



Homeowners Association of Eagle Creek, Inc.
10180 Eagle Creek Center Blvd.
Orlando, Florida 32832

ARB Requirements and Checklist Table of Content

Roof Replacement/Change	1
Gutters, Soffit, Facia, Drip Edges and Chimneys	1-2
Windows, Screen Enclosures, Patios, and Trash Enclosures	2-3
Exterior Paint Colors	3
Driveways and Walkways	3-4
Landscaping Additions/Changes	4-6
Fences and Walls	6-7
Exterior Lighting/ Yard and Holiday Decorations	7
Structural Additions/Changes	7-8
Pools	8-9
Children's Play Structures and Trampolines	9
Hurricane/Storm Shutters and Generators	9-10
Exterior Antennas, Aerials and Satellite Dishes	10-11
Miscellaneous Exterior Modifications	11-12

Requirements and Checklist

*You must provide all documents listed under the section that pertains to your ARB.
Any missing documents will be deemed a denial of the application.*

ROOFING (*Townhomes excluded*)

- All roof colors and materials must be approved by the ARB.
- All roof colors must be in harmony with the color scheme of the home.
- Painting, tarps, and shrink wrap of the roof is not allowed.
- Solar panel roof tiles are not allowed.
- Architectural grade dimensional shingles and barrel tile roofs are permitted. Flat asphalt shingles and flat tile roofs (other than slate roofing) are not permitted.
- Roofs shall have a pitch of at least 6/12.
- Flat roofs are not permitted on single-family homes.
- Built-up roofs are not permitted.
- Metal roofs over porches and lanais must match the architecture of the dwelling and be the same color as the screen enclosure, if any.
- Roofs may not be of reflective materials.

Items listed on the below checklist must be included on the ARB packet:

- Architectural Review Board (ARB) application (pages 1-5)
 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
 - Full current pictures of the exterior of the property/home; front, both sides, back and project areas when applicable.
 - If conducting repairs, indicate on the aerial photo the locations of the repairs.
 - Pictures or links to the material(s) being used, indicating type and color.
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.
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GUTTERS, SOFFIT, FACIA, DRIP EDGES AND CHIMNEYS

- Colors, materials and styles (if applicable) of all gutters, soffit, fascia, drip edges and chimneys must be approved by the ARB. Gutter colors must match the color scheme of the home or be white or brown.
- No wood or Masonite materials are permitted.
- Any galvanized drip edges must be properly treated and painted to match fascia.
- Any modification to existing gutters, or the addition or removal of gutters, must be approved by the ARB. If it is deemed by the ARB that the existing drainage flow is changed or negatively affected in any way, by the addition or removal of gutters or downspouts, the ARB may require a report from a licensed professional engineer. The homeowner would be responsible for any corrective actions or damages caused by same.

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 - Cover page
 - Indemnification Agreement

- Access Waiver. *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back and project areas when applicable.
- Property survey showing/highlighting project location
- Pictures of the material(s) being used, indicating type and color.
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.

WINDOWS, SCREEN ENCLOSURES, PATIOS

- **Windows and sliding doors** of all homes must be approved by the ARB. Windows and sliding doors must be white, bronze or tan aluminum or vinyl. Window tinting must not be reflective and be permanently and professionally installed so as to not have the appearance of “bubbles” or inconsistent coverage.
- **All screen enclosures**, including pool enclosures, must be black or bronze aluminum with black or bronze mesh.
- Screen enclosures are not allowed in the front of the homes, other than to enclose a pre-existing second floor balcony.
- **All patio extensions** submitted for Building 10 and 11 in Curzon must agree to have a survey completed after construction of enclosure which shows that the drainage patterns have not been affected by the construction. HOA may require that the homeowner add gutters or tie any existing downspouts into the manifold.
- Pavers or flooring of any screen enclosure must not extend more than 24 inches from the screen enclosure structure. Patio extensions on Townhomes must stop five (5) feet from the end of the property line (back-line)
- No pergolas, arbors, cabanas or similar structures are allowed in the Townhome Units

TRASH ENCLOSURES (*Townhomes excluded*)

- **Trash enclosures** must be approved by the ARB and may require submittal of building specs and plans for such enclosures with the owner’s application for ARB review. The enclosure must be located on a concrete or paver pad on the side or back of the home. Pavers must be similar to driveway pavers if applicable. Enclosures must have landscaping of an adequate size to screen trash cans from community view. Trash Enclosures may only be installed with ARB approval for Single Family Homes.

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- Full current pictures of the exterior of the property/home; front, both sides, back and project areas when applicable.
- Property survey showing/highlighting project location
- Pictures of the material(s) being used, indicating type and color and measurements if any.
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after

the completed project will be the homeowner's responsibility to repair, unless previously existing.

EXTERIOR PAINT COLORS (*Townhomes excluded*)

- Exterior paint colors of the main body, trim, and door of all structures must be approved by the ARB and must conform to the applicable color scheme found in the preapproved Color Books.
- Color Schemes must be followed in full. No substitutions, revisions or deviations, even from other approved colors contained in the Color Books.
- Single Family Homes may choose any Color Scheme located in any of the Color Books, with the exception of Windsor Single Family Homes, who must choose a Color Scheme in the Windsor Single Family Color Book Only.
- Exterior paint color on a home may not be the same as the exterior paint color on a home next door or across the street from such home unless approved by the ARB.
- Repainting with the original exterior paint color must be approved by the ARB.
- Color Books are available in the HOA manager's office and are subject to change.
- **Windsor Single Family Homes** must choose a Color Scheme in the Windsor Single Family Color Book Only.
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 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
 - Full current pictures of the exterior of the property/home; front, both sides, back.
 - Pictures of paint color scheme from the pre-approved color book. If keeping the same color owner will need to check with their painters for the home color scheme
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a "before" picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner's responsibility to repair, unless previously existing.
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DRIVEWAYS, WALKWAYS EXTENSIONS

- All walkways, driveways, flooring of patios, porches and lanais must be approved by the ARB and shall be made of concrete, pavers or travertine and may not be painted, contain patterns, borders, logos, text, imprints or graphics. Concrete walkways and driveways must be scored to provide for expansion.
- Stepping stones, asphalt, raised wooden decks or gravel are not allowed.
- *Driveways on single family detached homes* may be widened five (5) additional feet from the original builder construction; no more than 21 feet. Must also be the same color, material, grade and height from the original walkway. Driveway must remain centered to garage door and not extend beyond the plane of the home
- Front home patio/walkway cannot be merge with the driveway not extended up to the sidewalk.
- Walkways on side of home may not extend beyond the front plane of the home and must be at least two (2) feet away from the side of the property line.
- Back home or townhome patio extension must stop five (5) feet away from the back of the property line set back.

- Home with driveway located on rear of home (or near patio) may not extend patio beyond the plane of the garage. A landscape buffer of at least five (5) feet must always remain between the street curb and that back patio. Parking on the patio is prohibited.
- No asphalt or gravel is permitted.
- When curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion and in such a way as to be acceptable to the ARB.
- A concrete sidewalk at least four (4) feet wide is required on each Lot and shall connect with the sidewalk on adjacent property, corner Lot, front and side.
- No driveway/walkway shall be any closer than two (2) feet from the side and or back yard of the property line.

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 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting extension/ changes area(s)
- Measurements:
 - Current driveway/walkway length and width
 - Requested extension driveway/walkway length and width after extension
 - Project plans and drawings (if any)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.

LANDSCAPING ADDITIONS/CHANGES

- Each yard shall have an underground, automated irrigation system which covers the entirety of the landscaped area of the lot including, without limitation, all plant materials,
- All yards will have St. Augustine or Palmetto grass. Other types of grass must have ARB approval. Bahia grass is not permitted.
- Artificial Turf must have ARB approval and be well maintained and provide a natural appearance. Artificial turf is only allowed in rear yards and must have a visual barrier of a fence or landscaping to breakup real turf from artificial turf. No other type of artificial plant material is allowed on the exterior of the home or lot.
- All newly designed landscaping plans, and new additions to and removals from landscaping, including, but not limited to, hedges and trees, must be approved by the ARB.
- Landscaping may not block neighboring units view of the pond on premium lots unless approval in writing is provided by the affected lot owners.
- Any foliage or vegetation deemed an invasive species, including, but not limited to Bamboo, Australian Pine and Brazilian Cherry are prohibited at the sole discretion of the ARB.
- Each lot shall have a minimum of one canopy tree planted between the sidewalk and street in front of the residence. Corner lots require 3 trees (1 in front ROW and 2 on side ROW)
- Fruit Trees and Gardens: Edible fruit trees and garden variety plants that bear vegetables that may fall, rot or be eaten by rodents are not acceptable in front yards. They are allowed in rear and side yards where 10’ is between structure and property line., except in side yards of corner lots that face the street. In side yards, they should be placed toward the back 1/2 of the yard. Trees cannot be planted where fallen fruit could fall onto neighboring property or common property. Canopies no larger than 12 feet x 8 feet wide. Fruits or vegetables that may fall or rot must be removed and not allowed to rot or fall to the ground.

- Xeriscaping and Florida-friendly landscaping is permitted subject to ARB approval, which shall not be unreasonably withheld, and no condition to approval by the ARB shall violate the provisions of Section 720.3075(4), Florida Statutes, as amended from time to time. Such landscaping designs are to show water conservation and use of plants adaptable to local conditions, and use of drought tolerant plants, in addition to the other principles comprising Xeriscaping and Florida-friendly landscaping. An owner's claim that its landscaping plan is Xeriscape or Florida-friendly landscape is subject to verification, at such owner's sole cost, by a licensed landscape architect or engineer with an expertise in the field of Xeriscaping and Florida-friendly landscaping, as a condition to approval by the ARB.
- Homes may have pebbles OR mulch but may not contain both.
- Mulch and Pebbles are limited to plant beds only and may not make up the majority of front of the home or the back in cases of rear load homes.
- Mulch may be red, brown, black or natural but must be the same exact mulch throughout the Lot.
- Pebbles may be white, brown, or mottled but must be the same exact pebbles throughout the Lot.
- Changing mulch to pebbles or pebbles to mulch requires ARB approval.
- All homes must have landscaping installed to hide any exterior equipment including, but not limited to, A/C compressor, Pool Equipment, Generators, etc. Landscaping must be of adequate size to fully screen equipment upon installation. No "growing into." See example(s) of acceptable landscape coverage on Exhibit A.
- Trees that drop leaves, seeds or other material shall not be planted in a location that could cause plant material to drop on neighboring lots.
- Easement Plantings: All plantings in an easement (the area between the sidewalk and the curb) shall require ARB approval and be subject to the following conditions, if approved:
 1. Any planting, other than grass or an approved ground cover and street trees, in the easement area must be kept at less than 18" in height. Ground cover may be no higher than 6".
 2. Only single-trunk trees that have a minimum height of eight (8) feet at the time of planting are allowed in the area between the sidewalk and the paved roadway (including curb). This can be accomplished by planting trees from the "Approved Street Trees" list. These trees are to be planted no closer than 25 feet apart. A variance must be obtained from the ARC for trees planted closer than 25 feet apart.
 3. ARC approval is required to plant a tree that is not on the "Approved Street Trees" list. The tree must be a single-trunk tree that has at least a five-foot clear trunk between the ground and the lowest limb or frond and a minimum height of eight feet upon planting and that will reach a height of at least 12 feet. Trees on the "Prohibited Street Trees" list are not permitted.
 4. As street trees mature, limbs must be trimmed so that they are at least 14 feet high over the street (measured at the middle of the street), and at least ten feet high over the sidewalk and curb. All trees must be kept pruned over the curb and sidewalk so that they are not a safety hazard to pedestrians on sidewalks and passenger vehicles at the curb.
Suggested Approved Street Trees: Laurel Oak Live Oak Red Maple Shumard Oak Sweet Gum Sycamore
 5. Prohibited Street Trees: Arborvitae, Australian Pine, Brazilian Pepper Tree, Gum Tree, Hibiscus, Punk Tree, Silk Oak, Slash Pine, Weeping Willow, Palm Trees not listed as approved street trees. Crepe Myrtle (Only standard type is permitted; single-trunk with five feet clear trunk and minimum height of eight feet upon planting.)

Plant hangers are not allowed in the easements.

Items listed on the below checklist must be included on the ARB packet:

- Architectural Review Board (ARB) application (pages 1-5)
 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting removal or landscape modification
- Project plans and drawings (detail map out of landscape modification, i.e.: plants, shrubs, flowers, etc.)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.

FENCES AND WALLS (*Townhomes excluded*)

- No walls shall be constructed on a lot unless approved by the ARB, including, without limitation, materials, colors and finishes thereof.
- Fences shall conform to the Eagle Creek fence guideline and specifications approved by the ARB (attached).
- Fence lines will follow and be within the side and rear lot lines according to industry standards. The fence must fully enclose the rear yard. Partial fencing is not permitted.
- Fences must contain at least one gate in a location approved by the ARB for access to the rear yard.
- PVC and chain link fences are not permitted.
- Declarant may utilize chain link fences in the course of its business of developing the Community.
- 6x6 partition fences that were installed by the builder on townhome lots are permitted.
- Maintenance of any fence on a homeowner lot is the responsibility of the homeowner regardless of who installed the fence. Unless maintenance responsibilities are otherwise assigned by the HOA declaration.
- Fences must be self-supporting and not attached to a fence on adjacent property.
- Declarant or it’s builders should NOT employ the use of brightly colored construction fences unless absolutely necessary.

EAGLE CREEK FENCE SPECIFICATIONS

Fences shall be “Two or Three Rail” and a maximum of 60” high, aluminum style UAF-200 flat top, as manufactured by Ultra Aluminum Mfg., Inc. or equivalent. For further details go to www.ultrafence.com

Color: Black

Pickets: 5/8” sq. x .062” thick

Space between Pickets: 3 7/16”

Rails: 2 or 3

Top Wall: 1 1/8” x.062” thick

Side Wall: 1” x.080” thick

Standard Post: 2” sq x.080” thick



Post Spacing: 72 1/2" on center

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 - Full current pictures of the exterior of the property/home; front, both sides, back.
 - Property survey highlighting fences and gate(s) location
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a "before" picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner's responsibility to repair, unless previously existing.
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EXTERIOR LIGHTING

- Exterior lighting plans are subject to ARB approval. Exterior lighting on residential lots shall not be directed at any other Lot, but rather at the subject lot's residence, landscaping or grounds to minimize or prevent light pollution in the Community. All exterior lighting must comply with the Compatibility Plan set forth by Orange County. Should an owner's exterior lighting become a nuisance in the opinion of the HOA, then any ARB permission may be altered, conditioned or rescinded upon written notice by the board to the owner.

YARD AND HOLIDAY DECORATIONS

- All permanent yard decorations must be approved by the ARB. Holiday decorations shall not be considered permanent and shall be not be install thirty (30) days prior to the holiday and removed from view on or before fourteen (14) days after the applicable holiday.

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 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
 - Full current pictures of the exterior of the property/home; front, both sides, back.
 - Property survey highlighting project area
 - Project plans and drawings (detail map out of landscape modification, i.e.: color, design, installment technique etc.)
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a "before" picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner's responsibility to repair, unless previously existing.
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STRUCTURAL ADDITIONS/CHANGES

- All plans must be approved by the ARB in writing prior to commencement of construction.
- Single family residences shall be limited to one or two stories.
- Concrete block on all structures must be finished with textured finished stucco and painted in ARB-approved colors. The ARB shall favor use of genuine materials such as brick,

- stone, wood and stucco, or a combination thereof. The use of imitation brick is discouraged and not permitted unless approved by the ARB.
- Maximum height of single-family residences is 35 feet unless otherwise approved by the ARB.
- Minimum 2-car garage required for single family detached homes.
- All chimneys must be enclosed.

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- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting project area
- Project plans and drawings (detail map out of landscape modification, i.e.: color, design, installment technique etc.)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
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POOLS (*Townhomes excluded*)

- All swimming pools and spas shall be in-ground and must be properly permitted and inspected during construction. Above ground pools are not permitted.
- All pool designs, including, but not limited to, deck areas, cabanas, spas, and pool and equipment enclosures, and their locations and screening by either landscaping or fencing, must have ARB approval.
- All homes not limited to, A/C compressor, Pool Equipment, Generators, etc. must have landscaping of adequate size installed to hide any exterior equipment.
- Construction access route must be approved by the ARB. If construction access impacts a neighbor’s property, the applying owner must obtain written permission from the neighbor and indemnify the neighbor. Common Area and HOA property access are not permitted.
- Pools must be properly maintained, and their access secured at all times in accordance with State and Local Laws.
- Construction Damages: Any damage to vegetation or Common Area facilities caused by an ARB Applicant, its contractors, sub-contractors, agents, or employees must be corrected immediately to the satisfaction of the ARC, and to the Owner of the damaged property. If the damage is not corrected, the Association may repair such damage and assess the costs of repair to the Applicant after 30 days’ notice except that the HOA may make emergency repairs in cases where an unsafe condition exists, and associated costs may be assessed to the owner that caused the condition.
- Water cannot be disposed on common area. This includes but not limited to community ponds, streets, etc.

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 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting project location and measurement.

- Project plans and drawings (detail map out of pool location, landscape modification, the material(s) being used i.e.: color, design, installment technique etc.)
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.
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CHILDREN’S PLAY STRUCTURES AND TRAMPOLINES

- Prior to placement on any residential lot, the location of any children’s play structure, whether temporary or permanent in nature, shall be approved by the ARB. Children’s play structures shall not have any material coverings or canopies except those approved by the ARB. Play structures shall only be permitted in rear yards and in no case shall a play structure be located in an easement or set back area. Play structures may not exceed 10 feet in height at any point. As part of the ARB application for a play structure, the owner must demonstrate that it shall be screened from view from any street in the Community by ARB-approved fencing or landscaping.
- Trampolines are permitted in rear yards only and must be screened from view from any street in the Community by ARB-approved fencing and landscaping. Indemnity Agreement must be signed. The trampoline must be secured to the ground, may not be located within any setback area, and must be removed during tropical storm and hurricane warnings affecting Orange County, Florida.

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 - Full current pictures of the exterior of the property/home; front, both sides, back.
 - Property survey highlighting project location and measurement.
 - Project plans and drawings (detail map out of modification, the material(s) being used i.e.: color, design, installment technique etc.)
 - Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
 - If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.
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HURRICANE/STORM SHUTTERS AND GENERATORS

- Hurricane or storm shutters come in many permissible choices of material, including but not limited to metal, aluminum, plastic, and fabric. Permissible hurricane or storm shutters can roll up and down (either electric or hand roll), accordion style, whole window covering, metal panels, or plantation. Permanently mounted shutters are subject to ARB application and must match the body or trim paint on the residence. Temporary hurricane or storm shutters are not subject to ARB approval and may be erected or used if and when the National Weather Service has issued a hurricane, tropical storm or tornado watch for Orange County, and thereafter must be removed within 72 hours after such watch notice expires or is otherwise no longer in effect. If the hurricane or other protective device consists of roll-up type shutters, the owners may install, operate, or have it in the closed or

- down position for the purpose of securing the owner's residence only during a storm warning and related storm.
- Generators which are permanently installed must be located in the rear of the home and shielded from sight. They must be situated with a 5ft buffer from the rear yard lot line and a 5ft buffer from the side yard lot line.
- Generators can only be run during a power outage due to a named storm.

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 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting project location and measurement.
- Project plans and drawings (detail map out of modification, the material(s) being used, safety measure i.e.: color, design, installment technique etc.)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a "before" picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner's responsibility to repair, unless previously existing.

EXTERIOR ANTENNAS, AERIALS AND SATELLITE DISHES

- Unless applicable law otherwise requires (including FCC Regulations) or as set forth below, exterior antennas, aerials, satellite dishes, or other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind, shall be prohibited unless completely contained within the residence so as not to be visible from other properties within the Community.
- All homes not limited to, A/C compressor, Pool Equipment, Generators, etc. must have landscaping of adequate size installed to hide any exterior equipment.
- Notwithstanding the foregoing, the following may be placed on a lot:
 1. one (1) satellite antenna/dish measuring no more than one meter (39.37") in diameter, that is designed to receive: (1) direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite; or (2) video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; and
 2. an antenna that is designed to receive local television broadcast signals.
- Antennas permitted pursuant to Subsection 2 above shall not extend above the ridge line of any roof or be visible from any street unless: (i) reception of an acceptable quality signal is not possible from any location on the residence that satisfies the preceding requirement; or (ii) satisfying such requirement would impose an unreasonable expense or delay in installation ("**Mitigating Circumstances**"), in which event the antenna may extend above the ridge line of the residence or be installed in a location visible from a street and if there is no location on the residence that will avoid Mitigating Circumstances, the antenna may be mounted on a mast (if, but only if, mounting on a mast is necessary in order to reach the height needed to receive or transmit an acceptable quality signal (e.g. maintain line-of-sight contact with the transmitter or view the satellite)), subject to reasonable requirements as may be promulgated by the ARB for safety purposes if such mast exceeds 12' in height.
- With respect to any antenna, the ARB may, but shall not be obligated to, impose reasonable screening requirements such that the antenna is not visible from a street or other property within the Community; provided that installation of the screening will not

delay installation of the antenna (or if it would, the antenna may be installed first and the screening within a reasonable period of time thereafter) or impose unreasonable expense on the owner.

- No Owner shall operate any equipment or device which will interfere with the radio or television reception of others.
- Notwithstanding anything to the contrary herein, installation, maintenance and use of all antennas shall comply with applicable legal requirements. To the extent applicable law permits more lenient or more stringent rules than are set forth above, the foregoing requirements shall be deemed modified to comply with such laws or regulations.
- Declarant and the HOA shall have the right, without obligation, to erect or install and maintain any such apparatus to promote the Community or for the benefit of all or a portion of the Community.

Items listed on the below checklist must be included on the ARB packet:

- Architectural Review Board (ARB) application (pages 1-5)
 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting project location and measurement.
- Project plans and drawings (detail map out of modification, the material(s) being used i.e.: color, design, installment technique etc.)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.

MISCELLANEOUS EXTERIOR MODIFICATIONS

- Unless approved by the ARB as to use, location and architectural design, no garage, tool or storage room, shed, or other auxiliary structures (including, without limitation, gas tanks, cabanas and gazebos) may be constructed separate and apart from the residence, nor can any of the aforementioned structures be constructed prior in time to the construction of the main residence or constructed off-site and transported to the lot. No guest house is to be constructed on any lot unless approved by the ARB.
- Any structure erected in the rear of the homes (pergolas, arbors, cabanas, etc.) must not affect any premium lot views (lake, golf course) without written permission from affected neighbors.
- Compost - ARC approval is required for the installation of compost containers. Compost containers shall not be visible from adjacent properties, and Owner must control odors and pests.
- Garage Doors must match the standard style for the Community.
- These guidelines are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Eagle Creek Golf Community but shall not create any duty on any person charged with review of the same. Neither Declarant, the HOA, the ARB, nor any shareholders, partners, officers, directors or members of any of the foregoing, shall bear any responsibility for ensuring structural integrity or soundness, or compliance with building codes and other governmental requirements, or ensuring that structures on lots are located so as to avoid impairing views or having other negative impacts on other properties in the Community. No representation is made that all structures and improvements constructed within the Community are or will be of comparable quality, value, size, materials or design. Neither Declarant, the HOA, the ARB, nor any shareholders, partners, officers, directors or

members of any of the foregoing, shall be held liable for soil conditions, drainage problems or other site work, nor for defects in any plans or specifications submitted or approved, nor for any structural or other defects in work done according to approved plans, nor for any injury, damages, loss or death arising out of the manner, design or quality of approved construction on or modifications to any improvements on the lots within the Community.

Items listed on the below checklist must be included on the ARB packet:

- Architectural Review Board (ARB) application (pages 1-5)
 - Cover page
 - Indemnification Agreement
 - Access Waiver *The use of common areas (i.e. easement, golf court, empty lot) and HOA property access are not permitted.*
- Full current pictures of the exterior of the property/home; front, both sides, back.
- Property survey highlighting project location and measurement.
- Project plans and drawings (detail map out of pool location, landscape modification, the material(s) being used i.e.: color, design, installment technique etc.)
- Information on the types of vehicles and equipment that will be onsite; where they will be parked; and the duration.
- If any equipment will be traveling over the sidewalk at any time, you must supply a “before” picture of any cracks or damages to the sidewalk. Any noted damages to the sidewalk after the completed project will be the homeowner’s responsibility to repair, unless previously existing.

EXHIBIT A

Examples of acceptable landscape screening for Trash Enclosures and Exterior Equipment.

You are not limited to these options, but they should be of similar size and coverage.

Podocarpus macrophyllus Hedge



New Screen Installation



Mature Screen

3-Sided Screening (for applications against a flat wall surface to hide equipment from all angles)

Viburnum odoratissimum Hedge

