

Eagle Lake Homeowners Association

Architectural Review Board

Community Standards for:

Window Replacement

1. The windows (excluding the kitchen window) must be single hung with white frames. The view is split 60/40. Only the lower sash is operable, the windows feature a half-screen and a totally clear view through the top sash. The bottom sash removes completely for safe, easy cleaning.
2. The windows must be clear, (not colored or etched) high impact safety glass. If not high impact glass, the windows must have white, accordion type hurricane shutters installed.
3. Tinted glass is acceptable.
4. The original rough opening size for the windows may not be materially altered during window replacement without the express written approval of the Architectural Review Board.
5. The emergency egress opening size of the lower window must meet the minimum Martin County requirements.

Note:

- Touch-up paint color for all exterior walls is Benjamin Moore's Cliffside Gray.
- A Florida licensed and insured contractor must be used for the installation.
- All necessary building permits must be obtained by the contractor from the Martin County Building Department.
- Failure to obtain Architectural Review Board Approval or compliance with the approved specification may result in further expense to the homeowner.
- A copy of the Martin County final inspection, along with a picture of completion, must be submitted to the Eagle Lake Property Manager at:

Advantage Property Management, LLC

1111 SE Federal Hwy Ste 100

Stuart, FL 34994-3802

Phone – (772) 334-8900

Fax - (772) 288-0175

Website - advantage-property-management.com

Email - advantagepm@advpropmgt.com

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