

Eastwood Community Association

A Handbook for ECA and Preserve Homeowners

EASTWOOD ARC GUIDELINES

Modification Request Policies & Procedures



Revision Update 9/28/2026 This revision supersedes all other revisions
Paint palette Update 9/23/2026

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1.0 PURPOSE OF THE HANDBOOK

1.1 Purpose

This handbook states the design standards and guidelines that apply to exterior changes to homes and lots in Eastwood and The Preserve at Eastwood. It also states how to apply for approval.

1.2 Legal Basis

The Association's governing documents include design covenants. Those covenants are part of each lot's deed and bind the original owner and every later owner, whether or not the owner has read them.

1.3 Objectives

The covenants exist to keep environmental and architectural standards consistent across the community. The objectives in the governing documents are:

- Consistency with the community's overall design concept;
- Similar architectural and environmental features among properties; and
- A uniform visual appearance.

Enforcement of these standards is authorized by the Declaration. Remedies are stated in Section 6.0.

Use this handbook when preparing an application.

2.0 WHO REVIEWS APPLICATIONS

2.1 The Association and the Modifications Committee

Every Eastwood homeowner is a member of the Eastwood Community Association, a Florida not-for-profit corporation. The Association owns and maintains the common properties and administers the covenants, including design standards.

Article VI of the Declaration assigns design review to a Modifications Committee appointed by the Board of Directors:

"The Association shall have a Modifications Committee ("MC") which shall consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to Lots, existing Dwelling Units or structures containing Dwelling Units and the open space, if any, appurtenant to such Dwelling Units, except for structures on the Commercial Acres."

Board members may also serve on the Committee. The Committee reviews applications for exterior additions, alterations, or modifications and approves or disapproves them under Guidelines. The Board of Directors has the right to review and override MC decisions. (Article VI, Section 3) The MC is the ultimate deciding body and its decisions take precedence to the extent they are more restrictive than government permits.

These Guidelines apply to all single-family lots in Eastwood.

DISPUTES BETWEEN OWNERS Neither the Management office nor ARC mediates or gets involved in issues or disputes between owners, including property boundaries and encroachments

3.0 WHAT REQUIRES APPROVAL

3.1 Work that requires an application

Any change to the exterior appearance of a home or lot, permanent or semi-permanent, requires Modifications Committee approval. That includes major work (decks, patios) and smaller work (color or material changes). Removal of an existing exterior item also requires approval.

If it is unclear whether work is exempt, obtain clarification from the Modifications Committee or management company before starting.

3.2 Work that does not require an application

- Repainting or re-staining with no color change, **if the owner provides proof that the existing color scheme was an *originally* approved color scheme.** Originally approved color scheme is defined as approved when the house was first built-not whatever colors happen to be on the house today and not automatically the current published color palette.

Acceptable proof includes a prior Modifications Committee approval, or a match to a color in the current EC HOA Exterior Paint Color guide. Because many homes are more than twenty (20) years old, the color on the house is not, by itself, proof of approval. If proof is not provided, an application is required and only colors in the current approved palette will be considered.

- Repair or replacement of an exterior component in the same material and color, subject to the same proof requirement when the color is part of the exterior color scheme.
- Minor landscape work that does not materially change the lot's appearance, does not change the topography or grade, and is not large enough to function as a structure. This includes a single specimen planting, annuals, and accepted mulch-bed edging.

3.3 Certificate of compliance

The application form states which projects require a final inspection and a certificate of compliance.

4.0 HOW APPLICATIONS ARE REVIEWED AND HOW WORK MUST BE CARRIED OUT

Some standards are fixed rules. Other proposals are reviewed case by case because a change that is acceptable on one lot, house size, or location may not be acceptable on another.

4.1 Review Criteria

The Committee uses these criteria:

Compatibility. The work must match the architectural character of the applicant's house and be consistent with adjoining houses and the neighborhood in style, workmanship, materials, color, and construction details.

Scale. The size of the work must relate to the applicant's house, the lot, adjoining houses, and surroundings. The same rule applies to structures and to landscape work. A maximum of sixty percent (**60%**) of any property (total lot size) may be covered by structures, concrete, pavers of any kind, patio blocks, decks, or any similar impervious surface material. A minimum of forty percent (**40%**) of any property (total lot size) must be covered by grass, gravel, plants, mulch, landscape beds, or any similar surface material.

Effect on neighbors. The Committee reviews visual effects (design, scale, location, compatibility) and functional effects (view, sunlight, ventilation, drainage). Adverse functional effects include a structure that materially reduces sunlight or ventilation to a neighboring dwelling, or a grade change that alters storm-water flow to the detriment of a neighboring property.

Color and materials. Color and finish materials must be continuous with, or compatible with, the original construction and surrounding dwellings.

Environment. The work must not produce a negative effect on the natural environment. Tree or vegetation removal, grading, and other topographic change will be reviewed for effects such as material change in the rate or direction of storm-water runoff and soil erosion. All topographic changes must occur within the lot boundaries and meet adjacent land at existing grades.

Statutory Limits on Review Authority

The Modifications Committee's authority to review and approve or disapprove plans and specifications for the location, size, type, or appearance of any structure or other improvement on a Lot, or to enforce standards for the external appearance of any structure or improvement, exists only to the extent that such authority is specifically stated or reasonably inferred in the Declaration of Covenants or in these published Guidelines.

What the Committee May Not Regulate

The Committee may not enforce or adopt any rule or guideline that:

1. Limits or places requirements on the interior of a structure that is not visible from the Lot's frontage, an adjacent Lot, an adjacent common area, or a community golf course; or
2. Requires the review and approval of plans and specifications for a central air-conditioning, refrigeration, heating, or ventilating system if such system is not visible from the Lot's frontage, an adjacent Lot, an adjacent common area, or a community golf course and is substantially similar to a system that is approved or recommended by the Association or the Committee.

Open Meetings

Any meeting of the Modifications Committee at which a final decision will be made regarding an architectural application for a specific Lot must be open to all Owners. Notice of the meeting, identifying the agenda items, must be posted conspicuously in the community at least 48 hours in advance (or as otherwise required by Florida law for board meetings).

4.2 Construction obligations for major work

Fence, pool, screen enclosure, pavers, and other major structural work must meet the following:

- Common areas and right-of-way (sidewalk and roadway) must remain unblocked. Damage caused by the project must be repaired within two weeks after that portion of the work is finished. A longer period requires HOA management approval.
- If adjacent private property may be affected, notify that owner. Entry onto an adjacent lot requires that owner's approval. Damage to an adjacent lot must be repaired to that owner's satisfaction within two weeks after the damaging work is finished. A longer period requires approval from both HOA management and the affected owner.
- Damage to lawn and landscaping on the applicant's own lot must be repaired within two weeks after that portion of the work is finished, or when no further damage is expected. This includes damage by workers and equipment.

- Unrepaired damage to adjacent property, common area, or the applicant's property is a violation under Section 6.0

5.0 HOW TO APPLY

5.1 Form and supporting documents

Submit a written or electronic application on the form authorized by the Committee (Appendix I). Incomplete applications will be returned with a list of missing items. Review does not begin until the application is complete.

Describe the work completely and accurately. Supporting exhibits are often required, including:

- A site plan or survey showing location and dimensions;
- photo of project area(s)
- Material and/or color samples.

Submit one copy of each document. First-generation copies and faxes are acceptable if legible. Do not submit originals; they will not be returned.

Building Permits

The Committee may not require that a building permit be issued by a governmental authority as a prerequisite for review of an application. The Committee may, however, condition final approval on the Owner obtaining any required building permit before work begins.

5.2 Where to file

File the application at the onsite management office.

5.3 Timeline

The Committee must approve or disapprove a complete application within thirty (30) days after receipt. The thirty-day period starts only when the form and all required exhibits are received.

Typical sequence:

1. Application is filed and date-stamped.
2. If incomplete, the Property Manager or MC tells the applicant what is missing.
3. The MC reviews applications and makes a decision.
4. The Property Manager gives the applicant written notice of the decision.
5. Approved work must be finished within six (6) months of approval.
6. Applicants for a fence or pool must notify the Committee when construction is finished.

Work done without required approval, or work that was disapproved, is subject to Association enforcement.

Owners must also comply with applicable Orange County ordinances. Modification Committee requirements may be more restrictive.

5.4 Reconsideration and appeal

An application may ask the Committee to reconsider a denial or a condition of approval if the applicant believes the Committee lacked information that could have changed the decision.

- File the written request within ten (10) days after the Committee's action.
- Include any new or additional information.
- The Committee is not required to hear the request if, after reviewing the new information, it concludes the prior decision would not change.
- The Committee must respond in writing within thirty (30) days after it receives the request. Failure to respond within thirty (30) days is not an approval.

The applicant may appeal the Committee's decision to the Board of Directors. The Board may ask the Committee to reconsider and may remove Committee members. The Board can overturn the Committee's decision.

5.5 Written Decisions

If the Committee denies an application, it must provide the Owner with written notice stating, with specificity:

- the exact rule, covenant, or Guideline provision on which the denial is based; and
- the specific aspect or part of the proposed improvement that does not conform to that rule, covenant, or Guideline.

6.0 VIOLATIONS AND ENFORCEMENT

Article X, Section 2 of the Declaration provides:

"Failure of an Owner to comply with a provision in this Declaration or a provision in the By-laws, Articles or Rules and Regulations of the Association shall provide the Association and each Owner with the right to bring legal action in law or in equity, including but not limited to an action for injunctive relief, damages, or a combination thereof."

Article VI, Section 8 of the Declaration authorizes the Modifications Committee to correct work that, after inspection, is not substantially in compliance with approved plans and specifications, after the owner has had the opportunity to cure that is required by the Declaration. That remedy applies to work that was approved but not built as approved.

6.0 VIOLATIONS AND ENFORCEMENT

Any Owner may report an alleged violation of these Guidelines or the Architectural Review Policy in writing to the Property Manager. Violations are processed under the Declaration and any adopted Rules and Regulations.

Fining and Suspension Procedures (Florida Statute § 720.305)

Before the Association may levy a fine or impose a suspension of use rights for a violation of the Declaration, Bylaws, or these Guidelines, the following statutory requirements apply:

- 1. Notice**

The Board must provide the Owner (and, if applicable, any occupant, licensee, or invitee) with at least fourteen (14) days' written notice of the right to a hearing. The notice must be sent to the Owner's designated mailing or e-mail address in the Association's official records.

- 2. Hearing**

The hearing must be held within ninety (90) days after the notice is issued, before a committee of at least three (3) members appointed by the Board. No member of the

committee may be an officer, director, or employee of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

3. **Cure Opportunity**

If the violation is cured before the hearing or in the manner specified in the written notice, no fine or suspension may be imposed.

4. **Fine Limits**

- A fine may not exceed One Hundred Dollars (\$100) per violation.
- For a continuing violation, a fine may be levied for each day of the continuing violation, but the aggregate fine may not exceed One Thousand Dollars (\$1,000) unless the governing documents expressly authorize a higher amount.
- A fine of less than One Thousand Dollars (\$1,000) may not become a lien against the Lot.

5. **Committee Decision and Payment Deadline**

If the committee approves the fine or suspension by majority vote, it must set a date by which the fine must be paid. That date must be at least thirty (30) days after delivery of the committee's written decision. The committee must provide written notice of its decision within seven (7) days of the hearing.

6. **Attorney's Fees**

Reasonable attorney's fees and costs may be awarded to the prevailing party in any action to recover a fine, but such fees and costs may not begin to accrue until after the date set for payment of the fine and the time for any appeal has expired.

Additional Remedies

Nothing in this Section limits the Association's right to pursue any other remedies available under the Declaration or Florida law, including an action for injunctive relief, damages, or both, as authorized by Article X, Section 2 of the Declaration and Article VI, Section 8 of the Declaration (correction of non-compliant work after opportunity to cure).

7.0 DESIGN GUIDELINES

7.1 Air Conditioning Units

Window or wall-mounted air conditioning units are prohibited.

An exterior air conditioning unit or heat pump may be added or relocated only with MC approval.

7.2 Antennas

See Federal Communications Guidelines at www.fcc.gov.

7.3 Attic Ventilators

- Color. Roof-mounted ventilators must be painted to match the roof. Gable-mounted ventilators must be painted to match the siding or trim.
- Location. Mount the ventilator on the side of the ridgeline that is least visible from the street.
- Height. The ventilator may not extend above the roofline.

Attic turbines are permitted. An attic turbine is a roof-mounted unit with turbine blades. It may be wind driven or motor driven.

External attic motor driven fans that are not turbines are prohibited.

7.4 Awnings

All awnings require MC approval. Window awnings are prohibited.

Only fabric retractable or pole-supported awnings will be reviewed and only if they are on the **rear elevation** and are **not visible** from the street the home faces or from an adjacent street. Fabric color must match the dwelling trim color.

If approved, the awning must:

- Be a plain design with no scallops, fringe, or other decorative features;
- Be a solid color that matches the house color scheme (no stripes or patterns);
- Be sized to the house; and
- Have pipe frames or supports painted to match the house trim or the house body color.

7.5 Chimneys and Metal Flues

- A chimney must be masonry, or it must be enclosed in the same finish material as the house.
- A house with masonry walls requires a masonry chimney.
- Metal flues and chimney caps must be painted.
- Any vent that goes through the roof must be painted the same color as the roof.

7.6 Compost Bins

A compost bin is a closed container used only for plant material (grass clippings, leaves, and small brush) that will be used as mulch or soil container. An application is not required if the bin is installed in a backyard and is not visible from the front, adjacent lots, or common areas.

7.7 Decks, Patios, and Gazebos

All decks, patios, and gazebos require Modifications Committee approval.

7.7.1 Location:

Place decks, patios, and gazebos in the rear yard. **Front yard decks and patios are prohibited.** A side-yard location will be reviewed under the criteria in Section 4.0

7.7.2 Size:

The deck, patio, or gazebo must be sized to the house and the lot. The Committee may limit size or style on lot density, visibility from adjoining lots, and the size of decks that were builder-standard or builder-option on that lot.

7.7.3 Setbacks:

Orange County side- and rear-yard setbacks apply. The set-back for a lot is shown on the recorded plat.

Meet all Orange County Zoning Division setbacks unless both Orange County and the Modifications Committee approve a variance.

No porch, patio, or deck may be closer than **five (5) feet** to any lot line, or more than **thirty (30) inches** above finished grade, unless the Committee approves it and the work meets Orange County building and zoning codes.

7.7.4 Materials:

- PVC or other composite wood
- Smooth cedar
- Pavers
- Brick
- Concrete

Nails and fasteners must be aluminum, galvanized steel, or stainless steel.

7.7.5 Finish:

This finish rule applies to all wood surfaces.

- Opaque (solid) stain in the house trim color; or
- clear /transparent waterproof sealer with no color; or
- Transparent stain that matches the house color scheme; or
- A manufacturer color available in composite or PVC.

Untreated (natural) wood is prohibited.

7.7.6 Under-deck area:

If an elevated deck requires screening, the application must state the screening type, color or finish, and materials.

7.7.7 Privacy screens or walls

Privacy screens or walls at deck level on elevated decks are prohibited. Screens used only to enclose under-deck storage will be reviewed for height, length, and effect on adjoining sight lines. Screens on ground-level decks are reviewed individually.

7.8 Dog Houses and Dog Runs

Doghouses require Modifications Committee approval.

7.8.1 Color and material: The doghouse must match the house in color and material.

7.8.2 Size: Maximum 16 square feet of floor area. Maximum 4 feet high at the highest point.

7.8.3 Location: Place the doghouse in the rear yard, not in a location that faces a neighbor's primary view from the house or yard. The Committee may require landscape or fence screening.

7.8.4 Dog runs: Dog runs are prohibited.

7.8.5 Electronic fencing: Electronic fencing may be approved if all of the following are met:

- Adjacent neighbors give written approval;
- The side-yard line is even with the rear elevation of the house; and
- Side- and rear-yard coverage stays at least 3 feet from adjacent dwelling or vacant lot property lines.

7.9 Driveways

7.9.1 Coverage limits:

A driveway extension, widening, or other modification must meet both of the following:

HOA frontage limit. The driveway may not occupy more than 50% of the property frontage. See section 7.9.3.

- **Impervious surface lot limit.** Total impervious cover on the lot may not exceed **70%**. Impervious cover includes the house, attached garage, walkways, patio, and other hard surfaces.

If the two limits conflict, the stricter limit controls. Size, placement, drainage onto neighboring property, and enforcement remain as stated in Section 7.9.3.

7.9.2 How to count the 70%:

- Total impervious square footage ÷ total lot square footage x 100.

For a scale outline of home:

1. click [property search](#) type in address.



For lot size:

1. [property search](#)



7.9.3 Driveways:

Pavers

1. Any driveway change (pavers, widening, extensions) requires HOA Architectural Review Committee (ARC) approval prior to installation and must adhere to the following guidelines:
2. Must not extend beyond garage width or side walls.
3. Must not extend into the yard excessively, no more than 50% of the property frontage.

4. Walkway to the front door should not exceed the width of the front door pad making a distinct front walkway to the driveway. The extension of the driveway must not extend to the front door pad.
5. Extensions/widening must match or closely complement existing homes and not compromise the aesthetic appeal of the community.
6. Must not extend into easements or sidewalks and keep a buffer space from the property line.
7. The extension or widening must not change the water flow and cause runoff onto any neighboring property
8. Paving over lawns for parking and turning the driveway into a large parking pad will be denied.
9. Extensions beyond garage width will be denied.
10. Any driveway pavers, widening or extensions started or completed without ARC approval are subject to the maximum fine and forced to remove all work performed at the owner's expense.
11. The purpose of these guidelines are to maintain a consistent community appearance. Ensure all homes and improvements create a uniform, cohesive look that does not stand out or clash with neighboring properties. This also promotes fairness and consistency by providing a clear, standardized approval process so all homeowners are treated equally when making exterior changes.
12. Rock, gravel, mulch, and stepping stones may not be used for vehicle parking.

Acceptable driveway extension: request for extension may/not include the apron



Unapproved driveway extension request.



7.9.4 Driveway Colored Sealer or Stain:

Any driveway color change requires HOA Architectural Review Committee (ARC) approval prior to installation and must adhere to the following guidelines:

1. Clear sealer, tinted sealer, and concrete stain require Committee approval before application.
2. The only approved concrete stain colors are:
 - **BEHR Premium Silver Gray**
 - **BEHR Premium Pacific Fog**
 - **BEHR Premium Mossy Gray**

available at Home Depot. Colors other than Silver Gray , Pacific Fog, or Mossy Gray will not be approved.

For slip resistance and moisture management, satin and low-gloss finishes will be the only finishes allowed.

Mossy Gray Pacific Fog Silver Gray



7.9.5 Maintenance:

Recoat the driveway when any of the following occur:

- The color fades or becomes uneven;
- The finish peels, flakes, or wears off;
- Bare concrete is visible; or
- The surface no longer matches the approved Silver Gray or Pacific Fog.

7.10 Exterior Decorative Objects

Approval is required before placing a decorative object in a front or side yard. This includes objects that were not part of the original house, whether natural or man-made.

Objects that require approval include birdhouses, birdbaths, fountains, sculptures, statues, lawn ornaments, driftwood, weather vanes, free-standing poles, and objects attached to an approved structure.

The Committee will review quantity, size, color, material, and location.

7.10.1 Seasonal decorations:

- Front and side yards: displays no earlier than 30 days before the holiday and removed within 15 days after.
- Rear yard: display no earlier than 45 days before the holiday and remove within 30 days after.
- Seasonal lights on the house follow the same periods.
- Inflatable decorations are prohibited year round.

7.10.2 Small objects:

- An object 12 inches or less in height in a front or side yard does not require approval. Small yard objects are limited to less than 4.

7.10.3 Prohibited:

- Plastic lawn ornaments are prohibited except during holidays.

7.10.4 Flags:

- Holiday flags; same display periods as Section 7.10.2.
- Sports-team flags: one flag per pole; not more than 30 consecutive days or 60 days per calendar year; maximum 3 feet by 5 feet; on an existing flagpole or mounted on the house.
- United States and official military flags: [Florida Statute 720.304](#) applies.

7.11 Exterior House Numbers

House numbers must be color contrasting, clearly readable from the street (State Requirement). A minimum of four (4) inches in height and a maximum of eight (8) inches in height and be kept unobstructed by foliage.

7.12 Lighting

7.12.1 Permanent Soffit Lighting:

The installations of permanent outdoor lighting (Govee or similar) must be approved by the HOA Architectural Review Committee (ARC) prior to installation and must adhere to the following guidelines and approval process:

1. Must submit an application with a description of the lighting project with the type of permanent outdoor lighting and simple layout or photo showing placement.
2. Must be properly installed under eaves/soffits and not highly visible in daylight. The physical color of the lighting and wiring must match your soffits. No visible wires hanging down, lights running across your roof or house structure.
3. Lights shall not illuminate into neighboring properties.
4. Program for every 4th or 5th light to illuminate during non-holiday times.
5. Non holiday times white/warm white allowed only.
6. No "party mode" lighting outside of holidays.
7. No flashing, chasing, color changing or animated lights outside of holidays.
8. Use of color allowed during holidays only.

9. Major Holidays. Easter, Halloween, Christmas/Winter Holidays (Hanukkah & Kwanzaa) have the widest time window 30 days prior to 1 week after.
10. Minor Holidays. Valentines Day, St. Patrick's Day, Ramadan, Eid, Memorial/Labor Days, 4th of July, and Thanksgiving time window of 1 week before to 3 days after.
11. White lighting year round = OK
12. Color lighting = only during approved holiday windows.
13. The purpose of these guidelines are to ensure that permanent outdoor lighting enhances the aesthetic appeal of the community and promotes reasonable holiday displays without being a nuisance to neighboring properties.

7.12.2 Path Lights:

No application will be required for the installation of sixteen (16) or fewer small, exterior, low-voltage lights that are placed along sidewalks or along the sides of driveways. An application is required for the installation of more than sixteen (16) of these lights. Subsequent installations of path lights that, when combined with the existing lights, exceed sixteen (16) lights shall require approval.

7.13 Exterior Painting

7.13.1. Pursuant to Declaration Article VI. Section 4: No application shall be required to repaint in accordance with an **originally* approved color scheme; however, the Committee requires a current photo showing the front of the home with that color scheme.

This exemption applies only to exact matches of the **builder's original* approved colors. If the homeowner paints colors that are *not* the original approved scheme, the Association may exercise its general enforcement and maintenance powers under Articles VIII and X (including stop work orders or demands or correction/remediation). ****builder's original approved color scheme refers to the specific palette authorized by the home builder or developer during the initial construction of the property, rather than whatever colors happen to be painted on the house at the present moment.***

7.13.2 A. All exterior color changes except the **builder's original approved color scheme* must be approved by the Modifications Committee. Only colors from the Sherwin-Williams approved color list will be considered for all exterior house colors even if you're painting your home the same color, if it's not on the *builder's original color scheme*, you must submit to MC for approval. High-intensity colors will not be permitted. This requirement applies to body, doors, shutters, trim, roofing, and other appurtenant structures. [EASTWOOD PAINT COLORS](#) **Appendix 1**

7.13.3. The Association maintains separate approved lists for door colors and trim colors. Exterior doors, shutters, keystones, and/or decorative vents shall use colors from the approved door color list. Trim shall use colors from the approved trim color list. Garage doors may be painted either body color or trim color.

Pre-approved HOA paint colors must follow the current Architectural Guidelines for 2026. No other previous rules apply for color selection.

7.13.4 Turnberry Pointe Exterior Painting- Existing text remains unchanged.

7.13.5 Painting of exterior brick is permitted only if all of the following requirements are met:

1. A completed ARC review application is submitted and approved before any work begins.
2. The painted brick or natural stone must be the same color as the approved body color of the house.
3. The approved body color must be a light gray, neutral, white, off-white color listed in the approved Eastwood Exterior Paint Color list. Paint brands other than Sherwin-Williams may be used only if the color is an exact match.
4. A paint swatch of the selected color is submitted with the application.
5. The paint is a masonry or masonry-compatible, vapor-permeable exterior product applied in a satin or matte finish. High-gloss finishes are prohibited.
6. Lime wash, whitewash, and faux finishes are not permitted.
7. No more than 4 exterior colors may be used on the house, including painted brick or stone.
8. All brick or natural stone on the same elevation must be painted the same approved body color. Partial painting of a single elevation is not permitted.

7.13.6 Painting of exterior natural or decorative stone is not permitted. This includes lime wash, whitewash, and faux finishes.

7.13.7 Turnberry Pointe Exterior Painting. It is acknowledged that the Turnberry Pointe Neighborhood has standard exterior paint colors for all the homes. Owners in the Turnberry Pointe neighborhood do not need to request for approval for repainting for so long as the following specifications are adhered to:

House and Privacy Walls:

- **Paint Color:** Duron Beige
- **House and Privacy Wall Trim:** Paint Color: Duran White Trim
- **Front Door Color:** May be painted any color subject by ARB approval. (Note: that the original painting of doors was limited to green doors.)
- **Garage Door Color:** Bright White
- **Garage Side Carriage Lights:** Color: Black Style : Old English / Match existing
Location: Approx 1 ft over from edge/3 ft down from top (or where installed by the original builder)

House Numbers: Color: Black individual numerals mounted as shown or white ceramic w/ dark type.

Side Yard Gates:

- Style: Numerals to be Old English style
- Location: Where installed by the original builder
- Color: Bright White
- Style: as supplied by original builder
- Attachments (i.e. to keep small pets in and/or out must be wire mesh basically not visible from the street)

7.14 Fences

7.14.1 General Background:

Fences can define property lines, provide privacy or security, or serve as an architectural feature. Because they have significant visual impact, all fences require Modifications Committee (MC) approval. Fences must be inspected (walked) both before approval and after completion to confirm compliance.

7.14.2 General Requirements:

- Lot-line fences may not enclose front yards.
- Side-yard fences forward of the rear plane of the house must meet the setbacks in Appendix II. Limited exceptions for partial side-yard enclosure may be granted only if there is no adverse visual or functional impact on neighbors and the neighbors do not object.
- When side or rear lot-line fencing will be visible from a roadway (or from golf-course property), the MC will require consistency of style among affected lots. Before the first such fence is approved, all affected homeowners must be notified and at least two-thirds must consent; that consent then binds all future fences along the same stretch.
- Required application materials:
 - Current land survey showing exact fence, gate, and related locations
 - Vendor proposal/quote (costs may be obscured)
 - \$250 cashier's check or money order as damage deposit
 - Building permit (submitted after MC approval and before work begins)

7.14.3 Prohibited and Permitted Materials / Styles:

Prohibited

- Chain-link and barbed-wire fencing (any use).
- Wood fences – New wood fences of any style are not allowed. Residents who already have an approved wood fence may replace individual panels or posts only after obtaining prior MC approval. Full replacement of a wood fence must be done with an approved non-wood material.

Permitted Appendix 2

1. **Vinyl** (stockade, shadow-box, or picket)
 - Quality UV-stable vinyl only; color must be the manufacturer's unpainted white or light beige. Owner painting is prohibited.

- Acceptable top styles:
 - Eastwood – Flat, Domed (Convex), Lattice
 - Preserve – Flat (only if domed unavailable), Domed (Convex), Lattice
- 2. **Ornamental wrought-iron or aluminum**
 - Style must be submitted to the MC for pre-approval before the formal application.
 - Must be finished to resist UV, rust, and weathering; aluminum is preferred.
 - Color: black or white only.
- 3. **Brick / masonry / stucco** (Fairway Pointe only) – Allowed with matching masonry columns when approved by the MC.

7.14.4 Special Location Restrictions:

- **Former Golf-course property** (including golf-course lakes) – Strongly discouraged. Only 4-ft-high black wrought-iron or aluminum ornamental fencing is allowed, with a minimum 15-ft setback from the rear property line. The fence may not enclose the entire rear lot line. The owner must meet with the MC to develop an acceptable design.
- **Association lakes / ponds** – Maximum 4 ft; ornamental style only.
- **Conservation areas**
 - Dense vegetation present → max 6 ft (if aesthetically acceptable)
 - Open view → max 4 ft
 - Black wrought-iron or aluminum only, with adequate spacing between vertical members.
- **Retaining walls** – Cast-in-place concrete or masonry units only (wood not permitted). Height limit of 3 ft may be waived for site conditions (see Appendix VI).

7.14.5 Heights, Setbacks & Installation:

- Height range: 4 ft minimum / 6 ft maximum (except as noted above for lakes, ponds, former-golf course, and certain conservation areas).
- Front-yard fencing prohibited.
- Side-yard setback: minimum 5 ft behind the front face of the house (zero lot line permitted on side and rear property lines).
- Corner lots: minimum 10 ft setback from the side property line.
- Former Golf-course lots: 15 ft setback from rear property line.
- Finished side must face outward.
- Fences abutting existing Association brick/mortar walls may not exceed the height of those walls.

7.14.6 Materials & Finish Summary:

- Vinyl: 100 % vinyl, manufacturer color only. White, Almond, or Modern Clay.
- Ornamental: wrought iron or aluminum (aluminum preferred).
- All fences must be maintained according to manufacturer recommendations.

7.14.7 Homeowner Obligations:

Approved fences must be completed within six months. Final inspection is required for fences (and pools). Any damage to common areas, rights-of-way, or neighboring property must be repaired within the time frames stated in Section 6.3.

7.15 Flagpoles

Flagpoles and flags are protected under Florida Statute § 720.304(2).

7.15.1 House-Mounted Flags:

Owners may display:

- Up to two (2) portable, removable flags (max 4½ ft × 6 ft) from the protected list: U.S. flag, official Florida flag, U.S. military branch flags (Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard), POW-MIA flag, or a first-responder flag.

-

Up to one (1) portable or removable sport-team flags may also be displayed in season.

7.15.2 Freestanding Flagpoles:

Owners may erect a freestanding flagpole no more than 20 feet high on any portion of their property, provided it:

- Does not obstruct sightlines at intersections, and
- Is not erected within or upon an easement.

From that flagpole, owners may display:

- Erect a freestanding flagpole up to 20 feet high on their property (not in an easement, not obstructing sightlines at intersections). From it they may fly one U.S. flag ($\leq 4\frac{1}{2} \times 6$ ft) plus one additional protected flag (equal or smaller size).

7.15.3 Applicable Regulations:

Protected displays/poles cannot be prohibited or conditioned on prior MC approval beyond statutory limits.

7.16 Garages

Every single-family detached living unit must include a garage sized for a minimum of two vehicles.

7.16.1: Garage doors must be solid-panel construction that fully conceals the garage interior.

7.16.2: Garage doors must remain closed except when access or an activity requires them to be open.

7.16.3: The garage door can be painted the body or trim color of the house. The garage must match the dwelling in character, materials, and finish.

7.16.4: Carports are prohibited.

7.17 Trash and Recycle Containers

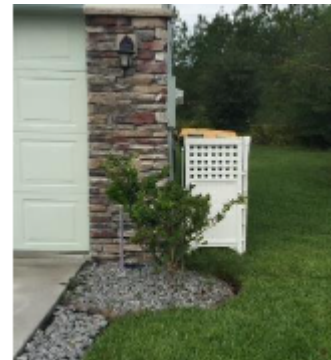
Containers may be placed at the curb only on the scheduled collection day or the evening before.

Under Florida Statute § 720.305(7), the Association **may not fine or suspend** an owner for leaving garbage receptacles at the curb or end of the driveway within **24 hours before or after** the designated collection time.

At all other times, containers must be stored so they are not visible from streets, sidewalks, neighboring properties, or common areas:

- Inside a closed garage,
- Behind an opaque wall, dense hedge, or similar landscape screen (properly maintained), or
- On a stable base (concrete, pavers, bricks, etc.) on the garage side of the house.

Containers may **not** be stored in front of the house or garage and must be secured against animals.



Permitted screening (no MC approval required if limits are met):

- Bushes/shrubs ≤ 4 ft high (must comply with Appendix V) of the Residents Guide).
- Small concealment fences (including L-shaped) ≤ 4 ft high $\times$ 4 ft wide, with a minimum 1-ft setback. Style must match approved fence types in § 7.14.

Any deviation from these requirements requires Modifications Committee approval.

7.18 Greenhouses

Greenhouses are treated as major alterations and require Modifications Committee approval.

- Attached greenhouses are preferred.
- Freestanding greenhouses are permitted only in the rear yard of a fenced property, must not be visible from the front of the dwelling, and may not exceed 80 square feet of floor area or 8 feet in height.
- The structure must match the architectural style, materials, and scale of the dwelling and surrounding homes.

- Landscape screening may be required as a condition of approval to limit visibility from adjoining properties.

7.19 Permanent Grills and Outdoor Kitchens

Permanent grills, built-in barbecues, and outdoor kitchen structures require Modifications Committee approval and are treated as major alterations.

7.19.1 Location:

- Must be located in the rear yard only.
- Minimum setback of 10 feet from any property line, structure, fence, deck, or overhang, or as required by local fire code and manufacturer instructions (whichever is greater).
- Not permitted under covered patios, pergolas, eaves, or other overhead structures unless specifically designed, ventilated, and approved for that use.

7.19.2 Materials and Design:

- Cabinetry, counters, and surrounds must be constructed of non-combustible or fire-rated materials (masonry, concrete, stone, stainless steel, or approved composites).
- Finish, colors, and overall design must match or complement the exterior of the dwelling and be compatible with the neighborhood.
- Height of the cooking surface or island shall not exceed 4 feet above finished grade unless otherwise approved.

7.19.3 Utilities and Safety:

- Permanent gas or electrical connections require a building permit and must be installed by a licensed contractor in accordance with manufacturer specifications and all applicable codes.
- An accessible emergency gas shut-off valve is required.
- Charcoal or wood-burning permanent installations are prohibited.
- The installation must comply with local fire code, NFPA guidance, and manufacturer clearance requirements.

7.19.4 Screening:

- The structure must be screened from street view and neighboring properties using approved fencing or landscaping if it is highly visible.

7.19.5 Application Requirements:

Submit a complete application including:

- Site plan showing exact location, dimensions, and setbacks
- Elevations and materials list
- Appliance specifications

- Utility plans (gas/electric)
- Proof of required permits (submitted before work begins)

All work must be completed within six months of approval. The owner remains responsible for ongoing maintenance, cleaning, and compliance with safety standards.

7.20 Hot Tubs / Spas

- Exterior hot tubs and spas must be located in the rear yard adjacent to the dwelling.
- Elevated units must have an exterior finish that matches the home, deck, or patio to which they are attached; otherwise they must be screened from street and neighboring views with an approved fence or landscaping.
- All exterior hot tubs and spas (whether or not enclosed) must be covered with a cover meeting ASTM F-1346 standards.
- All exterior hot tubs and spas must comply with Florida Statutes Chapter 515 (Preston de Ibern / McKenzie Merriam Residential Swimming Pool Safety Act).

7.21 In-Ground Sprinkler Systems

Installation of new systems, as well as modifications or additions to existing systems, requires Modifications Committee approval.

Application Requirements

- New systems: Submit a complete system plan showing:
 - Piping layout
 - Pipe material and size (schedule)
 - Sprinkler head types and coverage
 - Location and height of all risers, plus the type and height of any landscaping watered by the risers
- Modifications or additions: Provide a detailed description of the components to be used and a layout of the changes (may be drawn on a land survey or similar dimensioned drawing).

Risers must be concealed to the greatest extent possible.

7.22 Landscaping

7.22.1 Approval Requirements:

- All major landscape installations require Modifications Committee approval in advance.

- Minor landscape modifications and approved mulch-bed edging do not require an application, except as noted below.
- Approval is required for:
 - Plantings intended to form a hedge or natural screen that will exceed 2 feet in height.
 - All trees and palms, regardless of location.
 - Substantial or total removal of turf and replacement with other materials (mulch, gravel, etc.).
 - Complete removal and replacement of existing landscaping (submit a landscaping plan drawn to the plot identifying all new plantings).

7.22.2 Front-Yard Hard Surfaces Prohibited:

No landscaping, in the front of the home, may be removed and replaced with hard surfaces, including but not limited to patios, pavers, or stepping stones.

7.22.3 Vegetable Gardens:

Vegetable gardens must be located behind the rear plane of the house. Vegetable gardens must not be visible from the parcel's frontage, an adjacent parcel, or a common area.

7.22.4 Prohibited Materials:

Landscaping timbers and railroad ties are prohibited.

7.22.5 Mulch-Bed Edging:

Approved edging materials are limited to:

- Brick
- Decorative aggregate block
- Commercially available rubber, plastic, or painted metal edging
- Poured and formed concrete edging

Colors are limited to black, medium or dark brown. Alternate colors or materials require approval.

7.22.6 Shrubbery Height:

Shrubbery height guidelines follow the same standards as fencing (see Section 7.14).

7.23 Patios

All patios require Modifications Committee approval.

7.23.1 Location:

- Patios are permitted in rear yards only.
- Front-yard patios are prohibited.
- Side-yard patios may extend a maximum of 8 feet into a side yard and are permitted only if the side yard is fenced (as previously approved).

- Patios may not wrap around either end of the home.

7.23.2 Drainage:

Any drainage impacts resulting from patio construction must be remedied (for example, by using a partially porous surface, installing adjacent mulch beds or french drains).

7.24 Recreation and Play Equipment

Semi-permanent play equipment that constitutes a structure or is attached to an existing structure does not require Modifications Committee approval if installed in a backyard and are not visible from the front, adjacent lots, common areas. Examples include sandboxes, playhouses, swing sets, and trampolines.

7.24.1 Requirements:

- Equipment must be located in the rear yard.
- Scale must be compatible with the lot size.
- Wood equipment must be sealed, stained, or painted in accordance with the standards for fences and decks.
- Metal equipment must be painted solid earth tones (brown, tan, or dark green).

7.24.2 Basketball Equipment:

- Permanent basketball backboards and hoops attached to the home or any other structure are prohibited.
- Portable basketball systems on movable bases are permitted but must be stored no farther than halfway between the house and the sidewalk when not in use.

Equipment that fully complies with the above standards may be installed without approval. Any deviation requires an application.

7.25 Roofs

Changes in roofing material or color require Modifications Committee approval.

7.25.1 Color Restrictions: Appendix 3

- Permitted colors are limited to black, brown, beige, charcoal, and weathered wood, gray.
- Blue, green, red, and orange roofs are prohibited. This includes solid colors and variegated (multi-colored) shingles containing those colors.

7.25.2 Materials:

- Architectural shingles are permitted.

- Metal roofs are permitted provided they comply with the Florida Building Code wind-load and hurricane-resistance requirements applicable to Central Florida.

7.25.3 Turnberry Pointe:

Owners in Turnberry Pointe do not need approval for a re-roof if the following specification is followed:

- Borel USA Concrete Roof Tile IMPCS6254, Mandarin Sun (see Appendix VIII).

7.26 Screened Porches / Enclosures

Screened porches and enclosures are permitted only on the rear elevation of the home and require Modifications Committee approval.

7.26.1 Requirements:

- Exposed lumber on triangular end gables must be painted to match the existing house trim.
- Screen panels must clear-span between support posts and be installed inside the porch railing.
- Roof fascia, gutters, and downspouts must match the existing house in style and color.
- Roof support posts must also support any railings.
- Railings (if used) must comply with Eastwood Guidelines.
- Screen doors must be clear-view (single panel) or have only one horizontal center divider.

7.27 Security Bars

Security bars or grates on windows and doors are prohibited, except where they are not visible from the street or adjoining properties.

7.28 Sidewalks and Pathways

All sidewalks and pathways require Modifications Committee approval (except original builder-installed walks).

7.28.1 Front Yard / Lot Frontage:

- No additional sidewalks may be added on the lot frontage (front of the home) beyond those shown on the original construction plan.
- Any permitted sidewalk must be limited to one side of the home, must be set 2 feet from the house, may not exceed 2 feet in width, and must be at least 1 foot from the property line.
- Drainage impacts must be considered and remedied. All drainage of water must remain on the owner's own lot.

7.28.2 Side and Rear Yards:

- Sidewalks and pathways must not encroach on adjacent property lines and must be installed flush with the ground.

7.28.3 Materials:

- Front-yard sidewalks: brick, pavers, concrete, or similar solid durable materials only.
- Side- and rear-yard sidewalks: rock, stone, brick, pavers, concrete, or similar durable materials.
- All colors of brick, pavers, rock, stone, or painted concrete require approval.

7.28.4 Application Requirements:

A complete application must include:

- A current survey with,
- Exact location and area of the proposed sidewalk
- Drainage flow plan for the affected area

7.29 Signs

7.29.1 General Rules:

- Political, civic, or religious signs are prohibited on Eastwood common property and will be removed immediately.
- No sign of any kind may be displayed on common property without prior written approval of the Board of Directors or its designee.
- Approval requests must include the sign's purpose, size, shape, content, and proposed location.

7.29.2 Signs Requiring No Application:

- One yard sale/garage sale sign or one standard real estate "For Sale" sign (on a standard post) may be placed in the owner's own yard.
- Building permit placards for Modifications Committee–approved projects may be posted during construction and must be removed upon completion. Contractor advertising signs are prohibited.

7.29.3 All Other Signs:

- Must be professional quality.
- White background with red or black lettering (or a combination of both).
- Maximum size: 18 × 24 inches.
- Must be installed in the ground only (not attached to existing posts or poles).
- Must not damage sprinkler systems or utility lines.

- Must avoid main roadways whenever possible.
- Event signs may be erected no earlier than 24 hours before the event and must be removed within 6 hours after the event ends (or the security deposit will be forfeited).
- Must be non-commercial, except for conforming real estate open-house signs.

7.29.4 Signs on Individual Property:

- **For Sale or Rent:** Only one sign is permitted per lot and must comply with Orange County regulations. It may be placed only in the front yard (or in the rear yard facing the golf course on golf-course lots).
- **Security signs:** Two signs are permitted—one in the front (within 5 feet of the front door or in front shrubbery) and one in the rear.
- **Political signs:** Political signs: Up to three (3) political signs, each not larger than two feet by two feet (2 ft × 2 ft), may be displayed on the owner's lot beginning thirty (30) days before any federal, state, or local election and must be removed within twenty-four (24) hours after the election. Signs must be placed only on the owner's private property and may not be placed on common areas or rights-of-way.

7.30 Storage Sheds

Storage sheds do not require Modifications Committee approval if they are installed in a backyard and not visible from the front, adjacent lots, and common areas.

Metal siding or metal roofs are prohibited on storage sheds.

7.30.1 Location and Placement:

- Sheds may be attached to the dwelling, integral to a fence, or freestanding (separated by no more than 6 inches from the dwelling or fence).
- Freestanding sheds must be located in the rear yard with minimum setbacks of 8 feet from the rear and side property lines, unless the yard is fenced.

7.30.2 Size:

- Maximum 140 square feet of floor area and 12 feet in height at the highest point.
- Sheds attached to a privacy fence: maximum 48 square feet of floor area and 6 feet in height.

7.30.3 Design and Materials:

- Architectural design, exterior finish materials, color scheme, roof slope, and roofing material must match the house.
- For sheds attached to a privacy fence: exterior finish must match the fence; roof must be flat (top not exceeding the fence height) or sloped inward with a pitch similar to the house; color must match the fence (natural weathering is not permitted).

7.30.4 Application Requirements:

The application must include a description of how the shed will be secured for safety and security, and to what surface it will be anchored.

7.31 Storm/Screen Doors, Windows, and Shutters

An application is required before installing a storm/screen door, storm/screen window, or hurricane shutter.

7.31.1 Storm/Screen Doors:

- Must be full-view or panel style.
- Color must match the unit door or the adjacent trim (exact match or a lighter/darker shade in the same color family), or be white if the residence has white eaves, soffits, gutters, downspouts, windows, or door-frame trim.
- Application must include:
 - Color scheme of the residence (paint manufacturer and color of the front door and adjacent trim)
 - Manufacturer and color of the proposed door
 - Photograph or drawing of the home with colors identified (or manufacturer brochure)

If a standard industry door cannot reasonably match the existing color scheme, the application may request one of the following:

- Paint the unit door to match the storm door
- Paint the adjacent trim to match the storm door
- Paint the storm door to match the adjacent trim or unit door

Any change to the house color scheme requires separate prior approval (see Exterior Painting).

7.31.2 Storm/Screen Windows:

Frames must match the color of the exterior window trim. White may be acceptable in certain cases.

7.31.3 Hurricane / Storm Shutters:

Application must include:

- Contractor's proposal with installation specifications
- Confirmation that fixtures and mounting hardware are clear or match (or near-match) the house and/or trim color

Shutters may be deployed only during major storm preparedness warnings and must be removed within 72 hours after the storm if not permanently attached to the residence.

7.32 Swimming Pools

- Only in-ground swimming pools are permitted.
- Pools must be located in the rear of the property.
- All pools must comply with applicable Florida statutes, including the Residential Swimming Pool Safety Act (Chapter 515).

7.32.1 Equipment Screening:

Pool filtration equipment must be screened from adjacent properties and the street.

Screening may be mature shrubbery or lattice.

- Wood lattice must meet the fencing material and sealing/staining requirements.
 - Vinyl lattice must be commercially available; white is preferred. Other colors require a color chip and approval.
- Screening size is limited to what is necessary to shield the equipment.

7.32.2 Application Requirements:

A complete application must include:

- Residential Swimming Pool Safety Act Affirmation form signed by the owner and vendor
- Plan view of the pool
- Plan and/or section view(s) of any screen enclosure or screen house
- Land survey showing the locations of the pool, screen enclosure/house, and pool equipment
- Vendor proposal, invoice, or quote (costs may be obscured)
- Building permit (to be submitted after approval and before work begins)

7.33 Tree Disturbance

(Common Areas, Lots, Dwelling Units, and Conservation Areas)

- Removal, planting, or maintenance of trees on Association Common Areas is the sole responsibility of the Association.
- Removal, planting, or maintenance of trees on Association Conservation Areas is prohibited unless the tree poses an immediate safety hazard. In such cases, the owner must notify the Association.
- No tree on any lot (including Common Area and Dwelling Units) may be cut without prior Modifications Committee approval, unless it poses an immediate safety hazard (notification only is required in that case).
- Unauthorized tree removal requires the responsible party to replant a replacement tree or large shrub. The Modifications Committee will verify compliance.
- Unauthorized removal by a homeowner, tenant, guest, or invitee requires replacement with a healthy tree at least 6 feet in height. Restoration must be completed within six

months of final approval. Placement may differ from the original location with Committee approval.

7.34 Vegetation Removal

(Common Areas and Conservation Areas)

- Addition or removal of vegetation on Association Common Areas is the sole responsibility of the Association.
- No vegetation may be added or removed without Modifications Committee approval, except vegetation that poses an immediate threat of injury to persons or pets (which may be removed without prior approval).

7.34.1 Remedy for Unauthorized Removal of Trees or Vegetation:

If unauthorized depositing or removal of trees or vegetation has occurred on Association property and the exact extent of disturbance cannot be determined, the Modifications Committee may require the homeowner, at the homeowner's expense, to restore the affected area.

For every 200 square feet of affected area, the homeowner must plant either one 1-inch caliper tree or two bushes (minimum 18 inches in height or spread). Work must be completed by the end of the next full growing season following the Committee's decision.

7.35 Vehicles

7.35.1 Derelict Vehicles:

Derelict vehicles may be parked only inside a garage.

A derelict vehicle is defined as:

- Any vehicle without a current license plate and registration, or
- Any vehicle that cannot be driven.

A licensed and registered vehicle with mechanical difficulties that is awaiting tow or repair becomes derelict after 72 consecutive hours.

7.35.2 Recreational Vehicles and Boats:

Recreational vehicles, boats, and similar equipment may be stored on a parcel only if they are

not visible from the parcel's frontage, an adjacent parcel, an adjacent common area, or a community golf course, consistent with Florida Statute § 720.3045.

Temporary parking for loading or unloading is limited to the shortest reasonable time necessary. Overnight street parking of a recreational vehicle or boat is prohibited.

APPENDICES

Appendix 1- Paint Colors

Appendix 2- Fences

Appendix 3- Roof Colors

**Appendix 4- Approved Mailboxes (Fairway Pointe, Muirfield Point,
Augusta)**

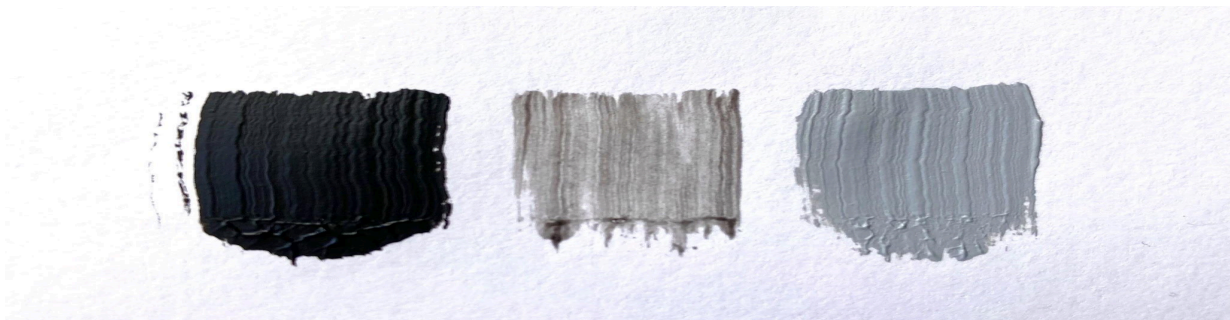
Appendix 1 Paint Colors

EASTWOOD PAINT COLORS - Updated 9/23/2026

How to pick your colors:

1. **Pick one section** to work with.
2. Choose **one body color** from Column 1 of that section.
3. Choose **one trim color** from Column 2 of that *same* section. 4. Choose **one door/accent color** from Column 3 of that *same* section.

- No houses can have the same color body, trim, and door even if the color names are different. Monochromatic color houses are not allowed.
- **LRV** stands for **Light Reflectance Value**. It is a scale used by design professionals and paint manufacturers to measure **how much light a color reflects**—and how much it absorbs. **Colors with lower LRV will fade quicker.**

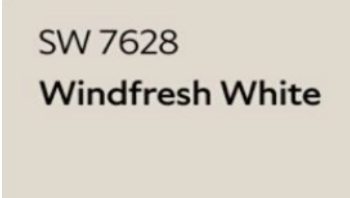
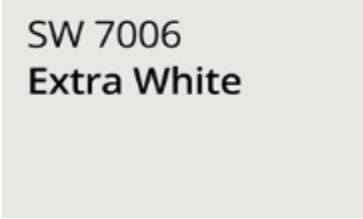
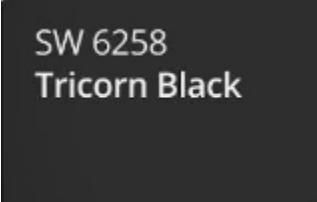
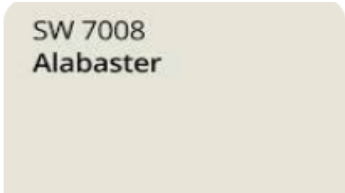
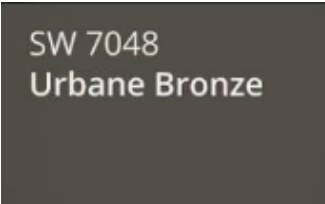
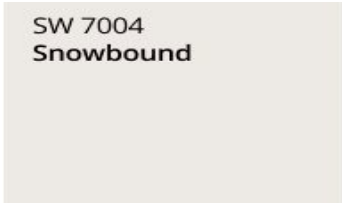
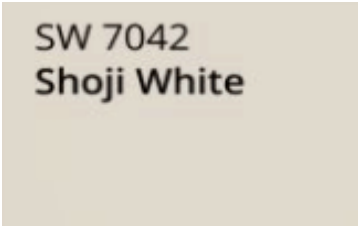
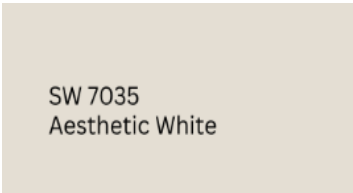
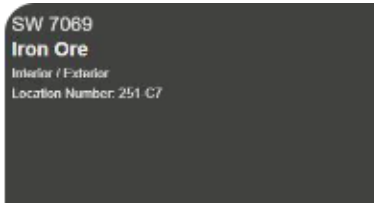


Whites/Creams SECTION 1

Column 1 BODY

Column 2 TRIM

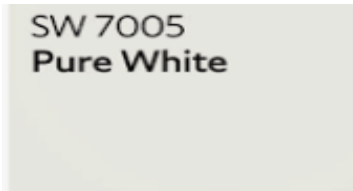
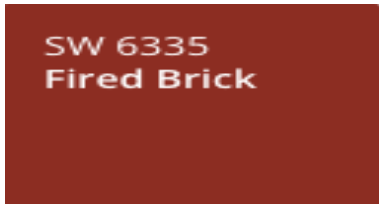
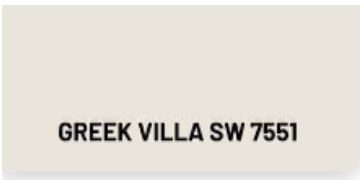
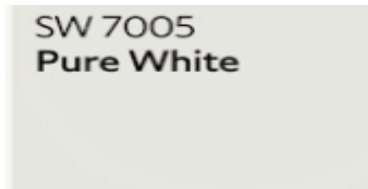
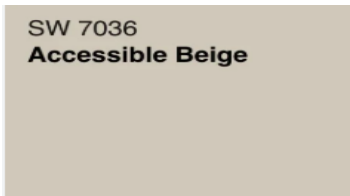
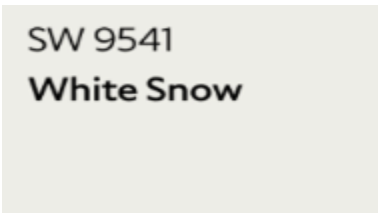
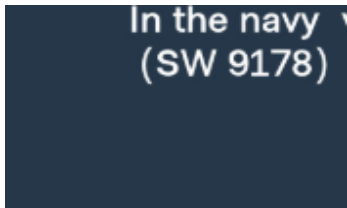
Column 3 DOOR/ACCENT

 SW 7628 Windfresh White LRV = 69	 SW 7006 Extra White	 SW 6258 Tricorn Black
 SW 7008 Alabaster LRV = 82	 SW 6385 Dover White	 SW 7048 Urbane Bronze
 SW 7004 Snowbound LRV = 83	 SW 7042 Shoji White	 SW 6221 Moody Blue
 SW 7035 Aesthetic White LRV = 73	 SW 8130 Evergreen Fog Interior / Exterior Location Number: 251 C2	 SW 7069 Iron Ore Interior / Exterior Location Number: 251 C7

For each section, you can mix and match any colors you see across the three

columns. However, you cannot take a color from one section and pair it with a color from a different section.

Whites/Creams SECTION 1

Column 1 BODY	Column 2 TRIM	Column 3 DOOR/ACCENT
 SW 7005 Pure White LRV = 84		 SW 6335 Fired Brick
 GREEK VILLA SW 7551 LRV = 84		 SW 7005 Pure White
 SW 7036 Accessible Beige LRV = 58	 SW 9541 White Snow	 In the navy (SW 9178)
 Lemon Chiffon (SW 6686) Sherwin Williams LRV = 79		

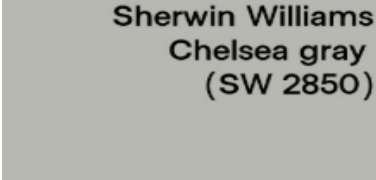
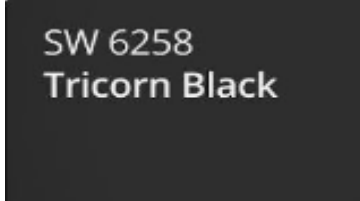
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Gray/Neutral SECTION 2

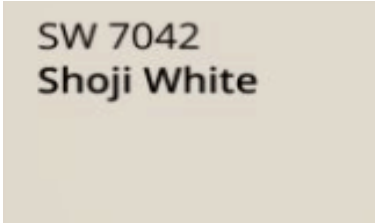
Column 1 BODY

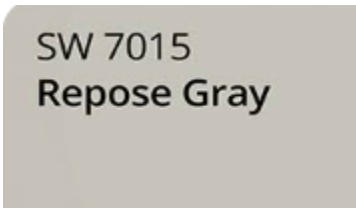
Column 2 TRIMS

Column 3 DOOR/ACCENT

 Sherwin Williams Chelsea gray (SW 2850) LRV = 47	 SW 7006 Extra White	 SW 6258 Tricorn Black
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 SW 7022 Alpaca <i>Expert Pick</i> LRV = 57	 SW 6385 Dover White	 IRON ORE SW 7069
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 Sherwin Williams Dorian Gray SW 7017 LRV = 39	 SW 7042 Shoji White	 SW 7048 URBANE BRONZE
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 SW 7050 Useful Gray LRV = 59	 SW 7015 Repose Gray	 SW 9178 Sherwin Williams In the Navy
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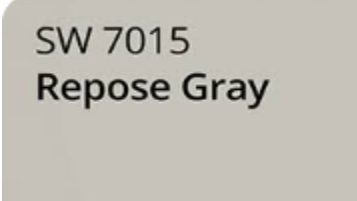
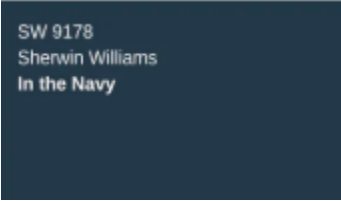
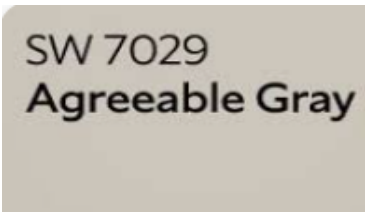
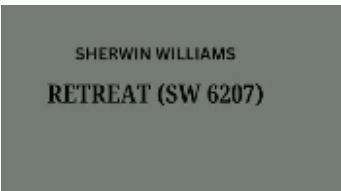
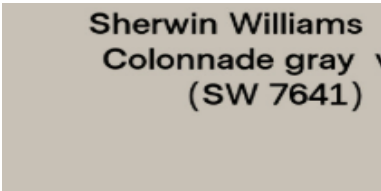
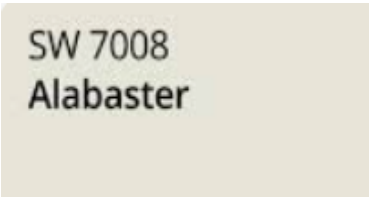
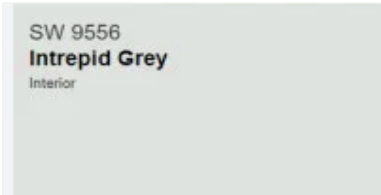
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Gray/Neutral SECTION 2

Column 1 BODY

Column 2 TRIMS

Column 3 DOOR/ACCENT

 SW 7050 Useful Gray LRV = 59	 SW 7015 Repose Gray	 SW 9178 Sherwin Williams In the Navy
 SW 0055 Light French Gray LRV = 53	 SW 7029 Agreeable Gray	 SHERWIN WILLIAMS RETREAT (SW 6207)
 Sherwin Williams Colonnade gray (SW 7641) LRV = 53	 SW 7068 Grizzle Gray	 SW 7008 Alabaster
 SW 9556 Intrepid Grey Interior LRV = 76		 SW 7005 Pure White

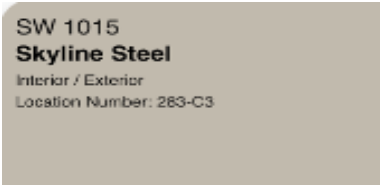
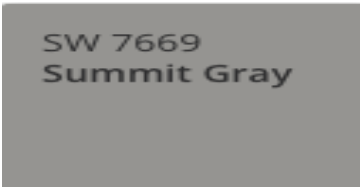
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Gray/Neutral SECTION 2

Column 1 BODY

Column 2 TRIMS

Column 3 DOOR/ACCENT

 SW 9173 Shiitake LRV = 51		 SW 6335 Fired Brick
 SW 1015 Skyline Steel Interior / Exterior Location Number: 283-C3 LRV = 52		
 SW 9548 Sweater Weather Interior / Exterior LRV = 60		
 SW 7669 Summit Gray LRV=30		

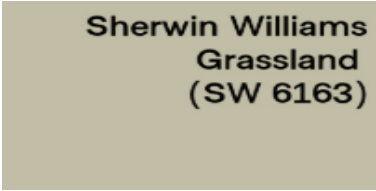
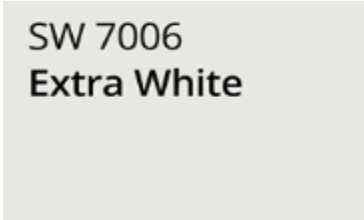
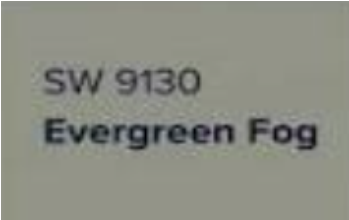
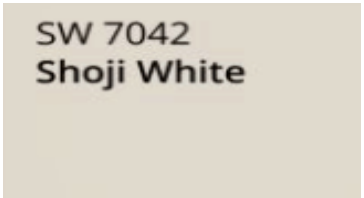
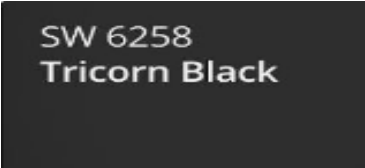
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Green/ Blue SECTION 3

Column 1 BODY

Column 2 TRIMS

Column 3 DOOR/ACCENT

 Sherwin Williams Grassland (SW 6163) LRV = 50	 SW 7006 Extra White	 SW 9130 Evergreen Fog
 Pewter Green SW 6208 LRV = 12	 SW 7042 Shoji White	 SW 6206 Oyster Bay Interior / Exterior Locator Number: 217-C3
 SW 6204 Sea Salt LVR = 63	 SW 0055 Light French Gray	 IRON ORE SW 7069
 Morning Fog SW 6255 LRV = 42	 SW 7005 Pure White	 SW 6258 Tricorn Black

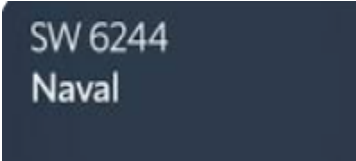
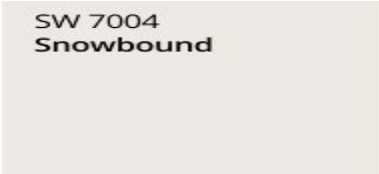
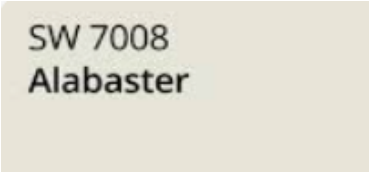
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Green/ Blue SECTION 3

Column 1 BODY

Column 2 TRIMS

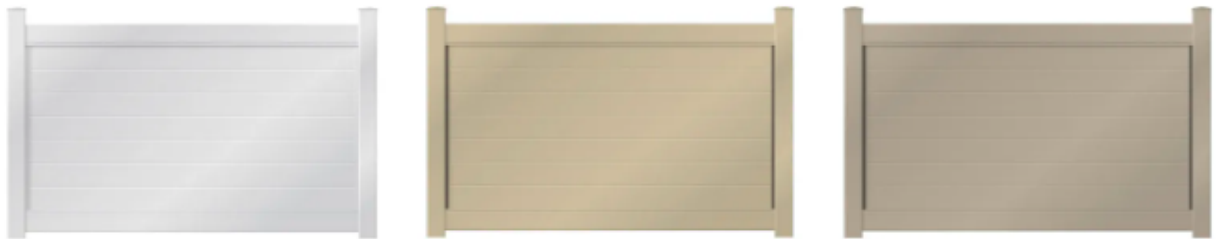
Column 3 DOOR/ACCENT

 SW 6244 Naval LRV = 4	 SW 7004 Snowbound	 SW 7008 Alabaster
 SW 9138 Stardew LRV = 43		 SW 7005 Pure White
 SW 6243 Distance LRV 14		 SW 0041 Dard Hunter Green
 SW 9130 Evergreen Fog LRV 30		

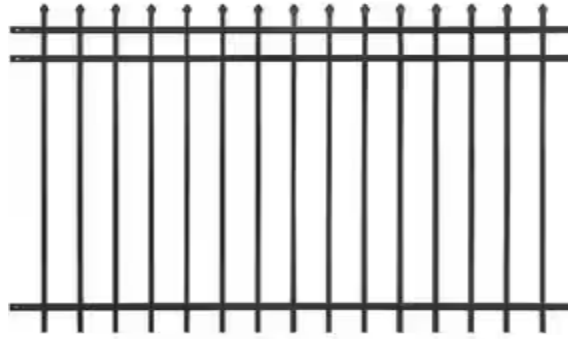
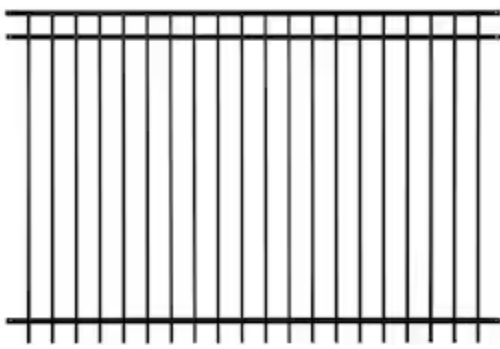
For each section, you can mix and match any colors you see across the three columns. However, you cannot take a color from one section and pair it with a color from a different section.

Appendix 2 FENCES

General Fence Specifications Vinyl and Wrought iron/Aluminum



White Flat-top	Beige/Almond	Clay
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Appendix 3-Approved Roof Colors

Black and Gray



Charcoal Black



Moire Black



Colonial Slate



Georgetown Gray



Antique Silver

Brown, Beige



Black Walnut

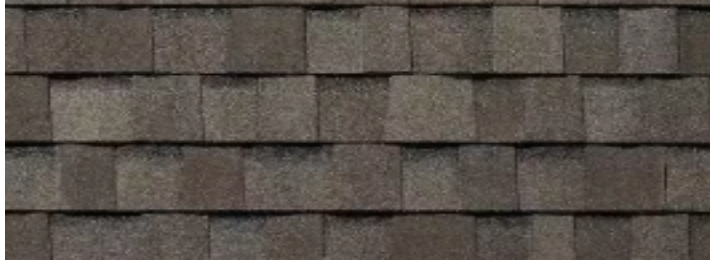


Mojave Tan



Heather Blend

Barkwood



Driftwood

Weatherwood

Appendix 4- Approved Mailboxes

- The installation or replacement of a mailbox requires a General application to the Modifications Committee.
- Residents in Fairway Pointe, Muirfield Pointe, and Augusta should use a style as close to the original.
- A photo of the desired mailbox and the manufacturer/company the mailbox will be purchased from is required on the application.
- The Eastwood HOA is not responsible for replacement mailbox cost.

Certain neighborhoods in Eastwood have individual curbside mailboxes. In these areas, it is the obligation of the Owner to maintain the mailbox in good repair and the same color as originally installed. If the mailbox is damaged or destroyed, the Owner must replace it with a mailbox of the same design, size, material, and color. In other areas of Eastwood, there are centrally located common mailboxes. In those neighborhoods, Owners shall not install a mailbox -on the residence. (ECA Rule approved on August 22, 2001)

FAIRWAY POINTE

Double mailbox



Single mailbox



AUGUSTA



Muirfield Pointe



