

Eagle Lake Homeowners Association
Architectural Review Board

Community Standards for:
Front Entry Door Replacement with Side Panel Windows
Rear Slider Doors
Garage Doors
Kitchen Window

FRONT ENTRY DOOR REPLACEMENT WITH SIDE WINDOW PANELS

- Door must be exterior grade metal, wood or fiberglass, with 6 raised panels (four large and 2 small raised panels) and be of the following size:
 - Height: 80 inches
 - Width: 36 inches
- No glass windows are permitted on the entry door.
- Side panel windows must be clear safety glass as required by applicable building codes.
- Side panels (pairs required) must be same size on each side of door; side panels windows must have clear glass with no dividers, etchings or other decorative features, and must be of the following size:
 - Height: 80 inches
 - Width: According to code, but not to exceed 13.5 inches
- The original rough opening for the entry door/side window assembly may not be materially altered, without the express written approval from the Architectural Review Board.
- Color: the door, door frame and side window trim/frame must be painted and be the same color as the door being replaced or as otherwise permitted by the Board for all external entry doors. "Wood stain" or a similar finish is NOT permitted.
- A licensed and insured Florida contractor must be used to install the door and side panels.
- All necessary permits must be obtained from the Martin County Building Department.
- A picture of Association approved replacement of the front entry door with side window panels is available from the Architectural Review Board.

NOTE: Failure to comply with the approved specification will result in additional expense to the homeowner to correct any and all work to meet the approved specifications.

REAR SLIDER DOORS

- Sliders must have a white frame or as otherwise permitted by the Board for all external colors.
- Sliders must have safety glass or type of glass as required by the applicable building codes.
- Slider size: Must have 4 door panels of equal size. Approximate total dimensions are:
 - Height: 154 inches
 - Width: 166 inches
- Original rough opening for sliders may not be materially altered unless expressly approved by the Architectural Review Board.
- Slider glass panes must be clear glass.
- A licensed and insured Florida contractor must be used to install the sliders.
- All necessary permits must be obtained from the Martin County Building Department.
- A picture of Association approved rear slider replacement is available from the Architectural Review Board.

NOTE: Failure to comply with the approved specification will result in additional expense to the homeowner to correct any and all work to meet the approved specifications.

GARAGE DOOR

- Garage door and surrounding framework must be white or as otherwise specified by the Board for all external colors.
- Garage door must meet all building requirements as required by applicable building codes.
- Garage door must be a standard 16' door and have four raised panels across and four raised panels down, all of equal size and have no glass panes. Approximate door dimensions are:
 - Height: 84 inches
 - Width: 108 inches

- Original rough opening may not be materially modified without the express written approval of the Architectural Review Board.
- .. A licensed and insured Florida contractor must be used to install the garage door.
- .. All necessary permits must be obtained from the Martin County Building Department.
- A picture of Association approved replacement of the garage door is available from the Architectural Review Board.

NOTE: Failure to comply with the approved specification will result in additional expense to the homeowner to correct any and all work to meet the approved specifications.

KITCHEN WINDOW

- Window must have white frame or as otherwise permitted by the Board for all external colors.
- Windows must be safety glass or type of glass required by applicable building codes.
- .. Window size:

Height:	37 inches
Width:	48 inches
- The original rough opening size for the kitchen window may not be materially altered during window replacement without the express written approval of the Architectural Review Board.
- .. A licensed and insured Florida contractor must be used to install the garage door.
- .. All necessary permits must be obtained from the Martin County Building Department.
- .. Pictures of the Association approved replacement of the kitchen window (dual pane, side by side, single pane, original, and dual pane up and down) are available from the Architectural Review Board.

NOTE: Failure to comply with the approved specification will result in additional expense to the homeowner to correct any and all work to meet the approved specifications.

**Eagle Lake Homeowners Association
Architectural Review Board Concrete
Patio**

- Patio must be white concrete with red brick border.
- Concrete must meet the requirements as dictated by Florida State Statutes and Martin County building code requirements.
- Concrete size
 - Depth 10 Ft
 - Width 14 Ft
- A licensed, insured, and State of Florida approved contractor must be used to install the patio.
- All necessary permits must be obtained from the Martin County building inspector.
- Pictures of the Association approved concrete patio are available from the Architectural Review Board.