EAGLE LANDING ARCHITECTURAL GUIDELINES

Effective Date: December 4, 2024 Approved by Eagle Landing Board		Revision Date:

The Eagle Landing Board has established the following guidelines to preserve the integrity of the neighborhood's desired aesthetics, while maintaining a comparable and updated appearance within our community.

The Architectural Review Board (ARB) of Eagle Landing will approve all requests for any exterior alterations, including but not limited to painting, fencing, windows, doors, landscaping, and roof projects. You can obtain an Architectural Application Form on the website (https://eagle-trace.com/eagle-landing/) or the Management Office.

<u>**EXTERIOR PAINT:**</u>

The exterior color palette is reviewed by the Eagle Landing Paint Committee every 5 years to add and eliminate color options. Sherwin Williams provides the paint colors. You can opt to use another brand if the color is matched.

- The Architectural Application form must be fully completed when painting the home, even if you are using the same color.
- Your home must have a different color scheme from the houses on either side of you.
- Work may not begin until written approval is received.
- Homeowners must submit a current photo of their own home when submitting the application
- The color of the house must coordinate with the roof and driveway pavers.
- **Garage doors**: must be painted the house color, the trim color, or white.
- **Front doors**: must be painted the house color, the trim color, black, or white.
- **Aluminum Doors:** if the front door is metal or aluminum, the door and frame must match the window frames.
- **Wood doors:** if the front door is wood, it may be stained a natural wood color or painted the house color, the trim color, black or white.
- Failure to comply with the above requirements may result in repainting of home at owner's expense and\or fine(s) being issued.
- Painting the exterior of the house requires a city permit.

<u>**Roof:**</u>

- Roof, driveway, and front walk tiles must complement the house color. The driveway and front walk may be replaced or stained to coordinate the roof WITH ARB APPROVAL.
- When applying to replace the roof, a sample tile must be left by the front door of the house for the committee to view.
- Only barrel or "S" tile roofs are permitted. No flat tile roofs are permitted.
- Desired roof tile must be on the City of Coral Springs approved list https://www.coralsprings.gov/Government/Departments/Community-Development/Property-Guidelines/Roofs/Roof-Guidelines .
- Failure to comply with the above requirements may result in replacing the roof or painting the house at the owner's expense and/or fine(s) being issued.

Exterior Home Guidelines:

- ➢ *Exterior Lighting*:
- ARB approval is necessary for all exterior light fixtures EXCEPT when replacing the existing fixture with a similar design and color or landscape lighting.
- Landscape lighting must be white with preference to warm white.
- Holiday lighting and decorations are permitted to be placed upon the exterior portions of a Dwelling Unit for display up to 30 days prior to the holiday and must be removed no later than 15 days after the holiday. Christmas, Hanukah, and Kwanza decorations may be placed upon the exterior portions of a Dwelling Unit for display from November 1st through January 15th. Colored lights of any type are permitted only during the holiday season.

- ➢ *House Address Numbers:*
- Address numbers should be made of durable, weather-resistant material and permanently affixed to the front of the building.
- Home numbers should be a minimum of 4 inches tall and not exceed 6 inches tall.

- ➢ *Mailboxes*
- Mailboxes may not be changed and/or modified.
- The box and post may be painted with Rust-Oleum Gloss Black spray paint (must be sanded and primed prior to painting).
- The numbers and flags must match the original mailbox. You may contact Beautiful Mailbox Company to purchase the numbers.

- ➢ *Driveways:*
- Driveways may be constructed of paver bricks or painted/stained stamped concrete.
- The color of the driveway must coordinate with the house and roof.
- The width of the driveway may not exceed the width of the garage.

- ➢ *Hurricane Shutters:*
- Accordion shutters may be installed on the exterior of the home if approved by the Board and/or Architectural Review Board. Accordions may be closed when hurricane or tropical storm conditions are predicted to occur within three (3) days and must reopened three (3) days after the storm has passed. During the period of June 1st to November 30th, accordion shutters may be closed if the home is vacant the owner has registered with the office. Metal shutters or plywood may only be installed when hurricane or tropical storm conditions are predicted to occur within three (3) days and must reopened three (3) days after the storm has passed.

Landscaping Guidelines:

- Flowerpots and planters may not be taller than two feet high and must contain live plants.

- Flowerpots may only be placed in landscape beds, by the garage door, by the front door, or on the patio.
- Mulch or decorative rock must be neatly maintained and replenished as needed (**ARB approval is not required).**
- Flowers (annuals or perennials), shrubs, plants and hedging must be neatly maintained and replenished as needed **(ARB approval is not required**).
- Landscape bed edging must be kept neat, clean, and free of well water stains. Edging stained with well water will need to be replaced.
- Any changes to the landscape bed shape requires ARB approval.
- No trees shall be removed or installed without prior ARB approval.
- Fruit trees, including coconut trees, will not be permitted.
- Trees must be maintained neatly and trimmed as needed. It is recommended to trim palm trees 1-2 times per year and hard wood trees every 2 years. Existing coconut palms should be trimmed at least two times per year, once at the beginning of hurricane season and any other time that falling coconuts could cause damage to persons and property.
- Flowers (annuals or perennials), shrubs, and plants around mailbox may not be more than 2 feet high or interfere with mailbox access.

Miscellaneous Guidelines:

- ➢ *Fountains and Birdbaths*
- Fountains may not be installed.
- Birdbaths are not permitted if visible from the street.

- ➢ *Benches:*
- Concrete, iron, metal, or wood benches are allowed by entrance walkway.

- ➢ *Statues or Figurines:*
- Decorations of this nature are not permitted in front yard.
- Up to four (4) statues or figurines not to exceed 36" in height may be placed in the backyard.

- ➢ *Flags:*
- Owners shall only be permitted to display flags that are protected under Florida Statute 720.304(2), sports team flags, or holiday flags. Flags may not be political in nature. Flags shall not contain imagery or wording that may be considered offensive as determined in the sole discretion of the Association's Board of Governors. A maximum of two flags may be placed on the house or on an approved flagpole but may not be placed on trees.
- Flags must be in good condition, not faded, frayed, or torn.
- Two of the following banners, no larger than 12" X 18" may be displayed in the garden beds only: Welcome banner, Seasonal banner, Holiday banner, or Sports banner.

➢ *Fencing, Screened Patio and Awnings:*
- Fencing of any kind is not permitted in front yard.
- Fences must be 4 feet tall aluminum in either white, black, or bronze.
- Only standard aluminum fence style (WR1) is permitted.
- The ARB must approve installation of fencing, patios, screening, or awnings.

➢ *Swing or Gym Sets*:
- Playsets may only be installed in the backyard with ARB approval.
- Proper landscaping must be planted to obscure view from neighbors or street view.

FUTURE MODIFICATION:

The Board reserves the right to amend, supplement, and/or modify these Rules at any time, and to make such other rules as in the judgment of the Board may, from time to time, be necessary for the aesthetic enhancement and efficient operation of the Eagle Trace Landing community, as well as to protect and preserve its safety, cleanliness, and good order.