

EAGLE LANDING HOA NEWSLETTER



EAGLE LANDING HOA BOARD OF DIRECTORS

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EAGLE LANDING HOA MANAGEMENT COMPANY

The CAM Team
 Kathy Melton, President

EAGLE LANDNG HOA ARCHITECTURAL REVIEW COMMITTEE

Junius L. Hill
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 Bobby Poole
 Randy Smith
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EAGLE LANDING HOA SUBCOMMITTEES

Social Subcommittee,
 Don Hall

Safety Subcommittee,
 Vincent DeGennaro

Landscaping Subcommittee,
 Jeff Gerber

Communications Subcommittee, Trent Janney

Fines Subcommittee,
 Volunteer residents appointed by Board of Directors

CONTACTS

Board Of Directors email:
eaglelandingbod@gmail.com

The CAM Team email:
eaglelanding@TheCAMTeam.com
 (904) 278-2338

HOA and ARC information:
eaglelandinghoa.com

ARC requests and information:
ARC@thecamteam.com
 (904) 278-2338

Eagle Landing HOA information on the community resident portal:
eaglelandingonline.com

Parking Amendment Covenants, Conditions and Restrictions Article V, Section 14(e)

OVERVIEW:

The Parking Amendment is intended to promote maximum traffic safety consistent with Florida Highway Safety and Motor Vehicles parking statutes and to reinforce proper and considerate parking habits throughout the Eagle Landing community. It is imperative to understand that daily service activities such as deliveries, landscapers, and home contractors, will and must have the ability to freely travel throughout our community unencumbered. In addition, residents retain the ability to street park if the parking of their vehicle does not violate the newly amended Article V, Section 14(e), which goes into effect September 1, 2023.

THE REINFORCEMENT PROCESS:

The CAM Team will not be tasked to inspect or enforce items in the Parking Amendment V14(e) except for vehicles blocking sidewalks and/or parked on the grass which is inclusive of their current inspection protocol. Resident members are expected to be accountable to engage in the responsible compliance of traffic safety in the Eagle Landing community.

KEY STEPS IN THE REINFORCEMENT PROCESS:

- 1. Avoid parking directly across from a neighbor's driveway or blocking mailboxes**
- 2. Avoid parking directly across from another vehicle**
- 3. Avoid parking on the inside of a curve inhibiting line of sight and thus not allowing safe passage of a vehicle**
- 4. Avoid parking at the "T" of an intersection in such a way as to inhibit three-way flow of traffic**

5. Avoid causing a driver and pedestrian safety risk by parking within 15 feet of an intersection stop sign

6. Submit documentable data to The CAM Team if a parking violation dispute with a neighbor cannot be resolved.

7. Resident Members can now enter a complaint to The CAM Team that includes documented data on vehicles that are illegally parked and in violation of Amendment V14(e) that include:

- a. Photo documentation of vehicle, including license plate and description**
- b. Date and time stamp of violation**
- c. Address of violation location**
- d. Positive verification of vehicle owner, if known**

NOTE: All violation entries to The CAM Team are held in strictest confidence with the reporting individual maintaining complete anonymity to the public

REINFORCEMENT ACTIONS

1. The CAM Team, upon validating the reported violation, will send a “Friendly Reminder” to the owner of the vehicle based on the address provided, letting the owner know that their vehicle may be in violation of Eagle Landing and/or Florida state parking restrictions. The owner will be asked to correct the violation or respond that the vehicle does not belong to them. The HOA has an extremely high compliance rate in Eagle Landing with Friendly Reminders.

2. If the Friendly Reminder is ineffective, The CAM Team can issue a “Warning Letter” if the violation is not corrected within two weeks.

3. If the violation persists beyond two weeks after a Warning Letter is issued, the HOA/The CAM Team may initiate a fining process.

The HOA and The CAM Team will make every effort to identify ownership of a vehicle in

violation prior to initiating reinforcement communication, including inquiry to CCSO if necessary.

Complaints should be sent to The CAM Team at violations@thecamteam.com

Thanks to every Eagle Landing resident who recognizes that we are all responsible for the safety and well-being of our community.

IMPORTANT TO KNOW

Just a reminder that all exterior changes/modifications planned for your residence must receive prior ARC approval prior to construction start.

Additions to your landscape are always welcome. However, any change to your home, including major landscaping revisions, must be submitted to the ARC prior to the beginning of construction. This includes all screen enclosures, fences, pool additions, exterior color change as well as concrete patios, colorizing/texturing

driveways, and installation of satellite dishes. Application Form may be downloaded and is also available at the The CAM Team office.

Each owner shall maintain its portion of the property in good condition at all times, including mowing, edging, weeding and picking up trash out of the yard, lake banks, drainage easements as necessary. (Article V, Section 14)

Any change to the exterior of your home requires ARC approval. (ARC Guidelines II, Section II.I) Any exterior modification, alteration, change or addition must be submitted to and approved by the Architectural Review Committee prior to start of construction.

Please allow ample time for the review process. While many contractors offer to submit the necessary documentation, it is the homeowner’s responsibility to ensure ARC approval is

obtained prior to construction.

If construction is started or completed prior to approval and said construction is not approved, it is the responsibility of the homeowner to remove and/or bring into compliance any such construction to avoid incurring unnecessary expenses.

TRASH CANS AND YARD WASTE

Yard waste can only be in view and placed curbside the day prior to Waste Management pickup. In Eagle Landing, we can place yard waste curbside on Thursdays for Friday pickup.

Trash cans may only be in view and placed curbside the day prior to Waste Management pickup. In Eagle Landing, we can place trash cans curbside on Sundays for pickup on Monday.

Large items, such as appliances and furniture require a call into Waste Management for special pickup.

ARC, CDD, HOA - WHAT'S THE DIFFERENCE?

ARC - Architectural Review Committee

Committee members review all exterior changes to property including: landscaping, fencing, screen enclosures, pools, satellite dishes, fountains, exterior color changes (entire house or just the front door), pergolas, gazebos, ornamental exterior furnishings, etc. All changes must be submitted and **approved prior** to construction start.

CDD - South Village Community Development District

The SVCDD is responsible for all the common areas within Eagle Landing. From the entrance waterfall feature, to the neighborhood playgrounds, neighborhood signage and of course, the swim park, golf course and clubhouse, lake house, athletic center, tennis courts, and the Village Green amphitheater.

Eagle Landing Homeowners' Association

The HOA is responsible for the enforcement of the recorded Covenants, Conditions & Restrictions (CC&R), ensuring all homeowners follow the CC&Rs such as: properly storing garbage cans and recycling receptacles when not in use, boats, jet skis, trailers, campers, etc. should be stored in a garage, maintenance of yards, control of vegetations, excess debris, signage including bandit signs (corrugated signs on wire holders), advertising signs are not allowed anywhere in Eagle Landing unless approved by the ARC, etc.