



# Eastwood Community Association:

## Modification Quick-Facts

Thinking about making a change to your home's exterior? Most exterior modifications require prior approval from the **Modifications Committee (MC)** to ensure community standards are maintained.

### 1. The Approval Process

- **When to Apply:** You must receive written approval *before* any work begins.
- **Submission Deadline:** Applications are due by the **Friday before the third Thursday** of each month.
- **Meeting Schedule:** The MC typically meets on the **third Thursday** of every month.
- **Timeline:** Approved projects must be completed within **six (6) months** of the approval date.

### 2. Common Project Requirements

- **Exterior Painting:** You must choose from the approved **Sherwin-Williams** color palette for Eastwood. Even if you are repainting with existing colors, the MC may require proof that the scheme is currently approved.
- **Fencing:** \* Specific height and style restrictions apply, particularly for lakefront or golf course lots (typically limited to 4ft).
  - A **\$250 common area damage deposit** is required with the application.
  - Neighbor property access letters must be signed if installers need to enter a neighbor's yard.
- **Pools:**
  - Only **in-ground** pools are permitted and must be located in the rear of the property.
  - A **\$1,000 common area damage deposit** is required.
  - Filtration equipment must be shielded from street view by shrubbery or approved lattice.



- **PODS & Dumpsters:**
  - **PODS/Portable Storage:** 72-hour maximum stay.
  - **Dumpsters:** 7-day maximum stay.
  - Both must be placed on the **driveway**, never on the street or blocking sidewalks.

### 3. Application Essentials

Every application must include:

- A signed application form and the owner's signature.
- A copy of the property **survey/site plan** showing the exact location of the change.
- Detailed specifications (photos, material types, color swatches, or dimensions).
- Contractor contact information.

### 4. Important Reminders

- **Permits:** Approval from the Association does **not** replace the need for Orange County building permits.
- **Maintenance:** Homeowners are responsible for the ongoing upkeep of all approved modifications.
- **Enforcement:** Modifications made without approval or those that deviate from the approved plan are subject to the Association's enforcement procedures.

**Questions?** Visit the **Owner Portal** to download forms or visit [www.eastwoodcommunity.com](http://www.eastwoodcommunity.com) and under the "**Information**" tab locate "**Modification Documents**" or contact the management office at (407) 823-9494.

