

**SHORT SYNOPSIS OF THE MOST IMPORTANT RULES AND REGULATIONS FOR EAGLE
GREENS CONDOMINIUM ASSOCIATION**

THIS SYNOPSIS IS PUBLISHED FOR EASY REFERENCE; HOWEVER, IT DOES NOT NEGATE THE
DECLARATION OF COVENANTS, RESTRICTIONS, BYLAWS AND RULES AND REGULATIONS
FOR EAGLE GREENS.

1. Declaration Section 9: ANY PROPOSED ADDITIONS, ALTERATIONS, AND/OR CHANGES WHATSOEVER (e.g., patio, screen enclosures, gutters, windows, hurricane shutters¹, painting of the exterior door etc.) **TO THE EXTERIOR OF ANY UNIT, INCLUDING THE LOT MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE or THE BOARD OF DIRECTORS.**
2. Declaration Section 9: Flower beds are planted by and maintained by the Association. Any additional landscaping must have prior written approval of the Architectural Review Committee or The Board of Directors.
3. Declaration Section 18.1: Each unit is to be used for a single-family residential purpose only. Any trade, business, or other non-residential use of property is allowed, with prior written approval by the Board.
4. Declaration Section 18.1: Each unit shall be occupied by a “family” or a group of not more than two (3) unrelated persons who share living, kitchen, and bathroom space. Unrelated persons living together in exchange for remuneration of any kind is prohibited.
5. Declaration Section 18 and By-Laws Article XVII Section 10: No offensive activity shall be carried on, nor shall anything be done which may become an annoyance or nuisance to the neighborhood.
6. By-Laws Article XVII Section 5: All trash, garbage, or other waste and recycle shall be kept in containers and stored out of sight. Automated trash carts should be placed at the curb after 6:00 p.m. the day before or prior to 6:00 a.m. on your designated collection days. Please remove the cart from the curb the same day but no later than 6:00 a.m. on the day following collection. All garbage cans are to be kept in garage.
7. By-Laws Article XVII Section 9: No trailers, campers, boats, boat trailers, or recreational vehicles (R.V.) may be parked in any driveway or upon any lot, street or cul-de-sac except by guests or invitees of Eagle Greens residents, and then only for a maximum of 12 hours. R.V. Parking is permitted for a 24-hour period but only to load, unload, or prepare for a trip. Commercial vehicles may not be left overnight and may only be parked in a driveway or street during the day work when being performed. There shall be no parking on streets or cul-de-sacs except by guests or invitees of Eagle Greens residents
8. By-Laws Article XVII Section 9: There shall be no parking of any vehicle or trailer on grassed or non-paved areas at any time.

¹ Per Florida Statutes, hurricane shutters are allowed. Board approval is meant to ensure a licensed contractor is used.

9. By-Laws Article XVII Section 9: No vehicle maintenance or repair work may be performed outside the garage.
10. Declaration Section 11: No window or wall-type air conditioning units are allowed. No canopy shutters or other projections shall be attached to or placed upon the outside walls of a unit.
11. By-Laws Article XVII Section 3 and Section 5: No fences or clotheslines are permitted in Common or Limited Common Areas.
12. Declaration Section 18.3: No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Unit, Limited Common Elements or Condominium Property by and Unit Owner or occupant without prior written consent of the Board of Directors. This includes signs within a Unit which are visible from outside of the Unit. One alarm system and one real estate sign is allowed. Real Estate includes For Sale by Owner signs and cannot be larger than 18" x 24" including all headers and trailers. They must be mounted on a single white post and must not be more than 4' in height. Signs must be immediately removed at expiration of the Realtor's listing or immediately upon closing. They cannot be placed on the grass portion of common area.
13. Leasing of Unit: The Board must be notified by the unit owner when a unit is to be leased and furnish to the Board a copy of the signed lease, the name and contact info of the tenant and all pet information. Entire Units may be rented, but no individual rooms may be rented, or transient tenants allowed. Background checks on all tenants is requested.
14. Holiday Decorations can only be displayed for one month before designated holiday and for three days after the holiday except for winter holiday decorations which can be displayed from the Saturday after Thanksgiving until the second Sunday of January. Other holidays/celebrated events that are allowed to have decorations are: Flag Day, Memorial Day, Independence Day, Easter, Strawberry Festival and Halloween. Statues and fountains of any kind require approval by the Architectural Review Committee or the Board of Directors. Lawn ornaments are allowed; however, they cannot exceed 12", i.e., frogs, birds, etc.
15. One garden flag is permitted. Political flags are prohibited. American flags should be fixed to the entrance wall with a hanger which will allow the flagpole to be positioned at a 45-degree angle to the ground. Maximum size of the American flag is to be 3x5".
16. Article XVII Section 7: Furniture of any kind is prohibited in all common and limited areas, unless it is on a paved or otherwise improved patio. No lighting, etc., in common areas. Landscape lights may be placed in Limited Common Areas with approval by the Architecture Review Committee or the Board of Directors. All outdoor furniture needs to be maintained by the homeowner and cannot be kept on the sidewalk outside of the front door to the unit.
17. By-Laws Section 5: Bird feeders, bird baths and birdhouses are allowed only if maintained by the homeowner and must have prior written approval of the Board of Directors.
18. By-Laws Section 15: Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit and dwelling thereon prior to his departure. Preparations include removing any object on the exterior of the unit that is not permanent fastened, i.e., ornaments, flowerpots, furniture from patios, etc. and cutting off the water to your home. Approved hurricane shutters must be removed within 7 days following the Hurricane unless Board approval is granted.

19. By-Laws Section 13: Cooking on grills on patios/lanais is permitted, however grills must be stored out of sight from the public when not in use.
20. Declaration Section 11: Garden Hoses and other outdoor implements when not in use must be secured by reel, stand, pot, cart, etc.
21. Declaration Section 17: Eagle Greens residents who own dogs or other authorized pets are responsible to leash the dogs or pets and to remove any litter in accordance with Plant City ordinances. Pets are permitted subject to rules adopted by the Board. No more than two pets of a normal domesticated household type subject to behavior criteria set for the below are permitted per unit owner, renter. The Board is empowered to order and enforce the removal of a pet that becomes a nuisance or annoyance to other residents in the Property. No dogs are permitted over 35 pounds. Homeowners renting must notify the renter of this change for new leases. All pets must meet the following behavior criteria:
 - a. The pets must be leashed at all times while in the Common or Limited Common Areas.
 - b. Each owner shall be responsible for the immediate removal and disposal of the pet's body waste.
 - c. The pet shall not make disturbing noises such as barking or crying that interfere with other resident's quiet enjoyment of the Property.
 - d. The pet shall not be permitted to damage any Common or Limited Common Area of the Property.
22. Article XVII Section 17: Pool area is for residents ONLY. Guests are permitted, if accompanied by owner or renter. Minors 14 and under require adult supervision.
23. Article XVII Section 2: The sidewalk, entrances and all of the Limited Common Elements and Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises, nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, benches, tables, or any other object of similar type and nature be stored therein.
24. Article XVII Section 5: No garbage cans, supplies, recycling containers or other articles shall be placed on the Common Elements and Limited Common Elements except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any windows, doors, porches, patios, or entry ways, or exposed on any part of the Limited Common Elements or Common Elements. If applicable, fire exits shall not be obstructed in any manner, and the Limited Common Elements and Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.
25. The Board encourages unit owners to keep garage doors closed as much as possible for safety and appearance.
26. The speed limit posted on our private road is 15 MPH.
27. Sale of the Unit: The unit owner is responsible for notifying the Board and is required to transfer all documents pertaining to the Association to the new owner.
28. Gutter maintenance, including removal of debris, cleaning of mold and mildew and repairs is the responsibility of the homeowner. Gutter inspection will be completed annually by the Association.