

Eagle Landing at Oakleaf Plantation Architectural Review Guidelines

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I. PURPOSE

In accordance with the Declaration of Covenants, Conditions, Restrictions, Limitations and Easements for Eagle Landing at Oakleaf Plantation (Eagle Landing) ("CCR's"), Article IV, Sections 1 and 2, an Architectural Review Committee ("ARC") has been established. The purpose of the ARC is to review changes to the exterior of properties and other Improvements within the HOA in order to:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community; and
- Maintain a clean, neat, and orderly appearance throughout the neighborhood.

The creation and enforcement of design standards not only enhances the physical appearance of the Eagle Landing community, but also assists in protecting and preserving property values.

Capitalized terms used but not defined herein shall bear the meanings set forth in the CCR's. It is the intent of these guidelines to fully comply with the requirements of applicable law.

II. INITIAL DESIGN STANDARDS

The Guidelines were established to assist architects, builders and property owners in their planning and design of single-family homes and other Improvements within Eagle Landing. Each home's character creates an individual design that contributes to the overall character of the community. These design standards are applied to allow a range of designs, concepts and treatments that result in a streetscape and visual environment for a quality residential community within Eagle Landing.

It is the intent of these Guidelines to discourage similar residential appearance on adjacent Lots, to control color and architectural differences between adjacent homes, and to create a "streetscape" with street trees along both sides of the streets and roadways throughout the development.

It is the responsibility of the property owner and the builder to comply with the CCR's, other Association governing documents, Rules and Regulations, these Guidelines, and all state and local building codes, ordinances, the Development Order, and PUD.

- A. Per the CCR's, Article V, Section 1, only one Dwelling Unit is permitted per Lot.
- B. Minimum square footage requirements are determined by Lot size as follows:
- | | |
|-----------|-------------------|
| 120' Lots | 2,200 square feet |
| 100' Lots | 2,000 square feet |
| 80' Lots | 1,800 square feet |

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70' Lots	1,700 square feet
60', 63', or 53' Lots	1,200 square feet

- C. Building restriction lines (setbacks) have been established to provide adequate space between homes and adjacent streets, homes or amenities. Homes situated on corner Lots shall have a front setback from both streets. No building or portion of a building shall encroach upon an easement. This includes roof overhangs, air conditioning (A/C) units or other mechanical equipment, screen walls, pools, screen enclosures, decks or structures of any type.

1. All Lots shall have a 20' setback from the front property line. Ten feet of this setback includes an easement to Clay County. All corner Lots require the front yard setback off both streets.
2. The rear setback shall be:

80' to 120' Lots	10' from rear Lot line
53' to 70' Lots	10' from rear Lot line

The rear setback may include a conservation easement from the St. John's River Water Management District (SJRWMD). This easement must be left undisturbed and cannot be built upon or otherwise altered from its natural vegetative state without written approval of the Board of Directors and the SJRWMD.

3. The side setback shall be:

120' Lots:	5' from side property line
100' Lots:	5' from side property line
70' and 80' Lots	5' from side property line
53', 60' and 63' Lots:	5' from side property line

Corner Lots: 20' feet from each side street (in addition to the side Lot line setbacks listed above)

In some cases, the side setback will also include a conservation easement. This easement must be left undisturbed and cannot be built upon or otherwise altered from its natural vegetative state without written approval of the Board of Directors and the SJRWMD.

- D. Building height is limited to 35', as measured from the natural grade of the Lot to the highest elevation of the structure or improvement. No design shall exceed two stories, excluding turrets.
- E. Exterior materials shall be distributed on all exterior sides. Trim details shall be similar on all four sides. Front accents including stone, stucco quoins, and corbels may be used provided that they are in intervals rather than a continuous characteristic of the front elevation.

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- F. Approved exterior materials are brick, stucco, stone, or horizontal concrete siding. No more than three (3) different exterior materials are to be used on any individual structure.
- G. The exterior must be painted using approved paint colors (see Attachment 1).
- H. All exterior columns shall be a minimum of 6"x6", with cap and base.
- I. All roof vents and pipes must match roof color. All fireplace chimneys shall have painted concrete or metal architectural chimney caps. Gas fireplace pipes shall extend no higher than the highest roof point.
- J. All vents or equipment mounted on exterior walls shall be painted to match the exterior.
- K. Roof pitch and design must integrate with the style and design of the home. Flat roofs are not allowed. Approved roof materials are asphalt or fiberglass shingles, concrete or ceramic tiles, or standing seam metal roofs. Decorative metal front awnings are permitted.
- L. The residence design shall incorporate a two (2) or more car garage. Stand-alone (or detached) garages are not permitted.
 - 1. Single garage doors must be a minimum width of 9'.
 - 2. Only single- and double-width garage doors are allowed. Three-car garages can have three single doors or one double and one single garage door. Triple garage doors are not allowed.
 - 3. Three-car garages must be side or courtyard entry, with a single garage being front loading. Two-car garages may be front loading.
 - 4. Conversion of the equivalent of a single-car garage to a living space is permitted, provided that parking for at least a two-car driveway and garage is preserved for parking.
- M. Courtyard and side entry driveways shall not exceed 14' in width on the approach and may be flared toward the curb. All courtyard driveways are permitted a 14' side backout/turnaround.
- N. Circular driveways are not allowed in Phases IV through VI, due to the width of the property.
- O. Windows and trim must match on the front and side elevations. All front and side windows must contain Muntin (interior cross hatching).
- P. All mechanical equipment including A/C units, pool equipment, and garbage receptacles must be enclosed with a screen wall matching the exterior in material and color.

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- Q. All residences must have house identification numbers. The number plate shall consist of a permanent metal plate, measuring no less than 5" high x 9" wide, with black background and bronze/gold numerals 3" in height.
- R. All mailboxes must conform to the established standard mailbox design and must be located with the proper height in accordance with U.S. Postal regulations. All mailbox parts are to be black, barring the numbers and the slider. The official Eagle Landing mailbox can be acquired at Imperial Mailbox Systems and consists of:
1. A 5' post with round top and grooves (Post 3).
 2. A 10.5" high, 7.5" wide, and 19" long standard mailbox with a gold or brass pull ring and a red slider (Box 0).
 3. A 6"x6" newspaper box.
 4. An "S" scroll.
 5. A number plate (NP 3) with gold or brass 3" numbers.
- S. Window A/C units are prohibited. Mini-split designs are allowed, provided no components are visible from the front, adjoining properties, or the golf course. In the case of Eagle Landing, this also applies to water views.
- T. Patios are limited to rear yards and cannot extend into the easements. Courtyard areas incorporating a patio are permitted.

III. ARCHITECTURAL REVIEW PROCESS

A. ARC Request Required

Prior to making any change or modification to the exterior of their property, and prior to making any Improvement or alteration of an Improvement, homeowners must apply to the ARC and receive ARC approval for the change or Improvement. Projects completed or Improvements made without ARC approval may result in removal, alteration, a fine, or any other remedy available at law or in equity being pursued against the Owner. Homeowners or their contractors are responsible for obtaining necessary county permits and ensuring that all permit conditions, laws, and provisions of the Association's Governing Documents, Rules and Regulations, Guidelines, and approved ARC application are followed during construction.

The ARC strongly encourages the use of a licensed contractor to protect a homeowner's investment. Use of unqualified or inexperienced workers may result in a less than satisfactory result, which could result in enforcement action being pursued by the Association against an Owner and other responsible parties.

B. ARC Request: Form, Payment, Initial Review

1. The ARC process requires a completed ARC Request Form (See Appendix 2). If the overall project incorporates a number of smaller projects, then each category must be checked separately and the Required Accompanying Documentation for

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each category must be provided. Required Accompanying Documentation applicable to multiple categories, such as landscaping plans, only needs to be submitted once.

2. The completed application should be emailed to ARC@theCAMTeam.com. Alternatively, the request can be placed in the regular mail addressed to the Eagle Landing ARC c/o the CAM Team, 2233 Park Avenue, Suite 103, Orange Park, FL 32073.
3. The ARC request must be accompanied by the appropriate fee (see Appendix 3) or must indicate payment through The CAM Team's online payment portal before the application can be processed for ARC review. Checks should be made to Eagle Landing HOA.
4. Upon receipt of an ARC request, the application and supporting documents are scanned into the ARC review computer system. An initial review is performed by the CAM Team member and any missing documentation is identified. Incomplete requests, or requests without the appropriate fee will be declined and returned to the homeowner, using the contact information provided on the ARC application. The declination will list the missing documentation using the sections identified in these guidelines (for example, a failure to include a survey for an accessory structure would be referenced as "Item III.1.A.1 not provided.")
5. Incomplete submissions may be rectified through payment of fees and providing any missing documentation. The deficiency must be corrected within 10 business days, with two rounds of correction allowed. If the deficiency is not corrected, the application will be denied without further review.

C. ARC Request Review

1. Once all required documentation has been verified as received, the request is forwarded to the ARC members for review and approval. Approval is based on the request meeting the acceptance criteria in Section IV of this guideline and complying with all other provisions of the Association's Governing Documents, Rules and Regulations, and these Guidelines.
2. The ARC is comprised of three to five members, as described in Section V. The ARC Committee members independently, and then in committee, if necessary, review and vote per ARC request. The resident ARC requestor has the option to request participation in their ARC Committee review of their application at a regularly scheduled ARC Committee meeting.
3. The ARC members may request clarifying information, through the CAM Team. If clarifying information is requested, the request is held open until the information is received. If "more information required" is not received, the application will be denied within the required 45-day review period.

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4. Each ARC member approves or denies the request electronically. Once a majority of the ARC members have voted, the CAM Team member will inform the requestor via email and regular mail. The resident ARC requestor has the option to request participation in their ARC Committee review of their application at a regularly scheduled ARC Committee meeting.

D. ARC Request Review Schedule

1. The initial ARC review of a request, per III.B.4, is generally performed within 3 business days. The ARC goal is to complete all reviews within one week of receiving a completed application with all required documentation.
2. If information is missing, the time to review a submission is correspondently longer. Decisions are normally made within 30 days of receiving a completed application. Per CCR Article IV, Section 5, the ARC has 45 days after receiving a completed application to render a decision.

E. ARC Request Denial

1. If an ARC request is denied, the denial will list the guideline section not met (for example, an accessory structure visible from the golf course would be denied as "Item IV.B.2.a not met.")
2. The requestor may request a second ARC review, including a meeting with the ARC members. For the second review to occur, additional information must be provided to address the unmet acceptance criteria. Any meeting is subject to formal notification as a public meeting. The process in III.C. above will be followed.

IV. REQUIRED DOCUMENTATION AND ACCEPTANCE CRITERIA

A. Accessory Structures

Accessory structures include pet houses, hothouses, greenhouses, tool storage facilities and workshops.

1. Required Accompanying Documentation
 - a. Survey showing exact location of the proposed accessory structure and any planned electrical, water, or other utility lines. The survey must be as accurate as possible and must include scaled dimensions of all proposed accessory structures and distances from Lot lines and other Improvements located on the Lot.
 - b. Photos or artistic renderings of the desired structure and the planned location taken from the rear of the house.

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- c. Description must provide the scope of the project, the size of the structure: height, width and depth, and the material to be used.
- d. Landscape plan per Section IV.N.
- 2. Acceptance Criteria
 - a. Accessory structures must be located towards the center rear of the property. They cannot extend into the rear or side setbacks.
 - b. Landscaping must be used to prevent or limit visibility. Any shrubs or plants used must grow to full height within a year.
 - c. Pet houses may be prefabricated or may be custom built. If custom built, they must be painted identical to the house and the roof must be shingled. Pet houses are discouraged due to the potential for wildlife to inhabit them and the extreme summer temperatures; however, it is the homeowner's responsibility to ensure their animals' safety.
 - d. Hot or green houses must be able to withstand hurricane force winds.
 - e. Tool storage or workshops must be built of the same materials as the main structure and painted to match. Roofs must match residence roof.
 - f. Water lines must be buried and cannot be discharged into the SJRWMD easements.
 - g. Electrical lines must be buried.
 - 1. Accessory structures cannot be used as living spaces. See CCRs Article V, Section 1 and Design Specification II.A.

B. Basketball Poles or Courts, Tennis or Volleyball Courts

- 1. Required Accompanying Documentation
 - a. Survey showing location of the proposed court (or free-standing pole). The survey must be as accurate as possible.
 - b. Description must provide the scope of the project, the actual court dimensions, length and width, and proposed court surface, including color and materials.
 - c. Landscape plan per Section IV.N.
- 2. Acceptance Criteria
 - a. Basketball poles shall be black with clear backboards.
 - b. Basketball goals cannot be attached to the residence.
 - c. The court perimeter shall be no less than 10' away from side or side property line.
 - d. Court surface must be solid color. Permissible colors are: brick red, white, grey, or brown.

Refer to CCRs, Article V, Section 32.

C. Clotheslines or Racks

- 1. Required Accompanying Documentation

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- a. Photos showing current backyard including views from property bounds and from the house looking towards the planned location.
 - b. Survey showing planned location of clotheslines or racks. The survey must be as accurate as possible.
 - c. Description of how clothesline will be hidden from adjoining properties, including landscape plan per section IV.N.
2. Acceptance Criteria
 - a. Per Florida Statute §720.3045, the HOA cannot prohibit clotheslines, provided they are not visible from the parcel's frontage, an adjacent parcel, an adjacent common area, or a community golf course. The applicant must provide sufficient information showing that the clothesline will not be visible from such locations if the applicant is relying on §720.3045 as a basis for approval.
 - b. Poles and line must be non-reflective, either black or bronze.

Refer to CCRs, Article V, Section 39.

D. Door Replacement or Addition

This covers all exterior residential doors, including glass doors and garage doors. Screen doors in front of an exterior or garage door are also included. If applying for a screen enclosure, a separate application for the door is not necessary.

1. Required Accompanying Documentation
 - a. Photos showing current door.
 - b. Screenshots or weblinks showing new door.
 - c. Description must include door paint colors.
2. Acceptance Criteria
 - a. Replacement entry or garage doors with ones that are impact and wind resistant must be painted to match the original door.
 - b. All garage doors must be paneled. Carriage doors and decorator styles are allowed pending ARC approval.
 - c. No murals are allowed on garage doors.
 - d. The color of permanent rollup or accordion style hurricane door protection must match the entry or garage door trim. Door protection must remain retracted except when a hurricane is predicted.
 - e. Front glass storm doors must be a neutral color (black, white, grey, beige, or bronze), unless they are painted to match the front door. Glass panels must be impact resistant.
 - f. Screen doors must be securely installed to prevent them from coming loose during severe weather.

E. Driveway Modifications

1. Required Accompanying Documentation

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- a. Survey showing current location and any planned addition. The location of any addition must be shown as accurately as possible.
 - b. If pavers are to be used, picture or website depiction including dimensions, layout pattern and color.
 - c. Description must include the total scope of the project, total length and width of any addition (not just total area), distance from property line, and a description of how the revised driveway will intersect with existing features.
 - d. Landscape plan per Section IV.N to ensure minimum plant levels are maintained.
2. Acceptance Criteria
- a. Front (and side, for corner Lots) sidewalks are owned by Clay County. Driveway additions cannot extend past the current sidewalk without specific Clay County approval.
 - b. Resurfacing existing pavers or repouring a driveway, with no additions or changes, is approved upon submittal.
 - c. Driveway additions may extend into the side setback, but must be at least 3' from property line.
 - d. Paver colors must either coordinate with house color scheme or be standard brick.
 - e. Driveway aprons may use pavers, provided edge trim and concrete breaks also consist of pavers. They are not permitted solely on the entrance apron.
 - f. Side parking areas must be screened by landscaping.
 - g. Landscaping must continue to meet Landscaping Guidelines.

See CCR Article V, Section 27

F. Exterior Lighting

1. Required Accompanying Documentation
 - a. Survey showing location of yard lights. The survey must be as accurate as possible.
 - b. Photo or weblink showing the planned lights.
 - c. Description must state the scope of the project, the lumens, individual and total, and the area to be illuminated.
2. Acceptance Criteria
 - a. Lights cannot illuminate areas outside the homeowner property and cannot shine into neighboring residences.
 - b. Only white lights are allowed.
 - c. Motion activated lights cannot illuminate public sidewalks.

Refer to CCRs, Article V, Section 20, Item (iii) and Section 38.

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G. Exterior Painting

1. Required Accompanying Documentation
 - a. Picture of the current house.
 - b. Description must include approved paint scheme (Attachment 1).
 - c. If a waiver from an approved paint scheme is requested, information must include the colors and brands of paint and the house areas to be painted, including garage door and shutters.
 - d. Description must state whether any stonework is to be painted.
2. Acceptance Criteria
 - a. Houses cannot be identical in color to houses on either side or across the street.
 - b. Houses using an approved paint scheme are automatically approved.
 - c. Applicants may substitute paint brands as long as the proposed paint scheme is identical in color to an approved scheme.

H. Fences

1. Required Accompanying Documentation
 - a. Survey showing the exact location of the fence. The survey must be as accurate as possible.
 - b. Photo or website showing fence style.
 - c. Description must include the fence footage (length of each segment), height, and color.
2. Acceptance Criteria
 - a. Fencing on corner Lots, golf course and lake view, including those Lots visible from lakes/waterways and the golf course must be 4' black metal. Properties with back yards facing Tynes Blvd must be 4' metal.
 - b. Fencing on other Lots may be either 4' or 6' high vinyl. Vinyl fencing must be either white or beige. It is permissible to have the rear fence be 4' high with the sides 6' high.
 - c. If a neighboring property is fenced, then the fence of the adjoining property, which will abut the already-installed fence at a 90-degree angle, must be of the same material and height. Mixed styles will be at the discretion of the ARC and must not result in fence gaps versus adjoining lots.
 - d. Fences will begin at the rear corners of the home and may extend to the property line to the side, or conservation easement boundary, and run the length of the property line on the rear avoiding placement in conservation easement. Fences installed in retention pond lots must not extend past the top of bank or into the easement at the rear. Fences along corner Lots cannot go into the side setback. The fence must enclose the yard.
 - e. Landscaping must continue to meet Landscaping Guidelines.

Refer to CCRs, Article V, Section 26.

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I. Firepits

1. Required Accompanying Documentation
 - a. Survey showing exact location and size of the firepit, associated fuel source and any additional features. The survey must be as accurate as possible.
 - b. Photos showing the current existing lawn where firepit will be located.
 - c. Description of scope of the project, the type of fuel, (wood, charcoal, propane) and fuel storage location.
 - d. Description of any seating area, walls or surrounding features.
 - e. Landscaping plan showing relocation of shrubs or plants in accordance with Section IV.N.
2. Acceptance Criteria
 - a. Firepit is at least 5' from any natural combustion source.
 - b. Firepit must be installed on level ground and not extend to a depth below ground.
 - c. Landscaping must continue to meet Landscaping Guidelines.

Refer to CCRs, Article V, Section 15.

J. Fuel Storage Tanks, Including Propane

1. Required Accompanying Documentation
 - a. Survey showing location of the propane (or other fuel) tank and screening wall. The survey must be as accurate as possible.
 - b. Description must completely describe the project and include whether the tank is to be buried or above ground.
 - c. Description of landscaping to block view of the tank, in accordance with Section IV.N.
2. Acceptance Criteria
 - a. Above-ground tanks must be located in the rear or side of the property and must be screened from view by a wall built of the same material as the house and painted to match.
 - b. Buried tanks must be screened from view through the use of ARC approved landscaping.
 - c. Landscaping must continue to meet Landscaping Guidelines.

Refer to CCRs, Article V, Section 25.

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K. Generators

1. Required Accompanying Documentation:
 - a. Survey showing location of generator and surrounding wall. The survey must be as accurate as possible.
 - b. Description must contain details of the wall surrounding the generator, including dimensions, materials and colors. Owners are responsible for making sure that the walls meet the distance requirements as specified by the manufacturer.
2. Acceptance Criteria
 - a. Generator must be on the side or rear of the property.
 - b. Generators must be screened from view by a wall built of the same material as the house and painted to match.
 - c. Generator cannot be extended into easements.

Refer to CCRs, Article V, Section 25.

L. Gutter Installation

1. Required Accompanying Documentation
 - a. Survey or other document showing location of gutters and down spouts.
 - b. Description must state color of gutters.
2. Acceptance Criteria
 - a. Gutters must be black, bronze, white, beige or painted to match the house.
 - b. Downspouts must have a drain extension to channel water away from the house.
 - c. Drain extensions must not direct water onto sidewalks or adjoining lots.

M. Inground Pool

1. Required Accompanying Documentation
 - a. Survey showing pool location. Survey must be as accurate as possible and should show existing fences, trees, and patios.
 - b. Scaled drawing of pool area showing pool depth.
 - c. Description of project, including any additional features besides the pool.
 - d. Description of pool deck, including tile layout and color.
 - e. Description of any pool features, such as slides, spas or hot tubs.
 - f. Pictures or links to tile and pool features.
 - g. Separate applications are required for associated improvements, such as patio expansions, firepits, pergolas, and fencing and screen enclosures, tree relocation.
 - h. Landscape plan per Section IV.N.

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2. Acceptance Criteria
 - a. Only inground pools are allowable; above-ground pools are prohibited.
 - b. Pools may not extend into conservation easements or side setbacks.
 - c. Pools are not permitted on the street side of the residence. Pools on corner Lots, or with a golf course or water view must be screened from view with a wall identical to the A/C screen wall. Alternatively, ARC-approved shrubs, plants, and bushes may be used.
 - d. Pools must be surrounded by a privacy fence or by a screen enclosure that totally encloses the pool.
 - e. All pool equipment must be hidden behind a screened wall consistent with material and color of the home exterior.
 - f. Landscaping must continue to meet the Landscaping requirements.
 - g. Spas, hot tubs or Jacuzzis must be on the same level as the pool. Slides cannot be over 5' tall.
 - h. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, into retention ponds, or into the stormwater management system.
 - i. The size of decks and patios (including the pool) must leave at least 30% of the Lot uncovered. Any preserve area counts towards the 30%.
 - j. Small plastic or blow-up children's pools are permissible, provided they are not visible from the street or golf course. Such pools shall be stored when not in use.

Refer to CCRs, Article V, Sections 25 and 32.

N. Landscaping

This criterion applies to previously approved landscape designs. It encompasses bed redesign and definition (curbing). It also applies to removal of bushes, trees, and other plants which reduces the overall coverage to under the landscape guidelines listed below. Gardening alterations and improvements that comply with ARC Guidelines requirements on minimum number of plants, shrubs, and trees, in addition to ARC Guidelines on species type are not subject to ARC approval. Outdoor water features and ponds are addressed separately as yard art in Section IV.AB. Tree removal is addressed in Section IV.AD.

1. Required Accompanying Documentation:
 - a. Photos showing current plant beds.
 - b. Survey showing requested changes to bed layout.
 - c. Stock photos of curbing, if applicable.
 - d. Stock photos of new plant varieties.
 - e. Description of planned changes, including description of new plants.
 - f. Description must attest that the final number of plants meets the minimum number and type as described below.

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- g. Description must provide the approximate new bed size, width and length.
- h. Description must contain the linear foot of any curbing on a bed basis.

2. Acceptance Criteria

- a. Each property must have 155 total plants for Lots under 65', 226 total plants for Lots between 70' and 80', and 286 total plants for Lots over 100'. Plants shall be divided as follows:

Lot size	Trees	Bushes	Ground cover	Ornamental	Total
≤ 65'	4*	72	60	22	154
70' & 80'	4*	101	85	40	226
100' ≥	5*	140	101	45	286

- b. Each Lot must have two trees in front, one of which is a Live Oak tree, or an ARC approvable alternative. Each corner Lot must have the Live Oak tree (or the ARC Guidelines approvable street tree) on the side. The remaining trees may be located either on the side or back yards.
- c. At least 25% of the plants shall be Florida native or drought resistant varieties. A plant list of Florida native plants is available at <https://www.fnps.org/> and a Florida Friendly plant list is available at <https://ffl.ifas.ufl.edu/resources/apps/plant-guide/>.
- d. All plant material shall be Florida #1 or better.
- e. Trees must be surrounded by a plant bed of a minimum 3' diameter.
- f. Front plantings must be no higher than 3'. Hedges used as property boundaries may be no higher than 8'.
- g. Motor courts and circular drives shall be broken up with plant material.
- h. All privacy and screen walls, patios, playground equipment, pools, pool enclosures, etc., must be broken up and/or screened with shrub massing.
- i. The entire Lot must be 100% covered by irrigation. The system must be fully automatic with pop-up heads. Micro-irrigation devices such as emitters, bubblers, "leaky pipe", etc., should be used wherever possible. Sprinklers may not spray adjacent Lots, sidewalks or roadways.
- j. Landscape edging should be used to delineate plant beds and prevent grass growth. Edging must blend with the landscape.
- k. Vegetable gardens can be counted in the total number of plants.
- l. Per Florida Statute §373.185(3)(b), the HOA may not prohibit any property owner from implementing Florida-friendly landscaping.

O. Mini-Split Heating and Cooling Units

Mini-splits are a type of ductless A/C system. Per Florida Statute §720.3035(1)(b)(2), the HOA cannot require the review and approval of plans and specifications for a central air-conditioning, refrigeration, heating, or ventilating system providing such systems are not visible from the parcel's frontage, an adjacent parcel, an adjacent common area, or a

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community golf course and is substantially similar to a system that is approved or recommended by the Association or a committee thereof. In the case of Eagle Landing, this also applies to water views. Therefore, the ARC will only review the portions of any mini-split unit that are exterior to the house.

1. Required Accompanying Documentation
 - a. Survey accurately showing the location of any mini-split equipment on the exterior of the house, including any screening walls to hide the equipment.
 - b. Landscaping plans, if the mini-split system will be hidden through use of landscaping.
2. Acceptance Criteria
Exterior portions of any mini-split systems must comply with Design Specification II.O.

P. Outdoor Kitchen

1. Required Accompanying Documentation
 - a. Survey accurately marking the exterior area of the proposed construction and indicating what changes will be made.
 - b. Submit scaled drawings of all elevations.
 - c. Include photos of the existing site.
 - d. Description must describe the scope of the project. The description must include: the total area of the project and any additional projects, such as firepits, patio expansions, pergolas, and seating areas.
 - e. Description of kitchen equipment being installed and location. Color and materials must be described.
 - f. Submit a landscape plan, in accordance with Section IV.N, indicating plants being removed and locations of new plants.
2. Acceptance Criteria
 - a. Survey submitted indicates plan for project, materials, site elevations, and photos provided.
 - b. Landscaping changes are addressed in plan.
 - c. Propane usage and source are properly concealed.
 - d. Patio plan is submitted with photos of pavers to be used.

Q. Patios

1. Required Accompanying Documentation
 - a. Survey showing current location and any planned addition. The location must be shown as accurately as possible.
 - b. Photo(s) of existing patio or planned location. Views should be from the property line toward the house and from the house to the rear property line.

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- c. Picture or website depiction of pavers, including dimensions, layout pattern and color.
 - d. Description must include the scope of the project, including any additional features, such as firepits, outdoor kitchens pergolas, or built-in seating area or walls.
 - e. Description must include: total length and width of any addition (not just total area), distance from property line, and a description of how the patio will intersect with existing features.
 - f. Include any lighting that may be added to patio area.
 - g. Description must also address landscaping being removed and planned replacement locations to meet Landscaping Guidelines in Section IV.N.
2. Acceptance Criteria
- a. Patios cannot extend beyond the side borders of the house or into easements.
 - b. Courtyard patios must not be visible from the front.
 - c. Patio can be poured concrete or pavers. Paver colors must coordinate with house colors.
 - d. Lighting must meet requirements in Section IV.F.
 - e. Landscape plan must meet requirements in Section IV.N.

R. Pergola

1. Required Accompanying Documentation
- a. Submit survey with changes clearly marked; include scaled drawings. The area of the pergola must be clearly marked on the survey.
 - b. Include photos of the site.
 - c. Include pictures of the type of pergola, including the materials and color to be used. Manufacturer's information with pictures can be submitted.
 - d. Description must include information about flooring under the pergola (if any) and if the pergola is to be roofed
 - e. Include any lighting plans, in accordance with Section IV(F).
 - f. Submit a landscape plan, in accordance with Section IV.N, indicating plants being removed and locations of new plants.
2. Acceptance Criteria
- a. Pergola shall be natural wood colors and coordinate with the color and appearance of the home.
 - b. Lighting must meet requirements in Section IV.F.
 - c. Landscape plan must meet requirements in Section IV.N.

S. Play Structures

1. Required Accompanying Documentation
- a. Survey marked to show the exact location of the play structure.
 - b. Photo of proposed site location.

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- c. Brochure or weblink providing information about proposed play structure.
- d. Description to include structure dimensions, height from ground to top of play structure, and distance from property lines.
- e. Landscaping plan in accordance with Section IV.N if necessary to screen trampolines from view.

2. Acceptance Criteria

- a. The base of play equipment shall be natural wood, wood tone, dark green, brown or black. Canopy tops shall be dark green, brown or black; brightly colored striped tops are not allowed. Brightly colored metal play equipment is not allowed.
- b. No portion of any play structure shall be more than 12' in height, from ground to top of play structure.
- c. The total area of the structure must be less than 120 square feet.
- d. Play structures must be located at the rear or side of the property, or on the inside portion of corner Lots.
- e. Play structures must be located at least 10' in from the rear or side property line and shall be adequately screened.
- f. Trampolines must be screened from view by landscaping. No trampolines are permitted on any Lot abutting or visible from the Golf Course or Waterways.

T. Roof Replacement

1. Required Accompanying Documentation

- a. Description must include original roof color, and new shingle type, color and material.
- b. Submit photos of current roof and pictures, sample or link to manufacturer's website of new roof.
- c. For roofing material other than shingles, submit type and material.

2. Acceptance Criteria

- a. Shingles must be Florida Architectural Grade and must have a minimum warranty of 20 years.
- b. Roof shingle colors are to match existing roof to the extent possible. Black, brown, gray, or combinations of these colors are acceptable.

U. Room Addition – Sunrooms

1. Required Accompanying Documentation

- a. Survey of existing structure, showing planned addition.
- b. Exterior elevations of addition showing windows, doors, exterior materials, specific paint colors and locations.
- c. Foundation and drainage detail including elevations and drainage patterns per recorded plat and FEMA requirements.
- d. Floor plan(s) with dimensions.

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- e. Roof plan showing design, pitch, material, and color.
 - f. Fascia and trim including sections, details and wall sections.
 - g. Landscape plan showing existing plant beds and location of any new plant beds, including plant list, specifications, sizes and spacing, per the specific Lot size requirements.
 - h. Exterior Lighting Details, including specifications and location, if applicable.
 - i. Description includes scope of the project.
2. Acceptance Criteria
- a. Sunroom does not extend beyond the house borders (e.g., no closer to the side Lot lines than the vertical plane of the rear vertical perimeter wall of the home).
 - b. Materials selected match the appearance of the house.
 - c. Color matches the house and is within paint guidelines.
 - d. Landscape plan meets requirements of Section IV.N.
 - e. Lighting meets the requirements of Section IV.F.

V. Satellite Dishes & Antennas

- 1. Owners and residents are permitted to install the types of antennas (including satellite dishes) specified in 47 C.F.R. §1.4000 to receive or transmit the types of signals specified in 47 C.F.R. §1.4000 ("Permitted Antenna"). All other antennas on Lots are prohibited.
- 2. Owners or residents who desire to install a Permitted Antenna shall submit an application to the ARC identifying the proposed location of the Permitted Antenna on the Lot on an accurate survey, the dimensions of the proposed Permitted Antenna, the colors and materials of the proposed Permitted Antenna, and, if not proposed to be attached to the home, proposed landscaping material to surround and screen the Permitted Antenna from view from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways.
- 3. Permitted Antennas that are not attached to a home must be screened from view from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways by landscaping or plant material approved by the ARC.
- 4. Permitted Antennas must be installed in a manner that renders the antenna the least visible from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways as possible while being capable of receiving and transmitting an acceptable quality signal. Permitted antennas that are proposed to be attached to a home must be attached to the rear of the home (which may include part of the roof on the rear portion of the home), so long as the antenna will be able to receive an acceptable quality signal, or if there is no location on the rear of the home on which the antenna can be installed while being capable of receiving or transmitting an acceptable quality signal, it must be installed on such other portion of the Lot that would render the antenna the least visible from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways while being capable of receiving and transmitting an acceptable quality signal.

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5. The HOA recommends that satellite dishes or other Permitted Antennas be securely fastened to the roof to prevent them from becoming wind-borne during a hurricane or inclement weather and requests that such dishes or antenna be placed so as to minimize their impact when viewed from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways.

W. Screen Enclosures

1. Required Accompanying Documentation
 - a. Submit survey of planned screen enclosure under existing roof or a new screened roof with footprint.
 - b. Description must include the scope of the project, the specific materials, including colors.
 - c. Include scaled drawings of back and side elevations and roof.
 - d. Include photos of existing rear lawn.
 - e. Submit a landscape plan, in accordance with Section IV.N, indicating plants being removed and locations of new plants.
 - f. Submit a lighting plan, in accordance with Section IV.F, if the screened enclosure will be lighted.
2. Acceptance Criteria
 - a. Screen enclosure cannot extend into an easement.
 - b. Screens are bronze.
 - c. Landscaping changes and lighting requests are addressed.

X. Security Cameras

1. Required Accompanying Documentation
 - a. Survey showing exact location of any cameras
 - b. Description must include areas to be covered.
 - c. Manufacturer's information provided.
2. Acceptance Criteria
 - a. Cameras are installed on house eaves.
 - b. Cameras focus primarily on homeowner property.
 - c. Cameras cannot point into neighboring house interiors or focus on neighbor entry or garage doors.

Y. Shutters

This applies to both hurricane and decorative shutters.

1. Required Accompanying Documentation
 - a. Photos of exterior, showing existing shutters, if applicable.
 - b. Screenshots or weblinks showing planned shutter style.

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- c. Description must include location of proposed shutters, material and color.
- 2. Acceptance Criteria
 - a. Allowed permanent storm shutter styles are: colonial, permanent rollup, or pleated accordion. Hurricane shutters must remain in the retracted position except when a hurricane is predicted.
 - b. Bermuda style shutters are not permitted.
 - c. Rollup or accordion shutter trim must be a neutral tone/color or painted to match the house trim.
 - d. Decorative shutters may be replaced with colonial-style hurricane shutters.
 - e. Replacement shutters must be painted similar to decorative shutters.

Z. Sidewalks

- 1. Required Accompanying Documentation
 - a. Survey showing current location and any planned addition. The location of the addition should be shown as accurately as possible.
 - b. Photo(s) of current sidewalks and location of new sidewalk.
 - c. Website depiction or picture showing layout pattern and color if pavers are to be used for the sidewalk.
 - d. Description of what the project entails, such as resurfacing existing sidewalks, replacing material of existing sidewalks, or adding new sidewalks.
 - e. For new sidewalks, the description must include: total length and width of addition (not just total area), distance from property line.
 - f. Description of any landscaping being removed and planned replacement locations to meet Landscaping Guidelines.
- 2. Acceptance Criteria

NOTE: Front (and side, for corner Lots) sidewalks are owned by Clay County. The ARC cannot approve changes to these sidewalks.

- a. Resurfacing or repouring existing sidewalks with no changes to dimensions or materials, is approved upon submittal.
- b. Poured sidewalks must be a minimum of 3' and a maximum of 5'.
- c. Sidewalks or driveways may extend into the side setback, but must be at least 1' from property line. If extending into the setback, sidewalks should be spaced so that there is equal distance between house and property line.
- d. Paved sidewalks must either coordinate with existing pavers, house color scheme, or be standard brick.
- e. Landscaping must continue to meet Landscaping Guidelines.

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See CCR Article V, Section 27

AA. Solar Panels

1. Required Accompanying Documentation
 - a. Diagram showing placement of solar panels.
2. Acceptance Criteria
 - a. Solar panels installed on roofs of homes shall be oriented to the south or within 45 degrees east or west of due south so long as such orientation does not impair the effective operation of the solar collectors.
 - b. Solar panels installed on roofs of homes shall be installed on the rear portion of the roof to limit visibility of the solar panels from view from the Lot's frontage, adjacent Lots, and common areas, unless such location would impair the effective operation of the solar collectors.
 - c. Solar panels proposed to be installed in a location on a Lot other than the roof of the home may not be installed in a manner that encroaches upon any easement encumbering the Lot and shall be surrounded by landscaping or plant material to screen the solar panels from view from the Lot's frontage, adjacent Lots, common areas, the Golf Course, and Waterways. The proposed screening landscape or plant material must be identified on the Owner's ARC application, including a description of the proposed landscape or plant material and a depiction of the proposed locations of the landscape or plant material in relation to the other Improvements and proposed Improvements on the Lot on an accurate survey.

AB. Tree Removal

These criteria apply to any tree 6" in diameter (caliper) or more, when measured at 3' above the ground.

1. Required Accompanying Documentation:
 - a. Photo(s) of tree(s) planned to be removed, showing problem that necessitates removal. If requesting removal of multiple trees, then photos of each tree must be labeled with location (front, side, rear).
 - b. Survey showing locations of all affected trees. If a tree will be relocated to a different area, the survey must also show the new location.
 - c. Statement from arborist as to health of tree, including presence of tree disease. Statement cannot include speculation about further growth or potential damage. If trees are currently healthy, the arborist must provide information about alternatives to removal.
 - d. Description attesting that the final number of trees meets the minimum number required.

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- e. Description of any planned replacement, including type of tree, height, trunk diameter and rate of growth.
 - f. Description of any action taken to mitigate the problem without requiring removal of the tree, such as tree trimming, root clipping, or installation of barriers to prevent undesired root growth.
 - g. Description must include information about stump grinding and remedial landscaping to ensure lawn aesthetics.
2. Acceptance Criteria
- a. Trees in the forest conservation easement cannot be removed without approval from the SJRWMD. The ARC cannot approve removal of such trees without first receiving approval of the SJRWMD (which the Owner is responsible for obtaining).
 - b. Removal of mature hardwood trees requires evidence of disease.
 - c. All Lots must have a minimum of four (4) trees: two trees in the front yard, one of which must be a live oak, and two trees on the side or rear of the property. For corner Lots, one tree must be on the side facing the road. Properties of 100 or 120 square feet must have a fifth tree in the side or rear.
 - d. If removal of a tree will reduce the number of trees below the minimum required, then a replacement tree must be planted. If the survey does not show an alternate location, the new tree must be planted in the same location.
 - e. Replacement trees shall be a minimum height of 8' and a minimum of 3" in diameter (caliper) measured at 3' feet above the ground. Multi-trunk ornamental trees should have three trunks of at least 1" in diameter measured at 3' above the ground. Cabbage palms shall have 6'-8' clear trunk height and shall be grouped in clusters of 3 minimum.
 - f. Final lawn must not contain visible stumps.

AC. Window Replacement

1. Required Accompanying Documentation
- a. Photos showing current window style.
 - b. Survey with circle drawn around the window being replaced. If all, please note.
 - c. Screenshots or weblinks showing proposed new windows.
2. Acceptance Criteria
- a. Windows must match on the front and side elevations and be trimmed and similar on all sides.
 - b. Front windows must have muntins (window grilles)
 - c. Safety (shatter resistant) windows are recommended for properties adjacent to the golf course.
 - d. All windows must be insulated or double/triple paned; hurricane wind resistant glass is recommended.

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- e. Translucent windows are permitted for side bathrooms.
- f. Stained glass is not permitted on front windows. Rear windows may have stained glass, if not visible from the golf course or across a water view.

AD. Yard Art & Exterior Decorations (Fountains, Sculptures, Water Features)

- 1. Required Accompanying Documentation
 - a. Survey showing location of the planned artwork, any planned water lines, or other exterior decorations.
 - b. Photos of yard with approximate location marked.
 - c. Photo of planned artwork or other exterior decoration.
 - d. Description of artwork or other exterior decoration, including materials, colors, and dimensions.
- 2. Acceptance Criteria
 - a. No more than one fountain or large sculpture is permitted per yard. Large is defined as anything more than 8' in any one dimension.
 - b. The height of any yard art or exterior decoration cannot exceed 1/3 of the residence height.
 - c. All yard art or other exterior decorations must be securely anchored to prevent it becoming airborne during a severe weather event.
 - d. All piping for water features must be buried.
 - e. Statuary and other exterior decorations must not be offensive, including racist, sexist, sexually explicit, and images generally obscene for a family environment. Determination of what constitutes "offensive" will be on a case-by-case basis and final determination will be made by the HOA Board.

V. INTERNAL ARC REQUIREMENTS

- A. The ARC is comprised of 3 to 5 volunteer members living within the Eagle Landing Community. Solicitations to be on the ARC may come from the HOA Board of Directors, an ARC member or by individuals applying directly to the HOA Board via email. The applicant should provide a resume or CV and describe why they are interested in being on the ARC. The HOA Board will review and approve any new members as needed to the ARC committee. An odd number of members ensures that any disagreements can be resolved with voting. The ARC members must select a chair and vice chair, in accordance with Florida Statutes.
- B. ARC members are provided access to electronic systems used during ARC reviews. This includes the computer system to process ARC submissions and decisions, as well as the data management files of past property improvements.
- C. ARC member training is through the senior ARC members who provide an overall orientation and discussion on how to use electronic systems. Senior ARC committee

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members ensure newer members are familiar with property surveys and can accurately assess the limitations regarding construction and easements, etc., as stated in the ARC Guidelines.

- D. Normally, the ARC members review and vote on submittals independently. However, members may meet in person, virtually or by phone as needed (due to pandemic, communicable illness, physical debilitation, etc.). A quorum (over half of the Committee members) is considered a public meeting and must be formally noticed prior to being held. Monthly HOA meetings are a forum where concerned homeowners may speak with HOA board members or ARC committee members in person for any guidance or problems.
- E. ARC members need to submit requests for external improvements, identical to what is required by any member of the community, including payment of fees. If an ARC committee member submits an ARC request, they should refrain from voting on that submission.

APPROVED on this 8 day of APRIL, 2025.

Signed: Junius Hill

Printed: JUNIUS HILL
As ARC Committee Chairperson

Signed: Junius Hill

Printed: JUNIUS HILL
As Association President