

## Eagle Preserve Community Association, Inc.

9690 Eagle Preserve Drive  
Englewood, Florida 34224

November 12, 2020

To: Lot Owners

From: Board of Directors

Re: Procedures for Workmen and Subcontractors Doing Work in Eagle Preserve & Contractor Checklist

Eagle Preserve is a community of property owners that are bound by Deed Restriction, to adhere to the Covenants of the Association.

The Board of Directors of the Association has the responsibility and authority to ensure that the provisions of the Covenants are met by all property owners, owner agents, or those entities performing services on the owner's behalf. The Board has appointed an Architectural Review Committee (ARC) to review and approve those plans that are in accordance with the Covenants. All Variances to the Covenants must be approved by the Board.

The Board wishes to remind you that:

1. The Covenants will be enforced. The owner of each lot is responsible to provide a copy of the Covenants to his agents or designated persons with permission to enter Eagle Preserve. A special "Contractors" code is provided to each owner for gate access. In the near future both gates will be closed at all times. Your specific code will be monitored. Any subcontractors you wish to monitor may also be issued a separate code on your request.
2. All construction activity (including but not limited to, access and storage of materials) is limited to the property on which work has been contracted, unless written permission has been obtained from the property owner whose lot is to be used.
3. Roadways and Common areas of the Association are to be kept clear of construction materials. Spills or vehicle damage on Common areas or other lots, must be immediately cleaned and all surfaces returned to original contour.
4. Speed limits will be enforced. Speeding will result in loss of access privileges.
5. **ANY** changes made to plans approved by the Association must be resubmitted for Board approval.

#### Directors and Officers

Harry Fatum, President

941-828-0021

Harold Hayek, Director

941-828-1720

LaReine Duckworth, Vice-President

941-698-0486

Mark Siewert, Secretary.

585-747-6737

Bob Duckworth, Treasurer

941-698-0486

6. The Board currently requires two sets of the following Plans to be submitted for approval **prior** to any work commencing.
  1. Complete set of Drawings for Home as submitted to County (including Changes).
  2. Site Plan as submitted with County permit application (also final Survey).
  3. Drainage Plan as submitted with County permit application (also final).
  4. Landscape Plan (conforming to Drainage Plan).
  5. Dock Plan as submitted with County and State permit application.
  6. Exterior Lighting Plan.
  7. Other Structures (as specified in the Association Covenants).

*“Section IV 1. Architectural Control. No improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, tennis court or other game court or structure, screen enclosure, water or sewer line, drain, mailbox, solar energy device, decorative building, landscaping, landscape device or object, or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration thereof or thereto be made, nor shall any excavation be commenced, unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing.”*

*“Section III 27. Regulations During Construction. No obstruction of any kind shall exist or remain within any swale area, right-of-way or easement within the Lot. During construction upon the Lot, the Lot shall be maintained in a neat and orderly manner with all construction debris hidden from view to the extent possible or contained in a dumpster. Construction upon the Lot shall be conducted in such a manner that the Subdivision improvements shall not be altered or damaged in any manner, and the Lot shall at all times be in a clean and orderly condition. Each Lot owner agrees to indemnify Developer and the Community Association from and against any and all costs and expenses which may be incurred in repairing or replacing Subdivision improvements damaged by the Lot owner or to put the Lot in a clean and orderly condition.”*

Failure to follow the requirements of the Covenant, to submit documents, obtain the required approvals, or to follow Board directors, could result in Board actions which are specifically defined in the Covenants.

Please review your current projects under way in Eagle Preserve and submit any Plans not submitted or changes to approved plans that may have occurred since original submissions.

Plans should be submitted to: EPCA Property Manager Tel: 941-697-9722  
Email: [brendah@myflmanager.com](mailto:brendah@myflmanager.com)

If you have any questions contact the ARC Committee chairperson, Kimberly Lamoureux, 9860 Eagle Preserve Drive, Englewood, FL 34224 or email: [kimberleylamoureux@gmail.com](mailto:kimberleylamoureux@gmail.com). Her phone numbers are 514-554-7001 or 941-227-9688.

***J. H. Fatum***

President, Board of Directors of Eagle Preserve Community Association, Inc.

## CONTRACTOR CHECK LIST

1. The Board currently requires two complete sets of the following plans as would be submitted to the County for permitting to be submitted for approval by the Association **PRIOR** to any work commencing: Digital plans may be submitted if compatible with EPCA devices.

\_\_\_\_\_ Two complete set of drawings for home as submitted to county (including changes).

\_\_\_\_\_ Site Plan as submitted with County permit application (also final survey).

\_\_\_\_\_ Drainage Plan as submitted with county permit application (also final).

\_\_\_\_\_ Landscape Plan (conforming to Drainage Plan). Must be submitted to Beautification Committee for review.

\_\_\_\_\_ Pool, Screen Cage/Fence Plan

\_\_\_\_\_ Dock Plan as submitted with County and State permit application.

\_\_\_\_\_ Exterior Lighting Plan.

\_\_\_\_\_ Flood Elevation Certificate.

\_\_\_\_\_ Other Structures (as specified in the Association Covenants).

\_\_\_\_\_ \$1,500 Construction Fee due when plans are submitted to EPCA for review for the purpose of road damage repair and clean up of storm drain.

## CONSTRUCTION REQUIREMENTS

(Please review the Declaration of Covenants and Restrictions, Article III, for full details.)

1. Single-family residential use; no similar homes in close proximity to existing homes.
2. Single building (no separate outbuildings).
3. Minimum 2,200 square feet under air.
4. Height cannot exceed 40 feet.
5. Maximum three stories.
6. Roof composition: tile, fiberglass, metal or other approved materials. All heating and plumbing vents (with the exception of chimneys) shall be painted the same color as the roof.
7. Concrete block must be covered or stuccoed. No asbestos shingles, siding or any type of asphalt covering shall be used on the exterior walls of any building.
8. Grade: "shall not be materially altered" from existing grade except where required by government regulation and County code.
9. Grade change cannot adversely affect drainage of adjacent lots except to meet County codes.

10. Set back line: “No dwelling, building or other structure (which shall be deemed to include a porch, veranda, garage, pool cage, lanai, screen enclosure, and the like,” shall be placed on a lot such that any portion (excluding eaves and overhangs) is:
  - a. closer than 35 feet to the front (street) lot line.
  - b. closer than 15 feet to a side lot line.
  - c. closer than 30 feet to a rear lot line.
  - d. violates any Charlotte County setback requirement.
  - e. Setback for corner lots must be at least 35 feet from any street.
  - f. Low, open unroofed and unscreened construction (“terraces, patios, low platforms or steps, decks, swimming pools” and similar structures) may be erected in the setback areas.
11. House must have an attached two-car garage.
12. House must be connected to sewer; no septic tanks.
13. All garbage or trash containers must be located underground or placed within a totally enclosed or screened area. Construction dumpsters and trash containers cannot be placed in the right of way.
14. Driveways must be at least 16 feet wide at the entrance of the garage and no closer than 5 feet to a side lot line.
15. Landscaping plan, drainage plan and lighting plan must be approved. Landscaping plan must also be reviewed by Beautification Committee.
16. Underground irrigation system required.
17. No oil, gas or any tank (outside a home, or underground) containing petroleum products shall be allowed on any property.
18. All fences must be approved.
19. Docks/piers, pools and screened pool enclosures/fences must be approved.
20. No improvement or structure of any kind, including, without limitation, any building, fence, swimming pool, tennis court or other game court or structure, screen enclosure, water or sewer line, drain, mailbox, wall, solar energy device, decorative building, landscaping, landscape device or object, or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration thereof or thereto be made, nor shall any excavation be commenced, unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing by EPCA. Please submit all plans for changes or additions to the exterior of a home or lot to the EPCA Board as soon as possible.
21. No solar energy on roof top facing street.
22. **Prior to construction, builder and property owner must meet with ARC to review and discuss building restrictions and contractor l**

**Revised April 20, 2017.**

Directors and Officers

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