

## **Eagle Ridge Summary Rules and Regulations Indian Creek Phase VIII**

Eagle Ridge welcomes your application for homeownership/residency in our community! **This is only a partial summary of some details of the rules and regulations. Please refer to the governing documents provided to you: Indian Creek HOA Phase VIII Covenants and Restrictions and their Bylaws and Amendments.** These rules and regulations apply to you whether your application is for Purchase or Rent. You may find additional information on our website: [eagleridgefl.com](http://eagleridgefl.com).

**\_\_\_Residency:** Homes purchased in Eagle Ridge are not allowed to be Rented or Leased for one full year from the date of purchase.

**\_\_\_Allowed Vehicles:** **Vehicles** are not allowed to be parked on the street, swale, grass. No vehicle may impede the sidewalk at any time of the day/night. Boats, ATV's, RV's, Campers, Cargo Vans and Commercial Vehicles are **not allowed** to be parked within the community if they are visible from the street or sidewalk. No Automotive Repairs in the driveway or on the street are allowed. **Parking:** Parking is allowed in the driveway or garage only. No parking on the street or swales so as not to impede and/or block the flow of traffic or pedestrians walking on the sidewalk. No parking on the grass of the swales, it damages the grass and breaks sprinkler heads.

**\_\_\_Exterior Alterations:** All exterior changes/upgrades to the home and property must be approved by the Architectural Control Committee (ACC) prior to beginning work. **ACC Requests Forms** can be requested through Advantage Property Management at [Advantagepm@advpropmgt.com](mailto:Advantagepm@advpropmgt.com).

**ACC Inspection:** Twice per year an exterior property inspection is conducted. You will be notified of any issues deemed to be detrimental to the general ascetic appearance of our community and required to remedy the situation in a timely fashion.

**\_\_\_Window Covering / Advertising:** Window coverings exposed to exterior shall be white or neutral; no color, design, signs, decorative flags, messages or stickers are allowed. No signs advertising a lot for sale or rent shall be permitted or displayed on any lot without prior Board approval, which may be withheld at the Board's discretion. Hurricane shutters can be installed 72 hours prior to a storm and must be removed within 72 hours after a storm.

**\_\_\_Garage Sales:** Each Home is allowed to hold a Garage Sale twice a year, on the dates of their choosing. The HOA must be notified via email in advance when a date is picked.

**\_\_\_Lawn Maintenance:** Summer Schedule: Every Thursday Winter Schedule: Every Other Thursday.

**Tree/Shrub Trimming:** Front of Property only **Landscaper:** trees and shrubs 8 to 10 feet

**Arborist** (Only Trees): Only original type trees over 12 feet such as Queen Palms, most Palms and original hardwoods. Fruit or flowering trees are not included, the care of these trees are the homeowners responsibility. Trees are trimmed only once per year, any additional trimming is the homeowners responsibility.

**\_\_\_Irrigation:** Homeowner is responsible for operating and maintaining irrigation system that meets the requirements to maintain a healthy lawn.

**\_\_\_Quarterly Assessments/Capital Contribution:** Quarterly Assessment Fee for maintenance and upkeep of the community is currently set at \$645.00 per quarter and is subject to change. **Cable Package** (Comcast) is included in HOA Maintenance Fee. There is a one-time capital contribution due at closing equal to two months maintenance.

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\_\_\_ **Pets:** Only domestic animals allowed; no more than three dogs per property. No walking pets off leash. No feeding or maintaining feral or outdoor animals (cats, racoons etc.) As a courtesy to your neighbors, please do not allow your pet to walk on, or relive themselves on your neighbors lawns. Especially those with retractable leashes. Please try to contain those activities to the grassy swale area between the street and sidewalk. PLEASE PICK UP AFTER YOUR PET **AND** DISPOSE OF IN YOUR OWN TRASH CAN, NOT YOUR NEIGHBORS.

\_\_\_ **Pool and Cabana:** Use of the Pool and Cabana are for your enjoyment! Pool hours are from dawn to dusk. Pools Rules are posted on each wall. No dogs allowed. We do not have onsite maintenance so please close umbrellas, return chairs and clean up your area when you leave.

\_\_\_ **Pool Key and Mail Box Key:** To be received at closing from Seller. \$50.00 to replace Pool key.

\_\_\_ **Common Areas:** No personal property or belongings shall be allowed to remain in dedicated common areas. Damage to common areas, property or equipment of the Association, caused by owner, family member, guest, invitee or lessee shall be repaired or replaced at owner's expense.

\_\_\_ **Trash and Recycle Schedule:** Curbside trash pickup by **Waste Management** is every **Wednesday and Saturday**. Recycling is scheduled for Wednesday only. New recycle bins are provided by Waste Management as is Bulk pick-up. (772) 546-7700. Trash may be placed outside the evening before or morning of pick -up. No containers, trash, bulk items or vegetation shall be left out after regular pick-up. **Trash containers and bins shall not be stored in any way visible from the outside of your home.**

**Property Management Contact: Advantage Property Management  
Brittney Slattery, Property Mgr.**

**Office: 772-334-8900 Fax: 772-288-0175**

**Email: brittneyS@advpropmgt.com**

Original to Property Manager, Copy to Homeowner

**This is just a partial summary, for full details refer to governing documents provided to you "Indian Creek HOA Ph VIII Eagle Ridge Covenant and Restrictions and By-Laws." Failure to adhere to the rules and regulations will lead to violation letter notice; repeated offenders may be subject to a fine; repeated fines are subject to a lien on the property. I/we hereby acknowledge I/we have read, reviewed and agree to abide by the governing documents provided to you: "Indian Creek HOA Ph VIII Eagle Ridge Covenant and Restrictions, By-Laws and Amendments for Eagle Ridge**

on this day, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Applicant #1** \_\_\_\_\_ **Print Name:** \_\_\_\_\_

**Applicant #2** \_\_\_\_\_ **Print Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_