



EAGLE CREEK COMMUNITY ASSOCIATION, INC.

Architectural Review Committee Handbook

June 30, 2025

All changes to the exterior of properties in Eagle Creek require prior approval from the Architectural Review Committee (ARC) and compliance with the requirements of this Handbook. The community associations are encouraged to support the ARC and Handbook compliance.

Property Owners should also refer to the Community Association's Master Covenants and Rules and Regulations.

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A. Introduction and Authority

- 1.** Eagle Creek Community Association, Inc. (ECCA) is a Florida Homeowners' Association and operates under Florida law and its own governing documents. These establish the breadth and restrictions of the Community Association's responsibilities and authority. Article 8, Architectural Control, of the Master Covenants describes ECCA's and ARC's authority.
- 2.** The ARC's authority is established under the Master Covenants and Florida Statute §720.3035(1), which allows the ARC to review and approve plans and specifications regarding location, size, type, or appearance of structures or improvements as specified or reasonably inferred by the governing documents.
- 3.** This Handbook is a statement of the Community Association's current appearance standards and the process for securing approval of prospective exterior changes from the ARC, as well as the process for appealing ARC decisions.
- 4.** This ARC Handbook and all revisions of it must be approved by the Community Association Board.
- 5.** This ARC Handbook shall be posted on the Community Association website and be available to all community members.
- 6.** Any provision of this Handbook that is contrary to Collier County Building Code or any requirements set by the State of Florida or the Federal Government shall be void and unenforceable.
- 7.** The ARC Handbook shall be reviewed and updated biennially to ensure compliance with evolving governing statutes, community standards, and best practices.
- 8.** In the event of any conflict between this Handbook and the Master Covenants, the Master Covenants shall control.

B. ARC Mission Statement

The mission of the ARC is to fairly and uniformly evaluate all requests from owners for changes to the exterior appearance of their properties. In responding to these requests and applying the directives of this Handbook, the ARC's paramount considerations are the preservation of the character of the community, maintaining the value of owners' properties while also evaluating maintenance costs and observing precedents.

C. General Guidelines for the Residential Communities of Eagle Creek

1. Introduction

Eagle Creek features gracefully designed, well maintained Condominiums, Estate Homes and Villas nestled in mature landscaping along the championship golf course. The physical scale of Eagle Creek is comprehensible and intimate, which creates a feeling of a welcoming, friendly community - a hallmark of Eagle Creek.

2. Light Structures in the Landscape

The aesthetic vision of the community is “Light Structures in the Landscape.” To that end, the bodies of the buildings shall be painted in light colors to offset them against the lush landscape. Complementary roof, garage doors and trim colors provide accents for the light structures.

3. Landscaping

Landscaping must complement the buildings with elegant subtlety.

4. Amenities

Monument and directional signage, street lighting and other public amenities shall follow ECCA standards to maintain a unified appearance for the community and the Golf Club.

5. Art

Property Owners must endeavor to locate art, sculptures, and other unique objects purchased for private enjoyment out of public view to achieve an uncluttered look for the community.

6. Technologies

Eagle Creek embraces contemporary building technologies, such as solar panels, so long as they can be accommodated without negatively impacting the aesthetic quality of the community.

7. Comprehensive Guidelines

This Handbook is intended to be comprehensive, however, to the extent that this Handbook does not specifically define standards for the location, size, type, or appearance of any structure or other improvement, such standards shall be deemed to be those that currently exist in Eagle Creek. The purpose of this provision is to maintain the existing harmony of architectural design in Eagle Creek and establish the community standards for external appearance as those standards that currently exist in the community. Except as otherwise expressly provided in the Association’s governing documents or this Handbook, no other exterior alterations or modifications to the homes, units, lots, or other improvements on the lots or condominium parcels are permissible unless such alterations or modifications already properly exist elsewhere in Eagle Creek and are approved in writing by the ARC.

D. General Requirements

The following proposed changes must be submitted to the ARC and initiated only following approval by ARC or, in the case of an appeal, the Community Association Board:

- 1.** Changes or additions to the exterior of any property, including roofing, gutters, storm shutters, screen doors, security bars, lanai enclosures (pool cages), exterior lighting or other exterior alterations.
- 2.** Construction or modification of any building, garage, pool, decking, paving, fencing, retaining walls, patio, screened enclosure, exterior lighting, walkway, or other structure.
- 3.** Changes or additions to landscaping and grounds including trees.
- 4.** Exterior painting of any structure in the Condominiums, Estate Homes, or Villa communities.
- 5.** Any other modifications, maintenance or repair which change the external appearance of a structure, unit or lot/parcel.

E. Guidelines & Standards

Decisions of the ARC shall be governed by the following guidelines and standards:

1. Additions & Structural Changes:

- a. Additions to or renovations of residential structures must comply with the architectural and aesthetic context of Eagle Creek and the street where it is located. (Refer also to E.2, Criteria for Rebuilds or New Construction). The Estate homes at 585 Eagle Creek Drive, 25 Grey Wing Point, and 51 Grey Wing Point are examples of successfully executed exterior additions/renovations because they comply with the architectural and aesthetic context of Eagle Creek and the streets where they are located. Additions and renovations must not violate the requirements of the original Eagle Creek Planned Unit Development approved by Collier County and must not infringe on neighboring units. Flat roofs are not allowed.
- b. Interior modifications that are not visible from the exterior of the property do not require ARC approval, per Florida Statute §720.3035(1)(b).

2. Criteria for Rebuilds or New Construction:

- a. If an Estate Home needs to be rebuilt for any reason, the new home must comply with the architectural and aesthetic context of Eagle Creek and the street where it is located. While it is acknowledged that the homes in Eagle Creek were designed and built in the 1980's and 1990's and styles have evolved since, the architecture of the new home must not deviate from adjacent homes in terms of height, massing, materials, roof pitch, fenestration, etc. Introduction of unique new or old architectural styles such as Tuscan, Victorian, Modern, etc. is not allowed. A new home must not be taller than the tallest building on the street. Flat roofs are not allowed.
- b. The exterior shape and features of Condo and Villa buildings must not deviate from the original design if a complete rebuild is required.

3. Timeframe for Completion of Projects:

Once work approved by the ARC has commenced, it must be completed within a reasonable period of time based on the nature of the work or, if provided, within the period stated on the approved Exterior Change Request (ECR), but in no event later than six (6) months after commencement. Projects that involve complete reconstruction of a structure must be completed no later than eighteen (18) months after commencement. The ARC reserves the right to reject ECRs that, in its judgement, are excessive in duration or, in cases involving damage repair, are not commenced in a timely manner. With the approval of the Community Association, special exceptions may be granted for time extensions to make repairs necessitated by unusual conditions such as material shortages or severe weather events.

4. Sheds:

No outbuildings, lean-tos, tents, shacks, garages, mobile homes, trailers, sheds, RVs, or temporary buildings of any kind may be constructed or used as a residence.

5. Fences:

- a. Permanent fences and other outdoor enclosures are not permitted, except for pools without pool cages, in which case the permanent fence is only allowed to surround, at the maximum, the perimeter of the lanai pad.
- b. Materials: All fencing surrounding a pool area must be constructed exclusively from metal and/or safety glass/plexiglass materials.
 - i. Metal Fences: The color of all metal pool area fencing must be bronze. This uniform color standard is designed to maintain visual harmony throughout the community and complement the architectural style of surrounding structures. Metal fence design must be open and simplistic.
 - ii. Safety Glass Fences: Glass used as a pool surround must be tempered safety glass, compliant with all local building codes and safety standards. The minimum recommended thickness is 13mm, and all edges should be polished to reduce the risk of injury. Safety glass panels should be frameless or utilize minimalistic framing to maintain a clean, unobtrusive appearance that harmonizes with the overall aesthetic of the property. All hardware, including brackets, posts, and handrails, should be made of corrosion-resistant materials such as stainless steel or powder-coated aluminum and must not deviate from the community's architectural style.
- c. All pool area fencing must comply with all applicable Florida state laws and regulations, including but not limited to the Florida Residential Swimming Pool Safety Act (Chapter 515, Florida Statutes). Homeowners are responsible for ensuring that their pool fencing meets or exceeds these legal requirements concerning safety, height, gate mechanisms, and other relevant provisions.
- d. Removable child safety pool fences are permitted, provided they are installed entirely within the boundaries of the lanai cage or pool fence. These fences must be securely anchored to ensure stability and should meet all relevant safety standards for child protection. The design and color of the fence must be neutral and harmonious with the overall aesthetic of the property to maintain visual consistency. Acceptable colors include shades of white, off-white, beige, taupe, gray, greige (gray-beige), and muted earth tones such as soft browns, tans, and stone colors.
- e. Temporary Construction Fences must be erected and maintained by the contractor during construction of building additions, new swimming pools and pool cages, pool and pool cage renovations, etc. to create a safety barrier around the construction area.

6. **Driveways and Walkways:** Driveways and walkways for Estate Homes must be finished with pavers, porcelain tile, natural stone, or stamped colored concrete. Villas are required to use pavers, with specific guidelines detailed in the *Villa Architectural and Landscape Standards*. Non-neutral colors, non-subtle patterns, bold mosaic designs, or overly intricate motifs are not permitted, as they can disrupt the visual harmony of the community. Acceptable colors include shades of white, off-white, beige, taupe, gray, greige (gray-beige), and muted earth tones such as soft browns, tans, and stone colors. Painting of pavers or stamped concrete is

not permitted, as it can compromise the material's durability and aesthetic consistency. Homeowners seeking to enhance the appearance of pavers or stamped concrete surfaces must utilize professional cleaning, sealing, or re-staining options approved by the Architectural Review Committee. Stone or shell pathways may be permitted, provided they are not visible from the street or adjacent to common areas.

7. Exterior Lighting, Holiday Lighting and Decorations and House Numbers:

- a. All exterior lighting, including landscape lighting, must be provided with white light sources (bulbs). Colored light sources are allowed for holiday lighting only. Lighting must be located within the boundaries of the parcel, must not impose on adjacent properties or properties located across from the installation and must not impair the vision of motorists or pedestrians.
- b. All landscape lighting must be designed to create a subtle, understated effect that enhances the natural beauty of the property without causing glare or excessive brightness. Lighting must be low-intensity and shielded to minimize light spill onto neighboring properties, streets, or common areas.
- c. Fixtures must be discreetly placed to avoid drawing attention to the light source itself, focusing instead on softly illuminating pathways, plantings, and architectural features. High-intensity spotlights, flood lights, colored lights, or any lighting that creates harsh contrasts or visual distractions are prohibited.
- d. Exterior light fixtures must use warm "color temperature" light bulbs, with a range between 2700K and 3000K. The color temperature of all exterior lighting, including security lighting, must be consistent with surrounding lighting to maintain a cohesive and visually harmonious appearance.
- e. Focused accent lighting is allowed provided that the beam is limited in both intensity and height.
- f. New installations of high intensity flood lights are only allowed in the back of properties. They are not permitted where they face other properties located across fairways or waterways such as along or across from golf course holes number 3, 4, 16, and 17, east of Creek Bed Drive, and along Crystal Lake. Homeowners are expressly prohibited from installing any flood lighting that illuminates the golf course itself. Additionally, all flood lighting must be positioned and shielded to minimize glare and light spill onto neighboring properties, ensuring no direct illumination or excessive brightness that may cause discomfort or interfere with neighbors' privacy and enjoyment of their homes. Homeowners are required to adjust or remove lighting that is found to negatively impact adjacent residences.
- g. Holiday lighting, small and large bulb string lights, and discreet holiday decorations are permitted during the month of December and the first week of January. Audible and inflatable decorations are not allowed. Light displays mounted on top of roofs of buildings are not allowed.
- h. All properties should have permanent house numbers clearly visible from the street.

- 8. Exterior Painting:** Homeowners must submit an Exterior Change Request to the ARC prior to painting the exterior of their home. Colors must comply with the painting guidelines authorized for each association. Homes must be painted in a single, cohesive color for the primary exterior surface, with complementary colors permitted only for trim, doors, and shutters. Two-tone or multi-tone paint schemes on the primary exterior walls are prohibited. This includes, but is not limited to, dividing walls horizontally or vertically with contrasting colors, or using patterns, stripes, or other unconventional designs. Refer to the appendices for *Villas Architectural and Landscape Standards*, *Estate Homes Architectural and Landscape Standards*, and *Condominium Architectural and Landscape Standards* for specific approved colors.
- 9. Lawn Ornaments and Statues:** Lawn ornaments and statues are permitted exclusively on Estate Home lots, with a maximum of one item per lot. The ornament or statue must not exceed 24 inches in height and 18 inches in both depth and width. Items must be well-maintained, free from damage, and positioned in non-mowed areas to avoid interference with irrigation or ground maintenance activities. Themes or figures depicting sexually explicit, political, or ideological content are prohibited. Items such as garden gnomes, decorative flags, wind spinners, plastic flamingos and other animals, etc. are not permitted.
- 10. Signs:** The placement of private signs on owner or community property, including on or inside vehicles or windows, is prohibited. This includes, but is not limited to, advertisements, promotional signs, political signs, no trespassing signs, decorative yard signs and banners, or any signage unrelated to official community activities or communications. An estate home may have one metal (preferably cast iron) address plaque in the front yard, placed in an area that does not interfere with mowing.
- 11. Real Estate Signage:** "For Sale" signs are prohibited at all times. However, one "Open House" sign provided by the ECCA is permitted on the property during scheduled open house events. Real estate signs are not allowed on common property under any circumstances.
- 12. Community Signage:** Monument, directional and other signs erected and maintained by the Condominium, Estate Homes and Villa associations shall follow ECCA standards to maintain a unified appearance for the community and the Golf Club. Changes to signage must be submitted for ARC review and approval.
- 13. Personal Property:** Barbecue grills or other outdoor cooking equipment, patio or other furniture, bicycles, toys, or other personal property must not be kept outside of a screened enclosure or outside a lanai pad if a residence does not have a screened enclosure. An exception applies if a property's screened enclosure does not extend to the edges of the outdoor lanai pad, in which case these items may be placed on the uncovered portion of the lanai pad.
- 14. Flags and Flagpoles:** Flags and Flagpoles are permitted under the following conditions, whether the flagpole is installed in the ground or attached to the house. Each home is allowed only one flagpole, regardless of whether it is ground-installed or house-mounted.

- a. Flag Size & Type: Flags displayed on the pole must not exceed 4 feet by 6 feet in dimension. Flags should be proportionally sized to the flagpole, with careful consideration for visual balance. Permissible flags are as follows:
 - i. The United States Flag
 - ii. The official flag of the State of Florida,
 - iii. flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
 - iv. A POW-MIA flag
 - v. A first responder flag
- b. Flagpoles installed in the Ground (Estates Only):
 - i. Quantity: Only one flagpole is allowed per lot.
 - ii. Height: The flagpole must not exceed 20 feet in height from the ground level.
 - iii. Location and Placement: The flagpole must be installed within the boundaries of the owner's property. It must be positioned in the front or rear yard and located at least 10 feet away from property lines, sidewalks, and driveways. Flagpoles must not obstruct views, interfere with utility lines, or disrupt irrigation systems.
- c. Flagpoles Attached to the House (Estates and Villas Only):
 - i. Quantity: Only one flagpole is allowed per house.
 - ii. Height and Size: The flagpole, including the attachment point, must not exceed 20 feet in height from the ground level. Flagpoles must be sized appropriately to fit the house's scale and architectural style, ensuring they are proportional and visually balanced with the structure.
 - iii. Location and Placement: Flagpoles must be installed on the front or rear façade of the house and must not extend beyond the roofline or overhangs. The pole must be positioned to ensure that it does not obstruct windows, doors, or architectural features of the house. The flagpole must be installed a minimum of 10 feet from property lines, sidewalks, and driveways, ensuring that it does not impede pedestrian or vehicular movement.
- d. Maintenance & Safety: Flagpoles, whether in the ground or attached to the house, must be properly maintained and regularly inspected for signs of wear, rust, or loosening of attachments. Flags must be replaced or repaired as necessary to avoid fraying, fading, or damage. Flagpoles and mounting hardware must remain in good condition, with any damage or corrosion repaired promptly to ensure safety and preserve the appearance of the property.

15. Flowerpots: Flowerpots are permitted, provided that they blend into the landscape and are located in areas that do not interfere with lawn maintenance or irrigation.

- a. Quantity and Size: The maximum number of such pots per Estate Home property is six (6), with four (4) being the maximum in the front of the property. The maximum amount for Villas is two (2). Individual flowerpots shall not exceed 39 inches in height and 24 inches in width. This limit helps preserve a clean and orderly streetscape while allowing for personal expression.
- b. Design and Material: Flowerpots should be made of materials that are durable and visually harmonious with the home's exterior. Inexpensive or thin plastic containers, including nursery pots or brightly colored plastic planters, are not permitted. Neutral colors (shades of white, off-white, beige, taupe, gray, greige (gray-beige), and muted earth tones such as soft browns, tans, and stone colors) are recommended to blend seamlessly with the surrounding environment. Excessively bright, neon, or reflective finishes are not permitted.
- c. Maintenance: Pots must be properly secured or removed during windstorms as a safety precaution. Flowerpots must be kept in good condition, free of cracks, chips, or other visible damage. Plants must be healthy and well-maintained; empty or neglected pots must be promptly removed. The ECCA ground crew is not responsible for maintenance of plants in pots.

16. Artificial Plant Materials: Artificial plants may be used in landscaping only under the following conditions:

- a. Permitted: Non-flowering, high-quality artificial greenery (e.g., boxwood, ferns, ornamental grasses) that is specifically manufactured for outdoor use and is UV-resistant and weatherproof. These items must have a realistic appearance and mimic natural plant textures and colors. All artificial plants must be maintained in clean, like-new condition, free from fading, warping, or damage. Artificial plants are limited to use in pots only.
- b. Prohibited:
 - i. Any artificial plants made from low-grade plastic, metal or fabric materials not intended for outdoor environments
 - ii. Items with unnatural or glossy finishes, visible seams, or unrealistic coloration
 - iii. Flowering artificial plants, regardless of quality
 - iv. Seasonal or novelty decorations (e.g., plastic poinsettias, palm trees with lights, etc.) used as permanent landscape elements

17. Bird Feeders, Baths & Houses: Bird feeders, baths, and houses are permitted on an owner's property. Homeowners must adhere to the following guidelines when installing these items.

- a. Placement: Bird feeders, birdhouses, and birdbaths must not be visible from the street. They should be placed in backyards or side yards where they are screened by landscaping or the home itself, and must not interfere with lawn maintenance. Items must not be installed in common areas or golf course property, or placed in a way that encourages wildlife to congregate near buildings, patios, or trash collection areas.

- b. Quantity: Each property may have up to two (2) bird-related items (feeders, houses, or baths combined) to prevent over-concentration of wildlife and reduce the risk of attracting pests.
- c. Design and Appearance: Items must be made of durable, weather-resistant materials suitable for Florida's climate, with designs that complement the home's exterior. Neutral colors (shades of white, off-white, beige, taupe, gray, greige (gray-beige), and muted earth tones such as soft browns, tans, and stone colors) must be used to blend with the natural surroundings and maintain community aesthetics.
- d. Pest Prevention and Maintenance: Bird feeders, birdhouses, and birdbaths must be regularly cleaned to prevent mold, algae growth, and the spread of avian diseases, which are common in Florida's humid conditions. Homeowners are responsible for promptly cleaning up spilled seed, fallen fruit, and debris that can attract pests such as ants, rodents, and invasive species like iguanas. To reduce pest risks, consider using pest-resistant feeders (e.g., squirrel-proof designs) and birdseed blends that minimize waste. If a feeder, birdhouse, or bath is found to be causing a nuisance or attracting unwanted wildlife, the ARC may require its removal or relocation.
- e. Prohibited Items: Large-scale feeding stations, ground-feeding setups, or the use of suet and high-fat feeders during hot months (which spoil quickly) are not permitted. Homemade feeders using perishable materials (e.g., fruit garlands, peanut butter mixtures) are discouraged due to rapid spoilage in Florida's heat.

18. Air Conditioning, Pool Equipment, Emergency Generators, and Mini-Split AC Units: Air conditioning equipment (including condensing units, heat exchangers, and mini-split AC units), swimming pool equipment (such as heaters, filters, pumps, etc.), and emergency generators must be concealed from view from adjacent properties, the golf course, and the street. This equipment must be screened using landscaping that is tall and dense enough to provide year-round coverage. Electrical panels, conduit and equipment piping must be painted to match the exterior walls of the home.

Only buried fuel tanks are allowed for emergency generators and must meet all requirements under Florida Statutes and F.A.C. 62-762. Homeowners are fully responsible for any environmental damage or regulatory non-compliance.

19. Lanai Screen Panels: All lanai screen panels must adhere to the uniform color requirements specified by the individual community standards. Panels must be maintained in good condition, with no tears or holes, and all panels must be securely installed. When replacing individual panels, care must be taken to ensure consistency in color across all screens to preserve uniformity.

20. Awnings and Decorative Shutters: Awnings and shutters, such as Bahama shutters, must complement the home's architectural style and color scheme to maintain community aesthetics. Awnings and shutters must be kept clean, functional, and free from fading, rust, or visible damage. Items that are not in compliance and cannot be repaired to meet community standards must be replaced.

- a. Awnings must be made from durable, weather-resistant materials like canvas, synthetic fabric, or powder-coated metal. Retractable awnings must be kept in good condition and retracted when not in use. Colors should blend with the home's exterior. Bright, neon, or highly contrasting colors are not permitted. Subtle patterns are acceptable; bold stripes, logos, or graphic designs are prohibited. Awnings are allowed over windows and doors. Freestanding awnings or those obstructing views or common areas are not allowed.
- b. Decorative Shutters must be made from weather-resistant materials like aluminum, composite, or treated wood. Colors must match or complement the home's exterior. Bright or highly contrasting colors are not allowed.

21. Solar Panels: Are permitted provided the following:

- a. Homeowners must endeavor to position solar panels in a manner that minimizes visibility from the street including placement on rear or side-facing roof slopes, provided such placement does not significantly reduce efficiency or prohibit reasonable use.
- b. Solar panels and their frames and piping must be of a single color. Acceptable colors are black, dark gray, or a color that matches the roof.
- c. Panels must be roof mounted, coplanar with the roof and as unobtrusive as possible.
- d. All elements (including electrical panels and piping) must blend with the existing structure as to color, location, and configuration. Electrical panels and piping must be painted to match the walls of the home and, whenever possible, must be screened from view from the street and neighboring properties with landscaping that is tall and dense enough to provide year-round coverage.
- e. All solar panel installations must comply with state and local building codes and be professionally installed.

22. Roof Materials, Colors, and Roof Replacements:

- a. Roof Materials: The only roof materials allowed for the residential structures at Eagle Creek are concrete (or clay) tile, stone-coated metal tile or architectural style asphalt shingles.

Property owners may replace their existing roofs with material of the same kind and quality as currently exists. It is not permissible to replace a concrete (or clay) tile roof or stone coated metal tile roof with asphalt shingles on any property. Properties that currently have asphalt shingle roofs may replace with architectural style asphalt shingles or some form of tile such as clay tile, concrete tile (such as manufactured by Westlake Royal Roofing or Eagle Roofing) and stone-coated metal tile (such as manufactured by Gerard, Decra and Tilcor), at the discretion of the property owner. Glazed roof tile is not permitted.

While homes with asphalt shingles may be replaced with same, the Architectural Review Committee with the full backing of the Eagle Creek Community Association Board, strongly recommends that Owners continue to replace asphalt shingle roofs with some form of tile for their enhanced appearance and home value and to improve the aesthetic appeal of the community at large.

- b. Roof Colors: Acceptable roof colors are shades of brown, gray, green, and white. Blue, Red, pink, yellow, tan/gold, orange or any shade of terracotta is not acceptable.
- c. Four (4) Week Construction Period: In order to reduce the time that the roof underlayment (primary roofing membrane) is exposed to the elements and to minimize the visual impact and inconvenience on adjoining properties, property owners must require roofing contractors commit to completing roof replacement project in four (4) weeks from start of demolition to installation of final, new roof components and arrangement of final code required inspections.
- d. Gutters & Downspouts: If homeowners choose to install gutters on their homes, downspouts must be located/directed to avoid concentrated pooling of rainwater at neighbors' properties. French drains with drain lines terminating at the street may alleviate pooling of water.

23. Roof Repairs: Damaged roofs must be repaired in a timely fashion, not to exceed six (6) months. Repairs must be accomplished in a manner that is indistinguishable from the unrepaired portion of the roof. Complete roof replacement is required if repairs do not meet this criterion. Painting asphalt tile or stone-coated metal tile roofs in whole or in part is not an acceptable method of repairing such roofs. Painting concrete roof tiles installed after a storm or other damaging event and which do not match the rest of the original roof is an acceptable method of repairing a concrete tile roof. Homeowners are advised to contract with professional painters using proper preparation techniques and proper roof paint products when painting concrete tile roofs.

24. Roof Painting: Concrete tile roofs may be painted in shades of Brown, Gray, Green and White colors. Homeowners are advised to contract with professional painters using proper preparation techniques and proper roof paint products when painting concrete tile roofs. Asphalt shingle and stone-coated metal roofs may not be painted.

25. Window Treatments: Installation or maintenance of aluminum foil or other reflective material on any window or glass is prohibited.

26. Exterior Maintenance:

- a. Property owners must keep and maintain their properties in good order, condition, and repair, and must promptly perform maintenance and repair work.
- b. Roofs, roof trim and fascia, gutters and downspouts, exterior walls and related exterior surfaces must be maintained free of mold and mildew, dirt, staining and debris.
- c. Driveways and walkways must be kept clean and well-maintained, free from mold, mildew, dirt, stains, and debris, and must remain in good repair at all times.
- d. Refer to E.29 for landscape maintenance.

e. Procedures for Enforcement of Exterior Maintenance requirements:

- i. Residents may advise the Property Manager, members of the ARC or members of the Community Associations of exterior maintenance items that are not in compliance.
- ii. Members of the ARC and/or the Property Manager conduct periodic tours of the Community. If the Property Manager observes items of non-compliance without an ARC member present, the Property Manager shall review the item of non-compliance with the ARC.
- iii. The Property Manager on behalf of the Community Association and the ARC issues letters to Property Owners stipulating a required date for correction of non-compliant items.
- iv. The Property Manager conducts follow-up inspections to verify that corrections are made within the stipulated timeframes.

27. Outdoor Equipment: Communication antennas, dishes, lightning rods, weather stations, etc. must be located as unobtrusively as possible consistent with transmitter contact antennas. All equipment on ground level must be screened using landscaping that is tall and dense enough to provide year-round coverage.

28. Security Cameras: Property owners may install security cameras with prior ARC approval. The unit's exterior elements must be minimally observable and have a limited field of view to assure the neighbors' right to privacy.

29. Landscaping:

- a. The ARC must review and approve all new landscaping, excluding courtyards not in public view. In-kind landscape replacement projects such as replacing damaged or dead shrubs need not be submitted for ARC review and approval. The ARC will consult with the Landscape Committee to evaluate landscape projects when required.
- b. Trees, palms, shrubs and other plants must be located so they do not touch, overhang or exceed the height of the roof edge (gutter) of adjacent properties, interfere with adjacent property owners' ability to access utilities and maintain their homes or block access between homes for maintenance and safety operations.
- c. Trees, palms, shrubs, and other plants must be regularly maintained and trimmed to prevent overgrowth that results in contact with exterior walls, exceeds the height of adjacent rooflines or gutters, overhangs or touches roofs or gutters, becomes entangled with nearby plantings, or obstructs the view from neighboring second-story windows.
- d. Trees, palms, shrubs, other plantings, and lawn turf that become diseased, die, or can no longer sustain healthy foliage must be removed and replaced. Plantings that become "leggy"—with foliage concentrated only at the top, leaving the lower portion bare—must be pruned to promote healthy, uniform growth. If corrective pruning is not effective, the

plant must be replaced. Responsibility for plant replacement is outlined in Appendices F, G, and H.

- e. Shrubs or hedge plants located adjacent to or parallel with the sides of pool cages must not be placed more than 30 inches away from the face of the pool cage to the center of the plant(s) measured orthogonally.
- f. Maximum Planting Coverage: Yards visible from the street shall maintain an appropriate balance between open green space and decorative landscaping to ensure a cohesive neighborhood appearance. Decorative plantings—including, but not limited to, trees, palms, shrubs, flowering and non-flowering plants—shall not exceed 30% of the total front yard area. This standard is intended to uphold the community's aesthetic standards and protect overall property values.
- g. Approved Plants: Except for annuals, semi-annuals and perennials, all plants (trees, palms, shrubs, ornamental grasses) must be selected from the Pre-Approved Plant List (Appendix I). However, owners may choose plants not included on the list, provided those plants are professionally maintained by an outside licensed landscape contractor. The residential grounds crew will not be responsible for the health and maintenance of any plant not on the approved list. The planting of any species listed in the Category 1 Florida Invasive Species Council (FISC) Exotic Invasive Species List is prohibited.
- h. Irrigation: Owners must contact the Property Management Office for any necessary irrigation adjustments prior to landscaping changes. Under no circumstances may owners or their contractors make changes to the irrigation system. Owners may need to supplement irrigation for new plantings with hand watering as needed.

30. Tree and Other Plant Removal: The removal of any individual plant or group of similar plants with a ground level diameter of two inches or more requires prior approval of the ARC. In order to sustain the attractive vegetation that is unique to Eagle Creek, the Community Association's policy is to require that trees that are removed be replaced in kind unless special circumstances dictate a different approach. Property owners should specify in the Exterior Change Request (ECR) the size and type of replacement for the removed item(s).

31. Acceptable Reasons for Tree and Plant Removal:

Tree, palm, and plant removal requests will be considered for approval by the ARC only under the following conditions:

- a. Damage to Infrastructure: The tree, palm, root system, or other plant is causing or likely to cause damage or interference with water lines, sewer systems, electrical service, or other utility infrastructure.
- b. Safety Hazard: The plant poses a safety risk to residents, structures, or public areas (e.g., risk of falling limbs, obstruction of sight lines, or trip hazards).
- c. Disease or Structural Damage: The tree, palm, or plant is diseased, dying, or structurally compromised, as documented by a certified arborist.
- d. Dead Vegetation: The tree, palm, or plant is confirmed to be dead.

- e. Note: The presence of natural debris—such as, but not limited to, falling pine needles, leaves, berries, or acorns—*does not* constitute a valid reason for removal.
- f. Certain native and protected trees and palms may require additional review and permitting from local government agencies, as governed by Collier County regulations (Refer to Collier County Land Development Code 4.06.05 – Tree Protection and Landscape Requirements). A permit from Collier County or a signed letter from a licensed arborist or landscape professional must be obtained before removing any heritage or protected tree (e.g., Live Oak, Bald Cypress, Slash Pine, etc.). However, per Florida Statutes (§ 163.045, F.S.), if a tree is documented as posing a danger to persons or property by a licensed arborist, it may be removed without prior county approval.

32. Landscaping Approval Along Access Roads: Any landscaping visible from the street along Eagle Creek Drive (from the main entrance to the entry of *The Preserves*) and along Cypress View Drive (from the intersection of Cypress View Drive and Eagle Creek Drive to the *Villa* entrance) must be approved by the Eagle Creek Community Association (ECCA) Landscape Committee and the Architectural Review Committee. This requirement applies even if the landscaping is not on ECCA property, ensuring a cohesive and harmonious appearance along the community's main thoroughfares.

33. Mulch: Mulch is provided as part of a community-wide initiative. Single colored mulch is selected by the Community Association and is provided for all properties and common areas. Property owners may apply a reasonable amount of additional mulch; however, it should be of the same color and material as that supplied by the Community Association.

34. Stones and Rock Ground Cover: Homeowners are permitted to use decorative stones or rocks as ground cover within plant beds to enhance landscaping aesthetics and assist with drainage. However, the use of rock or stone must be limited to defined planting areas and may not be used as a substitute for lawn or groundcover across large portions of the property. To maintain a balanced and natural appearance within the community, rock coverage must not dominate the landscape or extend beyond reasonable planting zones. Stone or rock used in landscaping must be in natural, muted tones that complement the home's exterior and the surrounding environment. Acceptable colors include shades of tan, beige, gray, brown, soft white, and stone-blend mixes that mimic natural earth tones.

35. Propane Gas Tanks:

- a. Propane gas tanks used for barbecue grills are limited to 20 lb. size, except that tanks stored in condominium storage rooms are limited to 5 lb. size.
- b. Propane gas tanks more than 20 lbs. in size must be installed underground in conformance with code requirements.

F. Operating Procedures

1. **Initial Submission of an Exterior Change Request:** The ARC shall provide homeowners with an Exterior Change Request form, including a checklist of required documentation to ensure a complete application. Once submitted, if additional information is needed, the ARC will notify the applicant within ten (10) business days.
2. **Failure to Submit an Exterior Change Request:** Starting exterior changes without first submitting an Exterior Change Request (ECR) and receiving approval of the ECR results in a fine to be assessed by the Community Association. The Community Association requires removal of work installed in non-compliance with the stipulations of the ARC Handbook. Costs associated with removal of non-compliant work and restoration to original condition are the responsibility of the property owner.
3. **ARC Decisions:** All ARC decisions must include written notice to the applicant specifying the reasons for approval or denial. In cases of denial, the ARC must cite the specific guideline or covenant that is not met.
4. **Time Frame for ARC Decisions:** ARC decisions will be rendered within thirty (30) days of receipt by the ARC of the complete ECR and any additional information. The ARC may request additional plan information and delay approval pending the submission of additional information. Should the ARC not render an opinion within thirty (30) days of receipt of the ECR and all requested information the property owner's proposed change will be deemed to be approved.
5. **Appeal of ARC Decisions:** Property owners may appeal ARC decisions to the Community Association Board as outlined in Article 8 of the Amended and Restated Master Covenants.
6. **Open Meeting Requirements:** Florida statutes require ARC meetings be open to the community membership. The ARC conducts meetings at maximum 28-day intervals to review, discuss and decide on Exterior Change Requests and other matters. The ARC is not required to conduct meetings if there are no Exterior Change Requests to be reviewed.
7. **Monitoring of Approved Projects:** Approved projects may be monitored for conformity with the ARC or Community Association approved plan and compliance with the requirements on activities of independent contractors as indicated in this Handbook. Any unauthorized variations must be corrected. Failure to do so may result in a "stop work" directive from the Community Association Board and other legal remedies as may be prescribed by the Community Association Governing Documents.
8. **Permits:** Property owners and their contractors are responsible for obtaining government permits where applicable.

APPENDIX A: Authority of the Community Association and the ARC

1. Eagle Creek Community Association, Inc. is a Florida Homeowners' Association authorized by Florida State Chapter 720, The Homeowners Associations Act. §720.3035 of the Act permits an association or a committee of the association to "review and approve plans and specifications for the location, size, type, or appearance of any structure or other improvement on a parcel, or enforce standards for the external appearance of any structure or improvement located on a parcel" only to the extent that authority is "specifically stated or reasonably inferred as to location, size, type, or appearance in the covenants or other published guidelines and standards authorized by the declaration of covenants."
2. The Community Association's Master Covenants provide in *Section 8. Architectural Control* that the Community Association shall have the authority as permitted by statute to establish rules and regulations as to the qualification of contractors. In the event of conflict between this Handbook and the Master Covenants, the provisions of the Master Covenants shall govern.
3. The Community Association's Master Covenants authorize the Board to appoint an Architectural Review Committee (ARC). Article 8.1 of the Master Covenants states that the ARC shall have at least three members. When practical, the ARC shall have an equal number of representatives from the Condominium, Estate Home, and Villa communities plus a chairperson.
4. This Handbook establishes the Community Association's guidelines and standards, the ARC enforcement and approval process and property owner's right to a review by the Board of the Community Association (Board) of ARC decisions.
5. The Master Covenants provide that no exterior improvement to a property of any kind, including dwellings, windows, painting, shutters, doors, pools, fences walls and paving may be altered or modified unless prior to the commencement of any work that the property owner submit to the ARC information regarding the change sufficient to allow the ARC to evaluate the change with respect to our guidelines and standards. The authority of the ARC includes the power to approve and disapprove the colors and resurfacing of exterior structures and other improvements to the property.
6. Section 8.3 of the Master Covenants provides that decisions of the ARC are to be based upon "aesthetics, harmony, balance and compatibility of the proposed improvements with the then existing structures within the Community." Further, the Section provides that such approval will be based upon whether the "improvements will be aesthetically pleasing, consistent with the architecture of the buildings in the Association and similar to other improvements previously allowed." To minimize subjectivity, "aesthetics" refers to visual appeal consistent with the community's design ethos; "harmony" entails alignment with neighboring structures in terms of scale, materials, and color schemes; and "compatibility" ensures that proposed changes do not detract from the community's overall character and standards.

APPENDIX B: Exterior Change Request Form

EAGLE CREEK COMMUNITY ASSOCIATION EXTERIOR CHANGE REQUEST (ECR)

This ECR form is to be completed by the property owner for any exterior changes, alterations, or construction. The ECR can be submitted electronically via the link at www.eaglecreek.today. The Master Covenants for Eagle Creek state that approval by the Association, acting through the ARC, must be obtained before any work can begin. Examples of projects requiring pre-approval are construction dumpsters, pool cages, swimming pools, spas, awnings, shutters, new construction, alterations, changes of exterior color, roof replacement, driveway coatings, house numbers, exterior lighting, tree removal, new landscaping or any other change in the exterior of your property. Please see the ARC Handbook for full requirements.

LOCATION OF PROPOSED PROJECT

Name _____ email: _____

Address _____

Phone _____ Date _____

DESCRIPTION OF PROPOSED PROJECT

Commencement Date _____ Completion date _____

TO ACCOMPANY THIS FORM:

- A. Blueprints for new construction and/or additions
- B. Plot plan of lot showing location of proposed addition
- C. If screen enclosure is proposed the height and color should be noted on the plan.
- D. If re-roofing, include material and color sample.
- E. If re-painting, provide sample colors with overall and trim colors indicated.

RETURN COMPLETED FORM TO:

Eagle Creek Property Management
746 Eagle Creek Drive #103
Naples, FL 34113
Or email to PMassistant@eaglecreekcc.org

ARC DECISION: Approve _____ Deny _____

Comments _____

ARC CHAIR _____ Date _____

This section reserved for Owner appeal of ARC decision only

BOARD OF DIRECTORS APPEAL DECISION Approve _____ Deny _____ Date _____

APPENDIX C: Authorization to Build

1. Authorization to build the Eagle Creek community was originally granted by Collier County as a Planned Unit Development, or PUD. The December 10, 1996 PUD filing with the County contains descriptions of and standards for the entire community including street layouts, golf course, clubhouse, fitness center, maintenance facility, utilities, waste management facilities, gate house, perimeter fence and residence structures. We are required to maintain the elements of this approved PUD filing.
2. Approved residential units include 1) single family dwellings (Estate Homes), 2) cluster homes and townhouses (Villas, The Keep and The Carriage Walk) and 3) low-rise multi-dwelling units (Condominiums).
3. The PUD defines Estate Homes properties (Zero Lot Line Development) as:
 - a) Minimum Lot Area: Six thousand (6,000) square feet.
 - b) Minimum Lot Width: Fifty-five (55) feet as measured at the front setback line.
 - c) Minimum Floor Area: One thousand (1,000) square feet.
 - d) Minimum Yards:
 - I. Front yard – 20 feet as measured from the back of curb or edge of pavement.
 - II. Side yard – 0 feet or 10 feet.
 - III. Rear yard – 0 feet or 20 feet for principal structure, 0 feet for accessory structures except that accessory structures in Tracts 'F' and 'K' along the PUD boundary shall comply with the requirements as listed in the Zoning Ordinance. Residential structures may be constructed over water management/lake areas.
 - e) Maximum Building Height: Two living stories.
4. The PUD defines Villa properties (Villa Cluster Home and Townhome Development) as:
 - a) Minimum Building Parcel: Three thousand (3,000) square feet multiplied by the number of units on the parcel.
 - b) Minimum Floor Area: Nine hundred (900) square feet.
 - c) Minimum Distances:
 - I. The minimum distance of any dwelling unit from any fractionalization parcel boundary line, right-of-way line, back of curb or edge of pavement shall be twenty (20) feet. Residential structures may be constructed over water management/lake areas.
 - II. The minimum distance between principal structures shall be either 0 feet or 10 feet.

- III. There are no minimum distances for accessory structures, except that accessory structures in Tracts 'F' and 'M' along the PUD boundary shall comply with the requirements as listed in the Zoning Ordinance.
- d) Maximum Building Height: Two living stories.
- 5. The PUD defines Condominium properties (Low Rise and Garden Apartment Development) as:
 - a) Minimum Building Parcel: The minimum parcel shall be one acre.
 - b) Minimum Floor Area: Seven hundred twenty five (725) square feet.
 - c) Minimum Distances:
 - I. The minimum distance of any low rise or garden apartment building from any fractionalization parcel boundary line, right-of-way line, back of curb or edge of pavement shall be fifteen (15) feet. Residential structures may be built over water management/lake areas.
 - II. The minimum distance between principal structures shall be one half (1/2) the sum of their heights, except in Tract 'M-2', where it shall be thirty (30) feet.
 - III. There are no minimum distances for accessory structures, except that accessory structures in Tract 'M-2', (as shown on PUD Exhibit B), along the PUD boundary shall be ten feet (10'), and Tracts 'F' and 'M-1' along the PUD boundary shall comply with the requirements as listed in the Zoning Ordinance, or its successor provisions.
 - d) Maximum Building Heights:
 - I. Three living stories.
 - II. Four living stories in Tract 'M-2'

APPENDIX D: Hurricane Protection Specifications

1. General Requirements

ARC approval for hurricane protection items shall not be unreasonably withheld or denied, provided the proposed installation adheres to these specifications and complies with Florida Building Code and Collier County regulations (Florida Statute §720.3035).

New exterior building components and systems must be fabricated and installed to meet the requirements of the Florida Building Code and Collier County stipulations. Miami-Dade testing criteria must be met where they apply. These requirements and stipulations include minimum criteria for wind, water and impact resistance, uplift criteria, permeability, etc.

These specifications are intended to be comprehensive, however, to the extent that these specifications or the ARC Handbook do not specifically define standards for the location, size, type, or appearance of hurricane protection, such standards shall be deemed to be those that currently exist in Eagle Creek. The purpose of this provision is to maintain the existing harmony of architectural design in Eagle Creek and to establish the community standards for external appearance as those standards that currently exist in the community. Except as otherwise expressly provided in the Association's governing documents or the ARC Handbook, no other hurricane protection is permissible unless it already properly exists elsewhere in Eagle Creek and is approved in writing.

2. Roof Systems

The allowed roof materials for the residential structures at Eagle Creek are concrete (or clay) tile, stone-coated metal tile or architectural style asphalt shingles. Refer to E.22 for approved products.

3. Storm Shutters

Roll-down metal storm shutters and accordion shutters meeting code and testing criteria as supplied by Guardian Hurricane Protection, Storm Smart, Sun & Storm Systems, Inc., or similar suppliers. Plywood is not an acceptable storm shutter except in extreme circumstances and must only be used as a temporary measure.

4. Storm Screens

Roll-down (and manually fastened) fabric storm shutters meeting code and testing criteria as supplied by Guardian Hurricane Protection, Storm Smart, Sun & Storm Systems, Inc., or similar suppliers.

5. Lexan and Polycarbonate Panel Opening Protection Systems

Corrugated or flat, clear Lexan and Polycarbonate panels and associated mounting systems meeting code and testing criteria are permitted. Corrugated metal storm panels are not permitted.

6. Corrugated Metal Storm Panels

Corrugated metal storm panels are not permitted.

7. Impact Resistant Windows, Skylights and Doors

Impact resistant window, skylight and door assemblies meeting code and testing requirements as supplied by Guardian Hurricane Protection and Storm Smart or similar suppliers.

8. Garage Doors

Impact resistant garage door assemblies meeting code requirements and testing criteria such as manufactured by Clopay or Haas or approved equal.

9. Emergency Generators

Code approved emergency generators such as manufactured by Generac or approved equal.

APPENDIX E: References

Below are the references used for evaluating and updating the ARC Handbook against statutes, best practices, and other HOA ARC Handbooks in Southwest Florida:

1. Statutory & Code References

a) **Florida Statute §720.3035:**

- I. Governs the architectural review authority of HOA Boards.
- II. Requires that decisions be based on specific or reasonably inferred standards in the governing documents.
- III. Ensures timelines for approvals and denials and prohibits unreasonable restrictions on items such as hurricane protection measures.

b) **Florida Administrative Code F.A.C. 62-761**

- I. Florida Administrative Code pertains to the regulation of Underground Storage Tank (UST) Systems used for storing regulated substances such as petroleum products.
- II. It includes installation and design standards, leak detection and monitoring, maintenance and compliance inspections, and closure and removal guidelines.

c) **Florida Statute §163.045**

- I. Limits local government authority over tree removal, pruning, and trimming on residential property when the tree poses a danger to persons or property.

d) **Collier County Land Development Code 4.06.05**

- I. Section 4.06.05 J(1) addresses Tree Protection and includes rules regarding the removal of heritage trees, which may require a permit.
- II. Outlines guidelines for the protection of trees during development and includes criteria for protected tree species and their removal.

2. Best Practices for HOA ARCs

a) **FCAP (Florida Community Association Professionals) Guidance:**

- I. Emphasizes transparency, consistency in decision-making, and aligning ARC guidelines with governing documents.
- II. Suggests objective design criteria to avoid subjective rulings and legal challenges.

Source: [FCAP Community Guidelines](#)

b) **Becker Law HOA Resources:**

- I. Discusses ARC compliance with Florida law and the importance of detailed procedural guidelines.

- II. Highlights the need for regular updates to architectural standards and appeals processes.

Source: Becker Lawyers - Architectural Review Guidelines

c) **General HOA ARC Best Practices:**

- I. Advocates regular review and synchronization of ARC handbooks with bylaws, covenants, and state law.
- II. Recommends community engagement to ensure homeowner awareness of updates.

3. Comparative Analysis with SW Florida HOA ARC Handbooks

a) **Naples Area HOA Guidelines:**

- I. Example handbooks emphasize harmonious aesthetics and hurricane protections while ensuring all guidelines are practical and enforceable.
- II. Focus on maintaining uniformity in exterior appearance with clear, measurable criteria.

b) **Collier County-Specific Practices:**

- I. Incorporation of local building codes and environmental concerns, such as landscaping and tree removal policies, consistent with community aesthetics.

4. Florida Invasive Species Council

The FISC is focused on managing and controlling invasive plant species in the state of Florida. These plants, often referred to as exotic pest plants, can negatively impact the environment, economy, and human health by outcompeting native plants, disrupting ecosystems, and threatening biodiversity. A complete invasive species plant list can be found on their website: <https://www.floridainvasives.org/>.

Summary of Methodology:

The document integrates statutory requirements, industry best practices, and specific examples from similar HOA ARC guidelines in Southwest Florida. This approach ensured that the updated ARC Handbook reflects legal compliance, operational clarity, and practical enforcement measures.

APPENDIX F: Condominium Architectural and Landscape Standards

1. Standards

Each of the seven (7) condominium groupings is required to maintain consistency in architectural style, exterior paint color, roof material, and roof color. Detailed standards, including the approved paint schedule, are available at: www.eaglecreek.today/condo/condos.html.

2. Exterior Standards for Property Owners

Property owners are required to comply with the established exterior finish and architectural standards specific to their condominium building. These standards are in place to preserve visual harmony and uphold the community's overall aesthetic.

3. Lanai Customization

Lanai customization projects such as addition of storm panels, storm shutters, screen doors and radon mitigation elements may be approved provided that such additions sustain the exterior appearance of the Unit and the balance of the condominium building and incorporate provisions to prevent water penetration into the concrete structure.

4. Exterior Landscape Maintenance

All exterior landscaping, including lawn care, planting beds, shrubs, trees, and irrigation is maintained exclusively by the Condominium Association to ensure uniformity and uphold community standards.

Property owners are not permitted to install, remove, or modify any in-ground plantings or landscaping elements in common or limited common areas surrounding their condominium building. Unauthorized planting or alterations may be subject to removal at the owner's expense.

5. Grills

To enable condominium residents to enjoy grilling while complying with Florida Fire Marshal regulations and Eagle Creeks architectural guidelines the Condo Board is proposing the following rules:

- a. Open flame grills e.g., charcoal, propane, gas, etc., must be operated at least 10' from buildings or structures, and operation may not impede walkways or traffic flow.
- b. Storage of a single propane tank no larger than 5lbs is permitted in storerooms and no larger than 20lbs in garages. When stored the valve must be completely shut off.
- c. Storage of grills is permitted in garages and storerooms only when they are completely cooled off.
- d. Grills may not be stored outdoors or on walkways, breezeways and stairwells. Grills may not be transported in elevators.

APPENDIX G: Estate Homes Architectural and Landscape Standards

1. Pre-Approved Exterior Paint Colors

a. Body/Stucco

Roof Color	Pre-Approved Body/Stucco Colors
Green	Alabaster (SW 7008), Shoji White (SW 7042), Canvas Tan (SW 7531), Accessible Beige (SW 7036), Natural Tan (SW 7567), Drift of Mist (SW 9166), Eider White (SW 7014), Greek Villa (SW 7551), Neutral Ground (SW 7568), Creamy (SW 7012), On the Rocks (SW 7671), Pure White (SW 7005)
White	Repose Gray (SW 7015), Passive (SW 7064), Crushed Ice (SW 7647), Silverpointe (SW 7653), Drift of Mist (SW 9166), Eider White (SW 7014), Agreeable Gray (SW 7029), Worldly Gray (SW 7043), On the Rocks (SW 7671), Gossamer Veil (SW 9165), Extra White (SW 7006), Snowbound (SW 7004)
Orange Terracotta	Accessible Beige (SW 7036), Shoji White (SW 7042), Canvas Tan (SW 7531), Creamy (SW 7012), Kilim Beige (SW 6106), Natural Tan (SW 7567), Neutral Ground (SW 7568), Bungalow Beige (SW 7511), River's Edge (SW 7517), Alabaster (SW 7008), Aged White (SW 9180), Westhighland White (SW 7566)
Pink Terracotta	Accessible Beige (SW 7036), Shoji White (SW 7042), Canvas Tan (SW 7531), Creamy (SW 7012), River's Edge (SW 7517), Natural Tan (SW 7567), Neutral Ground (SW 7568), Bungalow Beige (SW 7511), Only Natural (SW 7596), Greek Villa (SW 7551), Nice White (SW 6063), Alabaster (SW 7008)
Charcoal	Repose Gray (SW 7015), Passive (SW 7064), Crushed Ice (SW 7647), Mindful Gray (SW 7016), Eider White (SW 7014), Gray Screen (SW 7071), Silverpointe (SW 7653), Worldly Gray (SW 7043), Snowbound (SW 7004), Big Chill (SW 7648), Reserved White (SW 7056), City Loft (SW 7631)
Grayish Brown	Shoji White (SW 7042), Accessible Beige (SW 7036), Natural Tan (SW 7567), Agreeable Gray (SW 7029), Canvas Tan (SW 7531), Creamy (SW 7012), Gossamer Veil (SW 9165), Neutral Ground (SW 7568), Downy (SW 7002), Pure White (SW 7005), Pediment (SW 7634), Realist Beige (SW 6078)

Warm Brown	Shoji White (SW 7042), Accessible Beige (SW 7036), Natural Tan (SW 7567), River's Edge (SW 7517), Neutral Ground (SW 7568), Canvas Tan (SW 7531), Balanced Beige (SW 7037), Creamy (SW 7012), Maison Blanche (SW 7526), Downy (SW 7002), Kestrel White (SW 7516), Natural Linen (SW 9109)
Tan/Gold	Accessible Beige (SW 7036), Shoji White (SW 7042), Canvas Tan (SW 7531), Creamy (SW 7012), River's Edge (SW 7517), Natural Tan (SW 7567), Neutral Ground (SW 7568), Natural Linen (SW 9109), Greek Villa (SW 7551), Alabaster (SW 7008), Dover White (SW 6385), Pure White (SW 7005)
Cool Gray	Passive (SW 7064), Repose Gray (SW 7015), Crushed Ice (SW 7647), Gray Screen (SW 7071), Silverpointe (SW 7653), Mindful Gray (SW 7016), Reserved White (SW 7056), Drift of Mist (SW 9166), On the Rocks (SW 7671), Eider White (SW 7014), Snowbound (SW 7004), Extra White (SW 7006)
Warm Gray	Passive (SW 7064), Repose Gray (SW 7015), Crushed Ice (SW 7647), Alpaca (SW 7022), Pediment (SW 7634), Worldly Gray (SW 7043), Gossamer Veil (SW 9165), Drift of Mist (SW 9166), On the Rocks (SW 7671), Eider White (SW 7014), Snowbound (SW 7004), Extra White (SW 7006)

Paint samples for the pre-approved body and stucco colors—corresponding to the ten existing roof color groups—are available for reference at the Property Management Office.

Property owners who wish to change the color of their home must select from the pre-approved color options that correspond to their specific roof color group. Existing homeowners may repaint using their current color; however, use of the pre-approved color palette is strongly encouraged to maintain neighborhood consistency. Upon transfer of ownership, any repainting by the new owner must conform to the pre-approved house color options designated for the property's roof color.

b. Trim

Trim must be painted in neutral shades that complement both the body color and the roof color. Trim and body colors should be similar in tone to avoid high contrast. For example, a white body color should not be paired with a black or dark charcoal trim. Trim colors shall not deviate more than three shades in either direction (lighter or darker) from the designated base color as defined on the Sherwin-Williams fan deck.

c. **Garage Doors**

Garage doors may have a wood grain finish, a white finish, or be painted to match the trim or body color of the house. Alternatively, the garage door color may be a shade lighter or darker than the trim or body color, provided the selected color appears on the same page as the trim or body color in the Sherwin-Williams fan deck.

d. **Front Door**

Front doors may be wood grain, white, or painted in an accent color, but the color must be subtle and not overly bright or intense. For example, colors like electric blue or bright red are not permitted. Instead, opt for subdued tones such as deep blues, muted reds, soft greens or neutrals that provide a tasteful accent without overwhelming the color palette of the house.

e. **Fascia, Soffits, Gutters and Downspouts**

Fascia and soffits must be finished in a color that matches either the roof, the trim, or the body of the home. Alternatively, bronze or white finishes are also permitted. Gutters and downspouts must be painted or finished to match either the roof, trim, or fascia color. The goal is to ensure they blend with the architectural elements of the home and do not create visual distraction.

2. **Exterior Elements**

Pool or lanai cages must be Mansard style.

3. **Exterior Landscape Maintenance**

Any installation, replacement, or removal of plant materials—including trees, palms, shrubs, flowering and non-flowering plants, and turf—is the financial responsibility of the homeowner.

All such work must comply with the community's established landscaping standards and requires prior approval from the Architectural Review Committee (ARC), unless otherwise specified. Unauthorized modifications may result in restoration at the homeowner's expense.

APPENDIX H: Villa Architectural and Landscape Standards

Each Villa grouping (Carriage Walk, The Keep and Cypress View Drive Villas) must maintain a common architectural appearance, including paint color, driveways, outdoor lighting, house numbers, garage doors and the color and design of roof tile, which must be concrete tile to match existing (no exceptions).

1. **Cohesiveness:** Conjoined Villa buildings (duplexes, triplexes and fourplexes) must appear unified including consistency of exterior colors, garage doors, front doors, windows, skylights, trim and other building components.
2. **Outside Décor:** Sculptures and other decorative ground or wall ornaments may not be located so they are visible from the street.
3. **Gutters and downspouts:** Gutters and downspouts are not allowed on the front (street side) of the gable-roofed garages on Cypress View Drive.
4. **Pool or Lanai Cages**
 - a. Pool or Lanai Cage Styles:
 - i. Carriage Walk: Gable Style
 - ii. The Keep: Mansard Style
 - iii. Brick and Wood Sided Villas: Gable Style
 - b. Pool or lanai cage finishes and structures at conjoined villas must appear identical in shape, color, and overall dimensions.
 - c. Although not a requirement, ideally property owners would replace their pool or lanai cages at the same time using the same cage design and utilizing the same contractor to present a unified look to the golf course.
 - d. Pool or lanai cages at conjoined villas sharing a common, stucco- or tile-clad masonry wall must share one common cage screen wall. It is the responsibility of the property owners on each side of a common wall to collaborate during the construction of new pool cages or lanai cages or replacement of existing pool or lanai cages by requiring that the pool or lanai cage contractor (or contractors in case the villa owners do not use the same company) design and engineer the structures with one common screen wall separating the two cages. Property owners who fail to adhere to this requirement are required to correct deviations at their (or their contractor's) expense.
5. **Garage Doors**
 - a. Wood Sided Villas – Haas Model 660, textured ribbed short panel design, 4 sections in height, English Oak Color
 - b. Brick Villas – Haas Model 663, textured recessed long panel design, 4 sections in height, Sahara Tan Color

- c. Carriage Walk Duplexes – Haas Model 664, textured recessed long panel design, 4 sections in height, Polar White Color
 - d. Carriage Walk Homes (767, 769, 773) – Haas Model 663, textured recessed long panel design, 5 sections in height, Polar White Color
 - e. The Keep Villas – Haas Model 612, textured V-groove panel design, 5 sections in height, English Oak Color
- 6. Pavers:** All driveway, walkway, and patio pavers for villas must be manufactured by TriCircle Pavers, Fort Myers. The approved pattern is *Mega Smooth*, in the custom color 017806 (a blend of white, charcoal, and taupe). To maintain visual consistency throughout the community, no deviations from the specified paver type, pattern, or color are permitted.
- 7. House Colors:** Exterior house colors are selected and approved by the Villa Association to ensure a cohesive community appearance. Homes are repainted on a scheduled cycle every eight years. The current paint schedule is available on the Homeowner's Association site: www.eaglecreek.today/villa/villas.html.
- 8. Front Doors:** Any front door in the brick and wood villas on CVD that is in any way visible from the street must be painted or finished in a neutral color (white, beige, greige, gray, tan, earth tones, or wood grain). Front doors in Carriage Walk and The Keep may be a pre-approved color that is determined by the Villa Homeowner's Association. Screen door enclosures are permitted; however, designs must remain simple and unobtrusive to maintain the aesthetic standards of the community.
- 9. Windows:** Windows in The Keep and Carriage Walk must have grids to retain the appearance of subdivided window openings. Grids are not allowed in the windows of the brick and wood sided villas.
- 10. Finishes:** All window frames, sliding doors, screen doors, and pool or lanai cage framing in The Keep and Carriage Walk must be white, and must be bronze for the brick and wood sided villas.
- 11. Lighting:** All visible exterior lighting fixtures on villa structures are selected and approved by the Villa Association. No alterations or substitutions are permitted outside of this pre-approved selection. A list of approved lighting fixtures is available on the Homeowner's Association site: www.eaglecreek.today/villa/villas.html.
- Villa owners must also comply with ARC lighting standards for any additional exterior lighting—including flood lights, path lights, and security lighting. All such additions require ARC pre-approval and must meet community guidelines for design and color temperature.
- 12. Roofs:**
Roof colors, material, and style are selected and approved by the Villa Association to ensure a cohesive community appearance. Roofing information is available on the Homeowner's Association site: www.eaglecreek.today/villa/villas.html.

13. Exterior Landscape Maintenance

With the exception of turf, hedgeways (row of shrubs between driveways), and plantings used to cover utility boxes and exposed pipes near the street, the installation, replacement, or removal of plant materials—including trees, palms, shrubs, and both flowering and non-flowering plants—is the financial responsibility of the homeowner.

All such work must comply with the community's established landscaping standards and requires prior approval from the Architectural Review Committee (ARC), unless otherwise specified. Unauthorized modifications may result in restoration at the homeowner's expense.

APPENDIX I: Pre-Approved Plant List

Trees

Acacia
African Tulip Tree
Australian Tree Fern
Bald Cypress*
Black Olive
Bottlebrush
Buttonbush*
Cassia
Crape Myrtle
Dahoon Holly*
East Patatka Holly*
Eastern Redbud*
Florida Maple*
Floss Silk Tree
Fringe Tree*
Geiger Tree
Green Buttonwood*
Gumbo Limbo*
Hong Kong Orchid
Jacaranda
Japanese Blueberry
Live Oak*
Paradise Tree*
Pidgeon Plum*
Queen's Crape Myrtle
Royal Poinciana
Satin Leaf*
Seagrape*
Silver Buttonwood*
Silver Trumpet Tree
Slash Pine*
Southern Magnolia*
Sweet Bay Magnolia*
Tabebuia
Wild Tamarind*
Yellow Elder

Palms

Alexander
Areca
Bismark
Bottle

Buccaneer*
Chinese Fan
Christmas
Coconut
Fishtail
Florida Silver*
Foxtail
Macarthur
Needle*
Paurotis*
Pygmy
Royal*
Sabal*
Sago
Saw Palmetto*
Screw
Silver Saw Palmetto*
Travelers
Triangle
Washingtonian

Shrubs

American Beauty Berry*
Arabian Jasmine
Birds of Paradise
Bougainvillea
Caressa
Carolina Jasmine
Chenille Plant
Clerodendrum
Clusia
Cocoplum*
Copper Leaf
Copper Leaf Java White
Cordyline (Ti Plant)
Croton
Downy Jasmine
Dombeya
Dwarf Hawthorne*
Dracaena
Firebush*
Gardenia
Ginger

Guava
Hibiscus
Ixora
Japanese Blueberry
Juniper
Ligustrum (Privet)
Necklace Pod*
Oleander
Orange Jasmine
Oyster Plant
Podocarpus
Schefflera
Silver Buttonwood*
Star Jasmine
Texas Sage
Trinette Dazzle
Wild Coffee*
Xanadu
Yesterday, Today, Tomorrow

Ornamental Grasses

Cord

Fakahatchee*
Muhly*
Red Fountain
White Fountain

Grass-Like

Aztec
Liriope
Mondo

Ferns

Macho
Leather Leaf*
Sword
Boston
Holly
Foxtail
Asparagus
Fishtail
Cinnamon*
Royal*
Swamp*

*Florida native

NOTICE TO CONTRACTORS

1. Work is permitted within the Eagle Creek Community as follows:

Monday through Saturday: 7:00 AM to 6:00 PM

Sunday and Holidays: No Work

Exceptions may be granted for unusual circumstances or emergencies with the approval of the Property Manager who will notify Access Control.

2. Parking of contractor vehicles must be on one side of the road only and in such a manner as to not obstruct normal traffic as well as emergency vehicles.
3. Contractors must not place signs before, during or after construction activities.
4. Loud noise, voice, or audio equipment is not permitted at any time.
5. Contractors must not use the community's garbage dumpsters for disposal of construction waste. Contractors who violate this policy and the owners for whom they work will be fined.
6. Dumpsters and construction equipment must be located entirely on the owner's property. Placement of dumpsters must be approved in advance via submittal of an Exterior Change Request (ECR). Dumpsters must be removed within 2 weeks after being placed. (Contractors may install a new dumpster for a 2-week duration more than once during a project). Construction equipment must be removed promptly when no longer required to perform work on site.
7. All work sites and affected streets must be left neat, orderly, and clean at the end of each day. Demolished materials must be removed by the contractor or placed in contractor-provided dumpsters each day. All leftover food and food packaging must be removed each day.
8. Contractors must restore any damage caused by contractor's activities to the conditions that existed prior to starting work (e.g., damaged turf, landscaping, concrete curb, and gutter, etc.) by restoring to match adjacent, undamaged conditions.
9. All chemicals must be stored in a secure location.
10. All work must be in compliance with county, state and federal regulations and permits must be obtained where required.
11. Work, once started, must continue with sufficient workforce so as to conclude within the time period approved via the "Exterior Change Request" form approved by the ARC for the project. Any exceptions require prior ARC approval. Work shall not begin until all necessary materials are available for use (e.g., removing the existing roof before replacement tiles are available).
12. The maximum speed limit in Eagle Creek is twenty-five miles per hour (25 MPH).

History of Eagle Creek Golf & Country Club, Eagle Creek Community Association and ARC

The Club (ECG&CC)

The development of the 300-acre property began in 1980 with the initial phase of construction of the championship golf course, initially called Shamrock Golf Club, with plans to eventually build 740 dwellings. Two years later, a Chicago based group purchased the development and brought in the Packard Design Group led by Larry Packard to complete the design of the golf course. The project name was changed to Eagle Creek Golf & Tennis Club.

In May of 1984, the Maxxam company purchased the complex and renamed it Eagle Creek Country Club. They created a new company, Eagle Creek Properties, to handle the development of the property and reduced the number of anticipated dwellings to less than 400 (222 Condos, 144 Estate Homes and 92 Villas, a total of 458 dwellings were built). The Club House was opened in November of 1985 creating momentum for development of the residential properties.

In November of 1987, a group of Swiss investors purchased Eagle Creek Country Club from Maxxam, and, on November 1, 1997, the membership bought the facilities from the Developer and created a private, member-owned, equity club named Eagle Creek Golf & Country Club.

The Community Association (ECCA)

The Swiss development group retained control of the development of the residential communities of Eagle Creek until 2008. The original Master Covenants for Eagle Creek were dated January 18, 1986. The first Articles of Incorporation, By-Laws, and Master Covenants of Eagle Creek Community Association - without reference to the Developer - were written in 2008.

The Architectural Review Committee (ARC)

The ECCA established the ARC in 2008. The first ARC Handbook was issued on November 24, 2008, with significant updates in 2011, 2017 and 2019. The handbook is edited annually.

(Paragraph 720.3035 of Florida State Chapter 720, The Homeowners Association Act, addressing ARCs was adopted by the Legislature in 2007. Refer to Appendix A: Authority of the Community Association and the ARC).