

Eastlake Oaks
Residential Guidelines
for Homeowners

RESIDENTIAL GUIDELINES FOR
EASTLAKE OAKS
(Final HOA 03/20/01)

Mission Statement:

To create design standards for Eastlake Oaks (ELO) which are to be incorporated as part of and supplemental to the Declaration of Covenants, Conditions, Restrictions and by-laws for Eastlake Oaks. The detailed architectural and landscape design standards, specifications and criteria will be cumulated into a Design Review Manual (DRM) which is outlined in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastlake Oaks, Article IX, Section 6. The standards will also add to and clarify the "Use Restrictions" outlined in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastlake Oaks, Article VIII.

Statement of Purpose:

These standards/guidelines are promulgated by a committee organized by a Director of the ELO whose membership was solicited at large from and are solely made up of the homeowners of ELO. Included herein are minimal standards for the Architectural Control Committee (ACC) and ELO to conduct their responsibilities as outlined in Articles IX and X of the Declaration of Covenants, Conditions and Restrictions for ELO). All items are not covered by these guidelines. These standards are intended to be a living document which will be modified as needed to add, clarify or change guidelines for the betterment of ELO. Non-compliance with these standards may be used as the basis for disapproval of plans or to determine the state of compliance of existing properties. Architectural and landscape design is subject to review and approval of the ACC, which has the authority and discretion to grant or deny approval on behalf of the Eastlake Oaks Homeowners Association, Inc.

Standards:

1.0 Accessory Structures.

All accessory structures listed below are to be submitted for approval to the ACC if constructed by the homeowner or his agent. The improvements must receive approval prior to construction.

1.1 Structures.

No structure shall be erected nearer than 25 feet from a front street line or side street line. No structure shall be erected nearer than six (6) feet from a side yard line or nearer than ten (10) feet from a rear yard line. A swimming pool may not be located in the front yard of any lot. Above ground swimming pools are prohibited. Fences are not considered to be a "structure."

1.2 Use of Accessory Structures.

Other than the dwelling and its attached garage, no tent, shack, barn, utility shed or building shall, at any time, be erected and used on any lot temporarily or permanently, whether as a residence or for any other purpose. No recreational vehicle may be used as a residence or for any other purpose on any of the lots in the Properties.

1.3 Gazebo.

Gazebos shall be constructed of pressure treated wood or PVC and should be stained or painted to match color of house for consistency. Gazebos must be located in the back yard of the property.

1.4 Decks.

The use of natural wood for construction is encouraged. This includes redwood, cypress or pressure treated pine. PVC materials may also be acceptable. Decks must be located in the back yard of the property.

1.5 Trellis/Arbor.

Material and colors used for any trellis or arbor construction shall be constructed of pressure treated wood or PVC and match the colors on the primary residence. The use of wood is encouraged.

1.6 Flags.

Banners and flags may be temporarily displayed on a single pole attached to the front façade of the house. All banners and flags must be properly maintained. Permanent display would be subject to ACC approval.

1.7 Mailboxes.

The common standard mailbox as originally provided by the builder be maintained. The support post/box may be stained/painted with neutral colors that match the exterior of the home. Any replacement must comply with the original height and resemble the original mailbox provided by the builder and must be submitted to the ACC for approval, along with a picture, prior to installation.

1.8 Solar Water Heaters.

Exposed pipes extending up the sides of the home shall be painted the same color as the walls of the residence.

1.9 Garden Ornaments.

Garden ornaments, that is, sculptures, figurines and the like, must be of a natural color or material (excluding wood) including, but not limited to, stone, terra cotta and clay. Neither plastic nor rubberized material is allowed. The color of the material must either blend with the existing color scheme of the residence or the shrubs, or be an earth tone (such as gray, brown, black or green). There should not be an excess of statuary as determined by the ACC.

Garden ornaments used in back yards that are not open to public view are permitted. Garden border or boundary ornaments, which are visible from the public streets or other lots, are subject to approval by the ACC.

Decorative benches are permitted in the rear of the home if properly maintained. Decorative benches or plastic benches or picnic tables are not permitted in the front yard.

2.0 Driveways.

Driveway expansions shall be of poured concrete not to exceed two (2) feet in width on each side of the driveway and shall extend in length past the sidewalk to the street/curb. The expansion shall be professionally constructed and match the existing driveway.

2.1 Screened Enclosures, Patios, Porches and Screened Doors.

Various designs, materials, sizes and locations may be allowed by the ACC depending upon the architectural style of the home. All screened enclosures must have either a white or brown aluminum frame with charcoal screen unless otherwise permitted. No screened enclosures or porches/patios are

permitted on the front of the home. Screened doors are permitted on entranceway doors upon approval by the ACC.

2.2 Spas.

All spas and mechanical equipment shall be screened from neighbors or public view by approved fencing or vegetation. Spas must be located in the back yard of the property.

2.3 Swimming Pools.

Swimming pools are to be in-ground and in the back yard of the property, with prior approval for location, size and screening. All swimming pools are to adhere to the setback requirements outlined in Article VIII, Sections 2 and 4. Swimming pool accessories, such as ladders, slides, waterfalls, etc. must not be over six (6) feet in height.

2.4 Air Conditioning, Propane Tanks and Mechanical Equipment.

All exterior air conditioning, pool or spa filtration, water treatment/softeners and mechanical equipment must be located in a side or rear yard and must be screened from neighbors or public street view by landscaping which is mature enough at planting to provide a substantial screening effect. Propane tanks must be horizontal in nature and painted to match the existing exterior color of house and screened from view with mature landscaping.

2.5 Children's Play Structures.

Permanent structures shall be made of quality wood construction. Properly maintained plastic structures are allowed. Properly maintained metal structures are allowed. No part of the structure shall be higher than 12 feet from the original lot grade. The structure must not be visible from the front of the property or direct public view. The structure must be screened from public view by approved fencing or vegetation.

2.6 Basketball Goals.

The only allowable residential basketball goal is a portable goal which must be placed on or next to that portion of the driveway between the sidewalk and house. Specifically excluded is the sidewalk, road and sewer culvert. All shall be maintained in good repair.

2.7 Barbecue Pits.

Barbecue pits of brick and/or stucco must complement the exterior the house. Proper screening and placement will be required as part of the review by the ACC.

2.8 Landscape Maintenance.

All landscaped areas (front, side and back) shall be properly maintained. Landscape maintenance shall include care of trees, shrubs, ground cover, annuals, turf grass and irrigation systems.

- Lawns need to be cut on a regular basis so that the height of the grass does not exceed four (4) inches in height.
- Edging of the curbs, sidewalks, driveways, shrub beds, home foundations and fencing should be performed at least every other time of cutting.
- Shrubs should be trimmed to an even height to remove excessive growth as necessary.
- Lawns, plant beds, curbs and sidewalk cracks should be maintained to be weed free.
- All plant trimmings and grass clippings need to be swept from the curbs, walks, streets and driveways each time the lawn is cut.
- Mulch should be turned and top-dressed at least once per year.

- Lawns should be fertilized at least four (4) times a year and plants at least twice a year to promote the health and color of the lawn and landscaping.
- Yards should be kept free of debris.
- No cement, sand or pebbles, etc. is permitted for use or substitution for shrubs, ground cover or grass lawn.
- No bare ground is acceptable.
- All lots are to be sod with St. Augustine type sod. At least 50% of the lot must be sod and properly maintained.
- Grass clippings, animal waste, fertilizer and other items should not be thrown into the ponds, as they will cause algae blooms and damage to the environment. Waste products must be disposed of properly.
- Parking of vehicles on lawn areas is prohibited.
- No water gardens/ponds are allowed in the front of the home.

2.9 Trees.

- No Owner shall remove, damage, trim, prune or otherwise alter any tree in the Properties, the trunk of which tree is eight (8) inches or more in diameter at a point 24 inches above the adjacent ground level, except as follows:
 - a) With the express written consent of the Association.
 - b) If the trimming, pruning or other alteration of such tree is necessary because the tree or a portion thereof creates an eminent danger to person or property and there is not sufficient time to contact the Association for their approval.
 - c) Notwithstanding the foregoing limitation, an Owner may perform, without the express written consent of the Association, normal and customary trimming and pruning of any such tree, the base or trunk of which is located on said Owner's lot, provided such trimming or pruning does not substantially alter the shape or configuration of any such tree or would cause premature deterioration or shortening of the life span of any such tree.
 - d) It is the express intention of this Section that the trees existing on the Properties be preserved and maintained as best as possible in their natural state and condition. Accordingly, these provisions shall be construed in a manner most favorable to the preservation of that policy and intent.
- Trees should be maintained such that dead or dying limbs, fronds, etc. are promptly removed and discarded. Dead trees in the front yard should be replaced.
- Trees should be regularly fertilized to promote growth and to maintain a healthy green color.
- Palms with yellow colored fronds should be promptly fertilized with fertilizer containing the appropriate minerals.
- There should not be an excess number of trees in the front yard as determined by the ACC.
- Prohibited trees include, but are not limited to, the following:

Australian Pine	Brazilian pepper
Carrotwood	Chinaberry
Earpod	Eucalyptus
Jacaranda	Orchid Tree
Paper Mulberry	Punk or Cajeput Tree
Rosewood	Camphor
Red Maple	

3.0 Fences.

- All fences, walls, hedges should be constructed and maintained to a maximum height of six (6) feet.

- The approved shall only be constructed of cypress (or other high quality pressure treated wood materials) or of PVC material and must be kept in good condition and repair.
- No fence, wall or hedge may be constructed or maintained between a front street line and the front dwelling line.
- Proper maintenance of the fence should include at a minimum an annual cleaning and preservative retreatment.
- Any fence installed along a drainage area should maintain and allow for free-flowing, continuous drainage.
- All fences must be installed as per exhibit "C" of the Eastlake Oaks deeds and covenants.

4.0 Irrigation.

Sprinklers should not spray on neighboring houses, lawns, driveways or patios.

5.0 Residence Maintenance.

Residences should be properly maintained to provide for consistent public attractiveness.

- Residences should not have any surfaces covered with mildew.
- Painted surfaces must be maintained such that no cracks, voids, chipped paint, excessive fading, etc. are visible.
- The original paint scheme (base and trim, including exterior doors) must be maintained upon repainting with the same color and type as provided originally by the builder, except as otherwise approved by the ACC.
- Driveway oil stains are not permitted and must be regularly cleaned and removed.
- The use of solar/hurricane film is allowed subject to ACC approval. Draperies/window treatments must be visible through the film. No solid black, silver, platinum or gold is permitted. A sample of the film and information as to the location of the windows to be treated must be submitted with the request prior to installation.

6.0 Residence Curb Appearance.

- Toys, bicycles, skate boards, etc., should be properly stored after each use out of public view.
- Garden hoses and tools should be properly stored after each use out of public view.
- Patio furniture is not permitted in the front or side yards or in public view on a permanent basis.
- Permanent placement of barbecue grills in the front or side yards is prohibited.
- Driveways and sidewalks should not be painted or stained.
- Acrylic-coated driveways/home entryways are allowed, as long as it is professionally installed and in a neutral color. A request for approval must be submitted prior to installation, along with a design layout and sample of color chip(s).
- Driveway oil (or other) stains are not permitted and must be regularly cleaned and removed.
- Non-decorative planters/pots (nursery containers) are not permitted within public view. Excessive number of planters and/or plants will be determined by the ACC. Other hanging objects are allowed on the patio, providing they are silent. A wind chime or any other noisemaking device shall not be permitted if it disturbs or annoys neighbors.
- Sidewalks must be kept clear at all times, including, but not limited to, furniture, potted plants, figurines, light fixtures, garbage cans and pet food dishes, etc.
- Garbage cans and other similar items must be stored in a concealed area.

7.0 Garage Sales.

- Garage sales are permitted.
- Signs are not allowed in the center island of the entranceway at Tampa Road and Shady Oak Drive. All signs must be removed the same day.

8.0 Vehicles.

- No motor vehicles shall be parked on common areas or unimproved lots.
- No motor vehicles which are primarily used for commercial purposes, other than those present on business, nor any trailers may be parked on the streets, common areas or unimproved lots unless inside a garage and concealed from public view.
- Boats, boat trailers, campers, commercial trucks, commercial vans, motorcycles and other recreational vehicles shall be parked inside of garages and concealed from public view.

9.0 Signs.

- No signs shall be erected or displayed in public view unless written approval of the size, shape, content and location thereof has been obtained from the ACC.
- Every owner has the right, without prior consent of the ACC, to place upon his property one (only one) professionally made sign which shall not be larger than six (6) square feet and shall contain no wording other than "For Sale" or "For Rent," the name and address of one registered real estate broker and a phone number of Owner or his agent.
- Security systems signs are allowed.
- Neighborhood Watch window stickers are allowed.

10.0 Satellite Dishes.

- Satellite dishes are allowed.
- Current FCC regulations provide a maximum diameter of 39 inches and a maximum pole height of 12 feet.
- All cables must be painted to match color of house. It is recommended that, if feasible, dish should be placed as inconspicuously as possible.
- Any placement of a satellite dish on a pole in a backyard is subject to ACC approval.

11.0 Clothes Hanging and Drying.

All outdoor clothes hanging and drying activities shall be done in a manner so as not to be visible from any front street or side street or any adjacent or abutting property and are hereby restricted to the areas between the rear dwelling line and the rear yard line and, in the cases of lots bordering a side street, to that portion of the aforescribed area which is not between the side street and the side dwelling line. All clothes poles shall be capable of being lifted and removed by one (1) person in one (1) minute's time and shall be removed by the Owner when not in actual use for clothes drying purposes.

12.0 Pets.

- No animals, livestock or poultry of any kind shall be raised, bred or kept on property or in residence, except cats, dogs and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.
- No dogs/cats should be allowed to stray or go upon neighboring properties without the consent of the owner of the property.
- No more than four (4) dogs/cats may be kept on any property.
- Each dog must be on a leash when the dog is outside of the owner's property.
- Any animal waste MUST be promptly picked up and disposed of properly. Exterior pet dishes are allowed at the rear of the house and must be removed as promptly as possible. No overnight feeding is allowed.

13.0 Holiday Decorations.

- End of year holiday lights, figures, fake snow and other displays are permitted with certain restrictions. Such items may not be set out prior to Thanksgiving Day and must be removed by January 10th of the year immediately following.
- Any hooks used to hang lights or ornaments will be considered part of the holiday decoration. Therefore, they must be removed when not in use.
- Complaints will be reviewed promptly by the ACC, which may then request removal of excess or annoying lights, fixtures or other holiday decorations.
- Decorations for other holidays (such as Halloween) are also permitted with restrictions. Decorations may be placed outside no more than fourteen (14) days before the actual date of the holiday and must be removed by the seventh (7th) day following the holiday.