



Association Dues

- Eastwood - \$400.00
- Preserve - \$146.00
- Quarterly Assessment (January, April, July, October) due on the first month of the assessment
- Late fee: \$25.00 after the 30th or 31st (Jan, Apr, Jul, Oct) Interest charges applied as well.
- New buyers or tenants do not require Association Approval.
- For new buyers a Transfer fee \$225 and Capital Contribution fee \$500 is required.
- HOA fees cover the amenities (2 basketball courts, 2 baseball fields, 2 parks, soccer field, pool, cabana and cable/internet)

Estoppel

- Regular: \$299.00 10 business day
- Rush: \$418.00 3 business day

Amenities

- Community Pool (located at cabana)
- Fully-lit Tennis Courts (located at cabana)
- Community room (located at cabana and available upon reservation)
- Westgate Park (2 pavilions, playground, racquetball court, Pickle ball courts (unlit), basketball court, volleyball court, softball field.)
- Freedom Park (pavilion, playground, basketball courts, baseball field, soccer field.)
- RV Storage Lot (1-2 years waiting list)
- Cable and internet services through Comcast are available to Eastwood Residents and included in assessments. Please contact 1-800-XFINITY for more information and to schedule your set-up.

HOA website

www.eastwoodcommunity.com

Gate (Preserve)/Amenities Access

- For Gate (Transponder)/Amenities access the HO require to come to the office, fill out Card/Phone Access Form, bring the closing documents or lease and ID with photo. For your guest access, you can come to the office and bring the proper documents. The first two Amenity Card Access are free.
- For replace your Amenity Card Access, the cost is \$5.00. **(Payment: Check and Money Order or Card only.)**
- For new or replace your Gate – Transponder Access, the cost is \$25.00. **(Payment: Check and Money Order or Card only.)**
- Amenity “PDK” App – Also, you can have access to the amenities with your phone; after filling out the Amenity Access Form you will receive an email invitation, download the App open and press activate and you’re ready.

Preserve at Eastwood Community - Parking Passes

- Every Homeowner have 2 passes in 3 months period for 70 hours and unlimited 24 hours passes.
- How you can get the passes? Pass by our office, bring your ID and fill out the form.
- Passes can be used for vendors, visitor, real state.
- If special request is needed for more than 72 hours, please plan ahead and email request for PSA approval to office@eastwoodcommunity.com

Restrictions in the Community (Eastwood/Preserve)

- Only one sign is allowed and that is in the front of the home, no sign can be posted throughout the community. Our maintenance will collect and toss if they see signage that is not Eastwood/Preserve throughout the community.
- No short-term leases and no renting out room by room.
- New owners are unable to rent until at least living there 13 months

Current or pending litigation in the community

- Eastwood Community: Yes
- Preserve at Eastwood: No

Modifications

- For obtained applications (Roof, Fence, Paint or any General Modifications) you can call us or pass by at the on-site office at pool cabana or download application from website www.eastwoodcommunity.com . The approval process is easy; the committee meets third Thursday of every month application submittal due by Friday prior to the meeting. If the applications are not received by due date only option to have application approved that month would be to attend the committee meeting yourself to get an approval or wait until next meeting.
- The Committee meeting approval are comprised of volunteer homeowners.

Roof

- For the roof application, the Modification Committee accepts samples from the vendor. Don't forget attach the sample on your application.

Fence

- A setback for a installing a fence in the Front of property is 10ft behind property line.
- Fences along **Golf course property** (including lakes owned by the golf course) are discouraged. For a fence to be allowed on the Golf Course, the following factors will be considered by the Modifications Committee:
 - A strong design concept for the fence must be presented
 - The fence must be needed to satisfy a purpose such as retention of children or dog(s) or required to enclose a pool otherwise not enclosed by a screen enclosure/house. Security is not considered a valid need.
 - The fence must be tied to the design and layout of the home and existing fences in the vicinity of the lot.
 - Must comply with the minimum 15Ft setback.
 - The decision of the Modifications Committee on the final approved design and layout is final, the homeowner may appeal any decision.
- Fences along to the **Conservation Area** that does afford an open view, must be 4ft high.
- If a fence is on a conservation area that does not afford an open view, it shall be a maximum of 6ft high a maximum of 4ft high.
- If the fence is on a lake or pond, it shall be 4ft high.
- Maximum fence height 6 ft – minimum 4ft high.

Paint

For Paint applications, the Modifications Committee have already approved color located at the on-site office, also you can go any Sherwin Williams store to get Eastwood approved colors or visit their website: www.sherwinwilliams.com - click on paint color – type HOA in search bar – scroll down enter the city, state and HOA.