

Fineable Infractions—A Summary

Note: The following points have been extracted from the Eagles Reserve Covenants and Restrictions. The numerical references are from the same document paragraph designations. Some portions of the wording have been excluded for summarization. This may not be a complete list of rules. Please refer to the actual document for complete wording...

1. 3.5: No window or wall mounted air conditioners...No...aluminum foil ...on...windows or doors...
2. 3.6: Landscaping shall be ...consistent with these Covenants and Restrictions...
3. 3.8: Upon completion of the initial Dwelling Units...no further structures or improvements shall be permitted...
4. 6.2: No Dwelling Unit shall be used in any trade, business, professional or commercial capacity....
5. 6.3: The Dwelling Units shall be used solely as single family residences. Nothing herein, however, shall be deemed to prevent an owner from leasing an entire Dwelling Unit to a single family for a period of not less than three (3) months...
6. 6.5: No owner shall permit any nuisance to exist upon a Lot so as to be detrimental to any other Lots or to their owners...The Board shall have the authority to have any unauthorized person or vehicle arrested or removed from the Property.
7. 6.7: No motorcycles, trucks, trailers, boats, vans, campers, motor homes, buses, commercial or other similar vehicles, shall be permitted within the confines of *Eagles' Reserve*, unless parked in designated parking areas (not on the roadways) and except that trucks, trailers, vans, campers and other vehicles shall be permitted if they can fit completely within the garage of the owner and except for trucks delivering goods or furnishing services. No vehicle of any sort may be parked on the street overnight. In the event that there is a dispute concerning the type of vehicle, then the State of Florida vehicle registration shall control. No vehicle repair or restoration shall be

performed in any area that is visible from the street. All garage doors shall be kept closed at all times except when entering or exiting from the garage.

8. 6.8: No bicycles, wagons, children's toys and similar items shall be permitted to be left on common areas or left or stored at night anywhere on a Lot if visible from the street.
9. 6.9: No tent, shack, detached free-standing garage, barn, utility shed, or other out building shall, at any time be erected and used temporarily or permanently as a residence or for any other purpose, nor shall any trailer, mobile home, motor home, manufactured home, and/or recreation vehicle be parked permanently or temporarily as a residence...unless in a garage...children's play structures, including but not limited to backboards, jungle gyms, etc., may be permitted if not visible from the street, and with approval...
- 10.6.10: No animals...shall be raised, bred, or kept on any Lot; except that cats, dogs (excluding pit bulls and pit bull terriers which are not permitted,...for any commercial purposes, nor become a nuisance to the neighborhood and are not allowed to roam free...
- 11.6.11: Owners shall not permit any infestation of termites, or other wood destroying organisms required to be reported under the Florida Pest Control Act, to exist in their Dwelling Unit. Owners shall take reasonable precautions to prevent such infestations,...
- 12.6.12: All parts of the Property shall be kept in a clean and sanitary condition and no rubbish, trash, garbage, or other waste material or refuse shall be kept or permitted on any lot, or on the common areas, except in sanitary containers located in appropriate areas concealed from public view, which shall not be placed at curbside for pickup more than 12 hours before the scheduled pickup time and which shall not be permitted to remain at the curbside for more than 12 hours following the time of pickup.
- 13.6.13: ...Owners shall ...at all times...keep ...their Lot free from trash or debris...
- 14.6.15:...no fence or wall shall be permitted on any lot without the approval of the...DRB.

- 15.6.16: No awnings, canopies, shutters, including hurricane or storm shutters, shall be attached or affixed to the exterior of any Dwelling, unless...provided by the developer as part of the new construction.
- 16.6.17: No exterior antennas, satellite dishes, shall be permitted...
- 17.6.18: No water softeners, air conditioning equipment, water or fuel storage tanks, irrigation tanks or pumps, woodpiles or other mechanical equipment or solar panels shall be visible from the street.
- 18.6.19: No electrical machinery, device or apparatus...shall be used or maintained...which causes interference with normal television or radio reception...
- 19.6.20: No clothes lines or clothes poles shall be permitted...
- 20.6.21: No owners shall permit any signs or other advertising or similar matter to be posted on their Lots or any common areas if such may be seen from the street...
- 21.6.22: No above ground swimming pools or spas...visible from the street...
- 22.8.2: ...the owner may not alter the exterior landscaping on a Lot in any fashion without the express written consent of the...Association.

Summarized 8/1/2011 by

John Inglis

Vice President, Treasurer