

**Eagle Lake Homeowners Association, Inc.**

**Summary of Rules & Regulations (Use Restrictions & Covenants)**

This is a digest only and does not relieve the Owner or Resident from being fully acquainted with the Declaration of Covenants and Restrictions and Bylaws (as amended) for Eagle Lake which each Owner should have received on or before closing and which are also accessible on the Eagle Lake website – [www.eaglelakehoa.com](http://www.eaglelakehoa.com). We also abide by and observe the Americans with Disabilities (ADA) Compliancy Rules and Regulations.

**Garbage and Trash Collection**

Pick-up is on Monday and Thursday for garbage and Wednesday for yard waste. Recycle day is Monday. Waste Management is closed most Federal Holidays and the full schedule is available on their website, <https://www.wm.com/>. On closed days, trash is put out the next day if the holiday falls on a regular trash day.

- Trash must be placed in covered containers, never in plastic bags only. There is the problem of animals spreading garbage over the community.
- It is permissible to put the trash cans out the night before collection.
- Trash containers must be kept inside the garage unless it is pick-up day.

**Special Trash Collections**

Excessive or large yard waste, used appliances, etc.... will be picked up free of charge. You must call Waste Management at 772 546-7700 to schedule a pick up.

**Residential Use**

All homes shall be used only as private, single-family dwellings and for no other purpose. They may not be used to conduct business. Per the 2021 Amendment Change all new owners must complete 2 years of ownership before unit can be used as a rental property.

**Exterior Changes and Improvements**

All exterior changes and improvements, including house painting, landscape changes, driveway coatings, house additions, etc. must be approved by the Architectural Review Board Committee prior to having the work done. County Building Code Approval may also be required but does not precede ARB approval. No more than 2 potted plants are allowed in front of the units.

**Outside Displays**

No owner shall attach, affix or hang displays on the exterior walls or doors outside the dwelling without the prior consent of the Board of Directors. Signs and notices are also not allowed. Holiday decorations are permitted.

**Athletic Apparatus/Playground Equipment**

Permanent or semi-permanent installation of such items as backboards, swings, jungle-Jim's or trampolines are NOT permitted.

**Vehicles & Parking**

Boats, recreational vehicles, vans, commercial vehicles, trailers, motor homes, mobile homes, or motorcycles may not be parked or stored on the premises or in the garage. Parking of passenger vehicles is permitted on driveways but not grass easements. Daily parking is allowed on the street and in the cul-de-sac.

**Pets**

No more than two pets per dwelling are allowed. Weight restriction is 25 pounds. Dogs, cats, etc. are to be kept on a leash when outside the dwelling. Pet owner is responsible for removal and disposal of excrement using sanitary containers. If considered a nuisance, a pet may be permanently removed from Eagle Lake.

**Disturbing the Peace**

No owner, resident, or guest shall make or create any excessive noise or disturbance that would violate the peace, quiet and comfort of any other resident.

**Gutters:** Homeowners who have gutters or want them are responsible for installation, having downspouts from the gutter to the ground and extended at least 4' away from the foundation. Gutters must be white aluminum and residential in size. For new or replacement of gutters the unit owner must fill out the ARB form and have it approved. Also, gutter maintenance, including yearly cleaning, is the responsibility of the unit owner. When gutters are filled with debris, the downspouts get clogged, and water begins to cascade onto the ground at the foundation. This causes erosion under the foundation and can contribute to the buildings subsiding, causing cracks in walls and floors. Our HOA will not be responsible for failure to have gutters and downspouts installed correctly or maintained. This includes building subsidence caused by faulty gutters.

**Others**

- All window treatments must have a white backing.
- Hanging clothes or laundry outside is not permitted.
- Outdoor furniture is allowed on the Rear Patio Only.
- Garage doors must be kept closed at all times except when the garage is in active use.
- Please do not flush disposable diapers, feminine products, or paper towels down the toilet; they can clog the pumps in the sewage lines.
- No maintenance or repair of vehicles or boats can be performed on driveways or common areas.

I AGREE TO ABIDE BY ALL THE RULES AND REGULATIONS AS STATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS (as amended) FOR EAGLE LAKE AND UNDERSTAND THE DOCUMENTS MAY ALSO BE ACCESSED ON THE WEBSITE: [www.eaglelakehoa.com](http://www.eaglelakehoa.com).

Signature \_\_\_\_\_ Date \_\_\_\_\_