

Eagle Crest Property Owners Association

ARC Guidelines REV. 06/03/2025

Basketball Hoops or Backboards

Permanent

Basketball hoops and/or backboards, either permanently mounted to a Dwelling above the garage or mounted to a permanent pole, require ARB approval and will be allowed only under the following conditions:

- Basketball hoops and structures must be well-maintained.
- Backboards must be transparent or white, NBA approved, with a limit of two colors of trims.
- Nets are limited to white nylon.
- if pole-mounted, the pole must be metal, either black or galvanized, and permanently mounted into the ground with a concrete base.
- No permanent basketball structures may be placed in any side yard.

Temporary

Portable basketball goals must be stored out of view of the community when not actively being used.

Portable basketball goals do not require ARB approval.

Driveway Extension

Driveways cannot be extended past the width of the garage.

Fence

(Non-Pond Lot)

Six-foot White/Tan Vinyl Fence with the following CONDITIONS.

* All fences are required to be at least twenty (20) feet back from the front of the house. If you have a corner lot, you are also required to place your fence ten (10) feet back from the sidewalk. All proper county / city permits must be in place prior to the start of install.

(Conservation Lot)

White/Tan Vinyl

Six-foot White/Tan Vinyl Fence along the side property line and a four-foot to six-foot White/Tan PVC or Black Aluminum Picket along the rear property line with the following CONDITIONS.

* TRANSITION: The transition from four-foot-high to six-foot-high privacy fence shall occur over the last eight-foot section.

Eagle Crest Property Owners Association

ARC Guidelines

* All fences are required to be at least twenty (20) feet back from the front of the house. If you have a corner lot, you are also required to place your fence ten (10) feet back from the sidewalk. All proper county / city permits must be in place prior to the start of install.

OR: Four-foot Black Aluminum. (Same conditions)

(Pond Lot)

Black Aluminum

Four-to-six-foot Black Aluminum fence along the whole property line with the following conditions.

* All fences are required to be at least twenty (20) feet back from the front of the house. If you have a corner lot, you are also required to place your fence ten (10) feet back from the sidewalk. All proper county / city permits must be in place prior to the start of install.

Gazebo / Pergola

Maximum height is nine-foot and must be in a fenced yard.

Landscape Rock

White is not allowed, only Earth tone.

Play Equipment:

Play equipment must be in a fenced in rear yard. The maximum height is nine-feet.

Security Bars

Security Bars are not allowed on the doors or windows.

Screen Enclosure:

Install a Screen Enclosure onto the back of the house with the CONDITION the Frame is Bronze and the Screen is Charcoal. Screening in the entryways of homes is allowed, with approved frame color and screen color.

Screen Lanai:

Screen in the Back Lanai with the CONDITION the Frame is Bronze and the Screen is Charcoal.

Eagle Crest Property Owners Association

ARC Guidelines

Sheds

(non-pond lots) The shed must be in a fenced in rear yard. If the lot is a corner lot, the structure must be placed in the corner of the yard that is furthest from the street. The size, color, etc. must be submitted to the ARB for approval. Maximum height is eight (8) feet.

(pond lot) A small 'Rubbermaid' style shed can be placed on the side of the house as long as it is screen from street with shrubbery. The size, color, etc. must be submitted to the ARB for approval.

Solar Panels

Install Solar Panels on the roof of the house only. Cannot install on the ground or screen enclosure or shed roof.

Water Softener

Install a Water Softener System along the side of the house with the CONDITION it is completely screened from view.

The site plan illustrates a proposed 100-unit residential development. The layout includes a large central pond, an amenity center, and various building footprints with unit numbers. The development is bounded by Eagle Harbor Way to the north and south, and Pomona Drive to the east. The site is surrounded by trees and landscaping.

Unit Numbers:

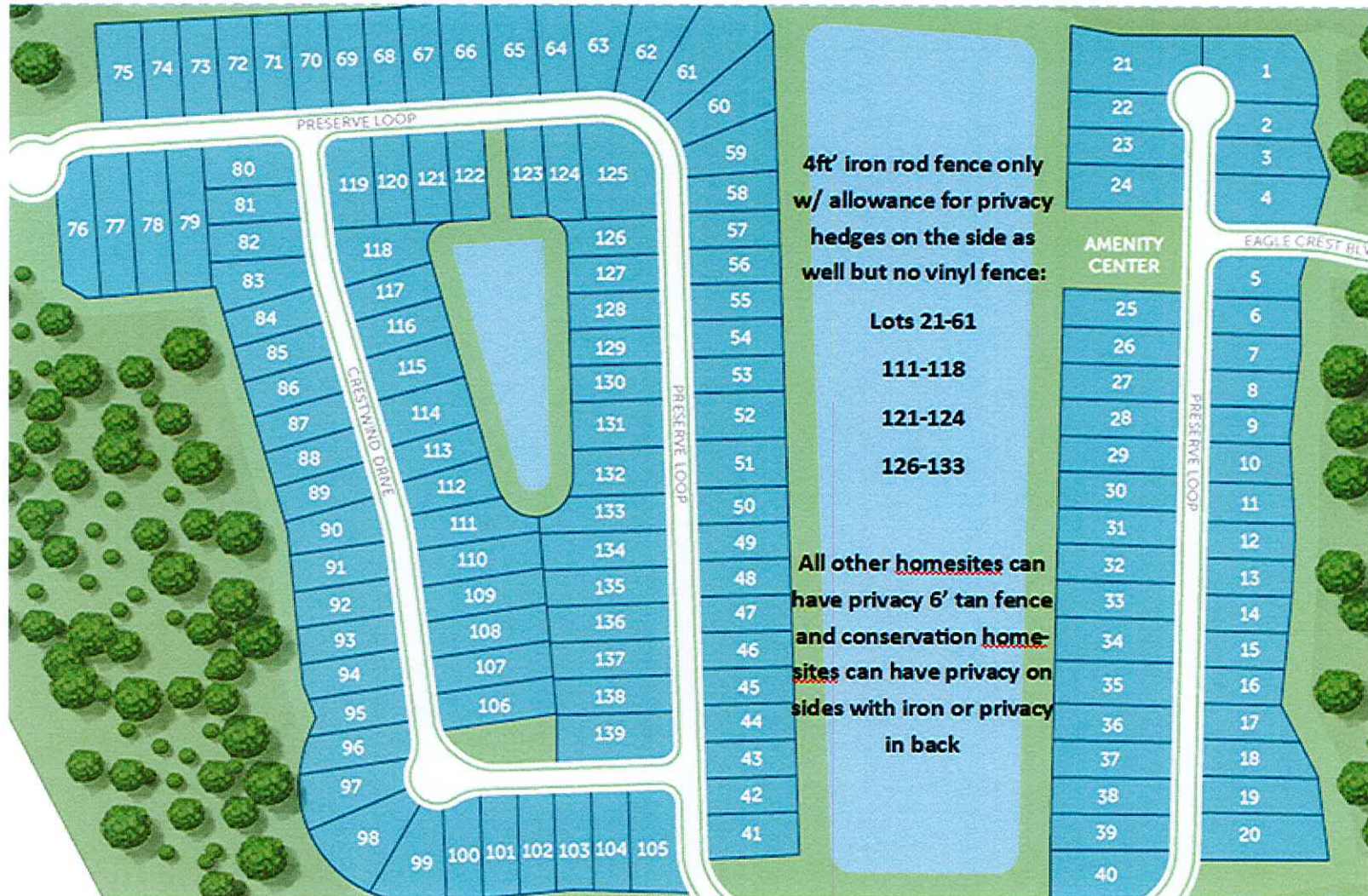
- Top row: 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61
- Second row: 80, 119, 120, 121, 122, 123, 124, 125, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41
- Third row: 76, 77, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105
- Fourth row: 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 132, 133, 134, 135, 136, 137, 138, 139
- Fifth row: 21, 22, 23, 24, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

Other Features:

- Eagle Harbor Way:** North and South boundaries.
- Pomona Drive:** East boundary.
- Amenity Center:** Located near the center of the site.
- Landscaping:** Trees and greenery are shown throughout the site.

Hedges: 3 ft inside property line to allow for maintenance on both sides. 6 ft maximum height.

Eagles Crest Fence Requirement



Pond Lots - 4-foot

Black Aluminum

21-61
111-118
121-124
126-133

Non-Pond Lots

6-foot TAN
Vinyl

Hedges

3-foot inside property line
to allow for maintenance
on both side
6-foot max height