

EAGLE LAKE ESTATES HOMEOWNERS ASSOCIATION
Architectural Control Committee Guidelines

LAWN AND LANDSCAPE GUIDELINES 1A

The By-Laws state that Homeowners must maintain their lot & outside appearance of their dwelling. Homeowners must provide lawn mowing, edging of the front street curb, driveway and walkway areas, watering, weeding, trimming, tree trimming and general care of landscaping and trees on lots. Lawns must be kept in healthy condition with fertilization & treatment for insect infestations. Each homeowner must maintain & keep in good repair an irrigation/sprinkler system.

Homeowners are required to keep their sidewalks clean and clear from obstruction. You are prohibited from parking on sidewalks.

Front Yards:

- Front Yard is to be a minimum of 60% Grass.
- Grass is to be the **Floratam** (St. Augustine) variety.
- Grass should be full, green, healthy
- No landscaping is to encroach on any part of the sidewalk.

Planting Beds

- Should not be larger than 40% of the yard
- Need to be properly edged
- Need to be properly mulched or have ground cover
- Need to be free of weeds

Trees:

- It is the homeowner's responsibility to trim/prune the trees originating on their property.
All sidewalks need to have a minimum of 8-foot clearance.
All Roads need a minimum of 13-foot clearance.
All road signs must have a 5-foot clearance in all direction.

Shrubbery

- Evasive plants are not permitted
- Florida Native plants are encouraged as long as they are kept pruned and shaped.
- Overgrown, unpruned and unshaped plants need to be pruned and shaped or removed.

Other:

Revised by the ACC, 02/01/2020

NOTE: The intent of all guidelines is to comply with Article IX, Sections 2 & 3 of the Declaration regarding Aesthetic Balance, Consistency and Uniformity.