

EAGLE LANDING HOA QUARTERLY NEWSLETTER

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ESTABLISHMENT OF EXTERIOR PAINT REQUIREMENTS

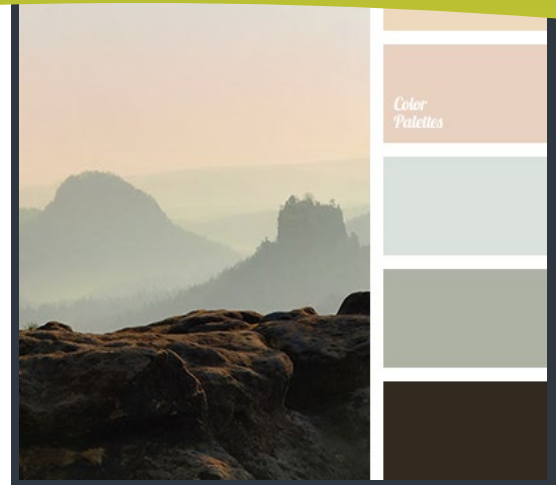
With a goal to establish clear guidelines on exterior color changes, the Eagle Landing Board of Directors unanimously passed an amendment to incorporate neutral color tone palettes for the Eagle Landing community, in cooperation with Sherwin-Williams.

Why is this necessary?

In keeping with the core values established eighteen years ago to create a premier Clay County community, it is imperative to maintain exterior colors that are not only harmonious with the environment, but also, to enhance curb appeal and minimize polarizing colors.

In researching other high-end communities, such as in Nocatee, World Golf Village, Ponte Vedra golf communities, and other gated communities in North Florida, it was found that those communities maintained neutral tones and avoided dark colors as well as light, vibrant colors. In addition, HOAs have begun to utilize Light Reflective Values as a guide for how dark an exterior color could be painted.

Establishing exterior color guidelines to follow will enhance the look and feel of the community, and in return will enhance resale and property values.



How will the process work?

The ARC All-In-One Form will be updated to include the steps necessary to submit an ARC request for exterior color changes.

Eagle Landing homeowners will be directed to the Sherwin-Williams website where they can click on an HOA tab to enter the specific Eagle Landing room for recommended color palettes to choose from. The approved Sherwin-Williams color palettes provide expert exterior and trim color coordination, making color selection a trouble-free experience. If a homeowner does not like the recommended color palettes, a custom request may still be an option to enter on an ARC request.

If a different paint manufacturer is desired, it will be the responsibility of the homeowner to provide color match codes on the ARC All-In-One Form.

FINES REVIEW COMMITTEE:

Four truly special Residents who volunteer their time to decide the most serious violations in Eagle Landing that impact our quality of life and property values.

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If you receive a "Friendly Reminder" letter from The CAM Team, please comply asap to avoid escalation to fines. If the FR is in error, call or email the address at the bottom of the letter to correct the error.

A second violation may result in a \$100 fine with additional fines if violation persists. Liens are a last resort.

EXTERIOR PAINT CONTINUED

One key additional specification for all exterior paint requests will be an LRV (Light Reflective Value) of 30 or above.

Going forward, a home that is currently painted in a color and LRV that are not aligned with these new updated standards will have to be updated to the new standards when repainted.

When we are ready to "go live," the process will start with

1. accessing the Sherwin-Williams website and navigating to our local store

My Store: Middleburg-Clay County #725305

2. Type in HOA in the search area

3. Select state, city, and then HOA (Eagle Landing) where our color palettes will appear

Other benefits:

Extended pricing to the HOA at 40%-50% off of paints and stains, and 15%-20% brushes and supplies. Half-hour virtual color consultations at no charge.

HOA FACEBOOK PAGE COMING SOON

After 28 months of establishing a solid foundation for the first resident-controlled HOA, the Board of Directors has created a social media page to maximize communication to Eagle Landing homeowners

Currently, our communication outreach channels include; eaglelandinghoa.com eaglelandingonline.com Quarterly HOA Newsletter, and of course, the monthly HOA meetings. We realize that even with those four channels, resident members are still not as informed as they could or should be regarding HOA matters. To enhance and maximize direct real-time communication, Eagle Landing Board of Directors has approved the initiation of an Eagle Landing HOA Facebook site.

Please look for more information on the Eagle Landing HOA FB site to come mid-June.

BENEFITS:

INFORMATIVE

FEEDBACK

FACTUAL

In the meantime, you can access eaglelandinghoa.com for a comprehensive guide of information on all you ever need to know about the rules and standards of our beautiful community.

TRAFFIC CONTROL

Since the passing of Parking Amendment 14(e) last year, Eagle Landing has experienced a tremendous improvement in resident parking habits.

Blocking a sidewalk, parking within 15 feet of an intersection, parking at the "T" of an intersection, parking in the wrong direction, and parking directly across from another vehicle are not only state driving infractions but, the HOA can deliver fines for such behavior that threatens the safety of our residents.

Please be kind and considerate of others by complying with traffic rules

PARKING COURTESY

Parking in front of a neighbor's mailbox or directly across from their driveway can be rude and insensitive to our neighbors. If discourteous parking habits occur, first consider letting the offending neighbor know of their indiscretion. If that does not work, or if you feel uncomfortable reaching out to them, notifying The CAM Team (with documentation of the situation) is another step to alleviate such issues.

DO YOUR PART

The CAM Team Inspector has a job to keep our community clean, safe, and looking good. But the Inspector is only in the community one day a week during working hours.

Every Eagle Landing resident has a responsibility to report clear violations of Eagle Landing Covenants, Conditions, and Restrictions and the Rules and Regulations in the community. To look the other way is to condone acts that threaten our safety and property values. Reporting an incident/issue to The CAM Team takes just as much time as complaining on social media and is anonymous to the public. Every resident is encouraged to send a description, date, and photo of a violation to violations@thecamteam.com. Let us all do our part for a beautiful community.

COMPLIANCE WITH COVENANTS, CONDITIONS, RESTRICTIONS and RULES & REGULATIONS

Eagle Landing bylaws are designed to keep our community safe, our living standards high, and maximize our property values. The goal of the HOA and The CAM Team is to enforce the written Covenants, Conditions, Restrictions, and the Rules & Regulations established by law at the inception of Eagle Landing. When a new homeowner invests in property in Eagle Landing, a contract is signed to comply with the bylaws of the community. If a violation of the bylaws is identified, the HOA, through the management company (The CAM Team), is responsible to request the homeowner to comply with the bylaws in a reasonable period of time. If compliance fails, fines and/or legal mediation may ensue to protect the investment of the majority homeowners.

The Board of Directors has found it necessary to accelerate certain violations that are easily correctable. Historically, any violation could be repeated several times in a six-week period before actions such as fines would occur. Going forward, safety violations (such as any parking violation) and easily correctable violations (such as trash cans and yard waste) will be escalated weekly and may draw fines within a two-week period.

As a reminder, trash cans can only be visible and set out for pickup the day prior to pick up (that's Sunday in Eagle Landing) and must be removed from sight the day of pickup. Yard waste, including bags, branches and landscape shrubs can only be set out and in sight the day prior to pickup (that's Thursday in Eagle Landing). Any departure from these bylaws can result in a violation letter and/or fines.

VOLUNTEER FOR COMMUNITY IMPROVEMENT

Just a reminder that the HOA still has two open seats on the Board and one open seat on the ARC. Invest your time, experience, dedication, and passion for your community by sending a note of your interest to eaglelandingbod@gmail.com and we will respond in kind.