules”)**

## **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 our website and submit to Ameritech as soon as possible. Ameritech will contact our roofer, Lambert Roofing to handle your leak. Do not go on the roof to look for the problem.
- Do not walk on your roof. Only licensed, insured professionals 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 (see “Governing Documents”)**

## **SATELLITE DISHES (see “Design Review Board”)**

## **SECURITY**

- Security cameras were installed at the front entrance and pool area in 2020.
- Security signs are also located at these areas.
- Motion detector flood lights are installed at the pool as an additional deterrent.
- Our front gates are closed in the evenings though the walkways are open as they do not have gates.
- Please keep vehicles parked in your driveway locked at night.
- Report any suspicious behavior to Ameritech or to the police.

## **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 not be posted prior to 30 days before the election where the polls will be open in Pinellas County; must be removed within 24 hours of the polls closing.
- If your home is for sale, a “For Sale” yard sign may be posted during open house hours only.
- *Read more: C&R subsection 6.21.*

## **SOLICITORS**

- Solicitors are not permitted. Signs are posted at the entrance to the community. 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).
- 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 – NOT for skateboarding, dog training, sunbathing, etc.

## **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 with the phone number.

## **TRASH / RECYCLING**

- Collection of trash and recycling is limited to specific days.
- When stored, containers must be concealed from public view, i.e., kept in your garage.
- Containers must be Orion provided cans.
- Containers must be placed at curbside no more than 12 hours before the scheduled pickup time and may not remain at the curbside for more than 12 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.
- See “Trash/Recycling Companies” below for Orion contact.
- For info about drop-off recycling at various Pinellas County centers, go to:  
<http://www.pinellascounty.org/solidwaste/recycling-directory/pdf/map.pdf> 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 the Walgreen’s driveway. This is just north of our community.
- *Read more: C&R subsection 6.12.*

## **TRASH / RECYCLING COMPANIES**

- Orion Waste Solutions: 407-697-6554 or 727-561-0360
- HOA pays for trash removal. Pickup is Monday and Thursday.
- Owner must contact Orion to set up and pay for any recycle on Wednesdays.

## **UTILITIES**

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

## **WEBSITE – [www.eaglesreserve.org/](http://www.eaglesreserve.org/) (Remember: it is “.org” not “info. or .com”)**

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

## **WILDLIFE**

- Gators, deer, coyotes, armadillos, snakes, bats, bees, racoons, etc. live naturally in the wetlands around us. Do not feed the wildlife.
- 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.
- Read more: <http://www.pinellascounty.org/animalservices/wildlife-info.htm#alligators>