

EAGLE TRACE HOMEOWNERS ASSOCIATION, INC.

c/o Phoenix Management Services, Inc.
6131-B Lake Worth Rd. — Greenacres, FL 33463
PH: (561) 964-1550 — FAX # (561) 964-8731
We manage to make your life easier!

APPLICATION FOR LEASE INSTRUCTION SHEET

Application will not be processed until all of the below has been completed and received

A Screening Interview is required for approval.

A "Certificate of Approval for Residency" will be issued upon approval.

1. _____ A (2 Pages) Application for each person that will be residing in the unit over the age of 18
2. _____ A Copy of Photo ID for all applicants over 18 years of age (US Driver's license, Passport or Visa)
3. _____ A Copy of all Vehicle Registrations (Registered in applicant(s) name)
4. _____ A Copy of the Executed Lease Contract must accompany this application.
5. _____ A (2 Pages) Signed Animal License Agreement (If you don't have a Pet you must sign where it states No Pet).
6. _____ A (1 Page) signed Information Release form.
7. _____ A (1 Page) signed Lease Instruction Sheet (bottom of page).
8. _____ A non-refundable fee of \$100.00, made payable to Eagle Trace Homeowners Association, Inc. (cashier's check or money order only)
9. _____ A non-refundable processing fee of \$100.00 per adult applicant (or) per married couple, made payable to Phoenix Management Services, Inc. (cashier's check or money order only)
10. _____ A refundable security deposit of \$600.00, made payable to Eagle Trace Homeowners Association, Inc. (cashier's check or money order only)

Additional Information

Lease cannot be for a period of less than twelve (12) months and units can only be leased one time in one calendar year. The Eagle Trace Homeowners Association shall have the right to terminate the respective lease in the event of a default by an owners tenant in observing the provisions of the Documents, Declaration, rules and Regulations etc.

Homeowner must provide lessee(s) with a copy of the Rules and Regulations.

No commercial vehicles, trucks with more than two axles, trailers, jet skis. And/or campers or boats are allowed to be parked within the community. All vehicles must be able to park within the confines of one lined parking space of 10 feet X 20 feet.

No parking is permitted on the street, lawns or any other areas other than driveway, garages and any paved portion of the common areas intended for parking.

Only two (2) pets are allowed per unit, and each pet shall not exceed 50 pounds. A picture of the pet(s) must be submitted along with this application. NO Pitbull Terriers are permitted under any circumstances.

Should the unit have funds owing the association; an application for Lease approval will not be considered a valid one until such time all balances have been satisfied. Such funds are not deemed paid until all checks have cleared the bank. Please allow additional time for all out of the area checks to clear before requesting an interview. The association has thirty (30) days from the time of full satisfaction of all balances owing, in which to interview the applicants and give their decision

This completed application must be submitted to the Association office no later than thirty (30) days prior to the desired date of occupancy.

I understand the requirements and obligations, as set forth above, and agree to comply with same, and further agree to abide by the Rules and Regulations of the Eagle Trace Homeowners Association.

Applicant Signature _____

Date _____

Co- Applicant Signature _____

Date _____

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AGREEMENT AND INFORMATION RELEASE

I hereby agree for myself and on behalf of all persons who may use the home which I seek to purchase or lease:

(A) I will abide by all the restrictions contained in The By-Laws, Rules and Regulations, and Restrictions which are or may In the future be imposed by EAGLE TRACE HOMEOWNERS ASSOCXATION.

(B) I understand that pets must be kept on a leash and all solid waste must be removed.

(C) I understand that subleasing or occupancy of this unit hi my absence is prohibited.

(D) I understand that I must be present when any guests, visitors or children who are not permanent residents occupy the unit.

(E) I understand that any violation of the terms, provisions, Conditions and covenants of the EAGLE TRACE; HOMEOWNERS ASSOCIATION documents provides cause for Immediate action as therein provided, or termination of the leasehold under appropriate circumstances.

I understand that the acceptance for the purchase or lease of a unit is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors, Any misrepresentation or falsification of information contained in these forms will result in the automatic rejection of this application. Occupancy prior to approval is prohibited.

I understand that the Board of Directors of Eagle Trace Homeowners Association may cause to be instituted such as investigation of my background as the Board may deem necessary, Accordingly, I specifically authorize the Board of Directors or It's representative to make such investigation and I agree that the information contained In this application may be used in such investigation and that the Board of Directors and Officers and Agents of EAGLE TRACE HOMEOWNERS ASSOCIATION itself shall be held harmless from any action or claim by me In connection with the use of the information contained herein or any investigation conducted by the Board of Directors or its Agent.

In making the foregoing application, I am aware that the decision of EAGLE TRACE HOMEOWNERS ASSOCIATION will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Print Applicant's Name

Print Co-Applicant's Name



City of Greenacres
CHECKLIST FOR RENTAL BUSINESS TAX RECEIPT
5800 Melaleuca Lane Greenacres, FL 33463
Phone: 561-642-2053 Email: businessinfo@greenacresfl.gov

Welcome to the Greenacres business community! We wish you good fortune in your business venture and we are ready to assist you in any way possible. For your convenience, we have provided a registration checklist. This checklist provides a list of the required documentation that must be submitted to obtain the BTR. Missing documents may delay your processing time.

ALL RENTALS MUST INCLUDE:

- City of Greenacres Rental BTR application, including email and telephone number.
- Palm Beach County Property Appraiser Property Detail record to show ownership.
- Copy of Warranty Deed or Closing Papers if property recently purchased.
- Proof of registered business name, if property owned by a corporation.
 - Fictitious Name, Corp., LLC, LLP, LP or Trademark from the State of Florida Division of Corporations. Application, questions or verification can be done on their website www.sunbiz.org
- Federal Employer Identification Number (FEIN), if property owned by a corporation.

The non-refundable Rental Business Tax Receipt (BTR) amount must be paid when you submit the application using the attached Fee Worksheet to determine the amount due.

The Life Safety Rental Inspection must be completed within 30 days of application submittal.

To schedule, email Fireinspections@greenacresfl.gov between 8:00am-4:00pm, Monday thru Friday and must be at least one business day prior to your desired inspection date. Their contact number is 561-642-2129. Please leave the following details:

- Date you want the inspection (no weekends or holidays and we only do inspections between the hours of 8:30am-2:00pm)
- Contact name and phone number (must be onsite for the inspection)
- Address of Rental



City of Greenacres
Planning, Engineering and GIS Division

**Home Based & Rental Business Tax Receipt
 Fee Worksheet**

**To be submitted along with completed application, all required
 documents and calculated payment to:**

City of Greenacres
 5800 Melaleuca Lane
 Greenacres, FL 33463

Date: _____

**Business Name or Rental
 Address:** _____

Business Type (see below): _____

Business Types:	Fee	½ Year Fee**	
Home Based	\$81.39	\$40.70	
Rental:	Rental Property Minimum Per Unit	\$40.61	\$20.31
	3 or More Units w/Same PCN - Per Unit	\$16.23	\$8.12
	Rental Office On-Site + Per Unit (Above)	\$162.89	\$81.45
Warehouse/Storage Units:	<5,000sf Plus	\$83.82	\$43.41
	\$34.73 Per Ea Additional 5,000sf Area or Portion Thereof	\$34.73	\$17.37
All Home Daycare or Home Health Care Require Inspection Fee		\$69.00	\$69.00
*All Rentals Require a Life Safety Inspection Fee		*\$50.00	*\$50.00
**1/2 Year Fees Apply From 4/1 to 9/30			

Square Footage: _____

Fee: _____

Number of Units: _____

Fee: _____

Total Amount: _____



City of Greenacres
RENTAL BUSINESS TAX RECEIPT APPLICATION

Property Owner Information

Name	_____		
Address	_____	City	_____ ST _____ Zip _____
Mailing	_____	City	_____ ST _____ Zip _____
Phone #	_____	E-Mail Address	_____

Rental Unit Information

Address	_____	Greenacres, FL Zip	_____
Address	_____	Greenacres, FL Zip	_____
Address	_____	Greenacres, FL Zip	_____
Address	_____	Greenacres, FL Zip	_____
Address	_____	Greenacres, FL Zip	_____

Code Enforcement case number if applicable	_____
Will your unit require remodeling or renovations	<input type="radio"/> YES or <input type="radio"/> NO

FOR OFFICE USE ONLY

Business Tax ID #	_____	PCN Number	_____		
Number of units	_____	Fee Per Unit	_____	Rental Inspection Fee Per Unit	_____
Inspection Date	_____	Total Amount Due \$	_____		

The City of Greenacres Code of Ordinances, sections 5-8 and 8-72 (b) (9), requires a safety inspection and valid Local Business Tax Receipt (formerly known as Occupational License) for all dwelling rental units located within city limits. A safety inspection must be scheduled within thirty (30) days of application to avoid any penalties and/or Code Enforcement action.

It is the responsibility of the property owner to schedule such inspection.

To schedule an inspection please call 561-642-2053, between 8:00am to 4:00pm at least one business day prior.

Property Owner Initial _____

It is unlawful to lease, rent, or otherwise convey (exclusive of sales involving transfer of one hundred (100) percent ownership interest) any dwelling, structure, or part thereof, trailers or other conveyances, to any person prohibited from establishing such permanent residence or temporary residence pursuant to section, 9-18 and 9-19 City of Greenacres Code of Ordinances, if such dwelling, or part thereof, is going to be used as a permanent residence or temporary residence of the person, and the dwelling is located within one thousand five hundred (1,500) feet of any designated school, public library, day care center, park, playground, community center, day camp, or other place where children regularly congregate.

A property owner or property manager's failure to comply with the requirements of this section shall constitute a violation of this section, and shall subject the property owner, property manager or other person or entity in the care, custody or control of the real property to enforcement proceedings as authorized by chapter 2 of this Code or by any other means of enforcement allowed by law.

Property Owner Initial _____

Applicant's Signature: _____ Title: _____

Print Applicant's Name _____ Date: _____



City of Greenacres

Fire Rescue Department
2995 S. Jog Road • Greenacres • Florida • 33467-2098
Ph: 561-642-2146 • Fax: 561-642-2109

Joel Flores, Mayor
Andrea McCue, City Manager
Brian Fuller, Fire Chief

BTR Rental Property Fire Department Requirements

- (1) Fire Extinguisher every 1,500 Sq Ft, Type - 5 LBS ABC Fire Extinguisher serviced by a certified fire extinguisher company annually.
- Minimum (1) Smoke detectors must be installed per manufacturer specifications. All smoke detectors shall be replaced every 10 years with a 10 year battery life and all must be in working order. (Please check batteries and test smoke detectors prior to inspection).
- Minimum (1) Carbon monoxide detector shall be installed per manufacturer specifications.
- All shutters shall be opened within 14 days of a hurricane.
- No open spaces are allowed in the electrical panel, any openings shall be covered with a blank plate.
- All windows and doors must operate and be free of any obstructions.
- All bedrooms must have a clear exit out, at least one window, and a door. Only rooms designed for bedrooms are to be used as bedrooms.
- Any additions or modifications to the property must be permitted by a licensed contractor and inspections are done.
- No roof leaks. No leaks in plumbing. No electrical hazards are present.
- Must have house/unit numbers 4 inches tall, in contrasting colors visible from street located on the building.

Fire Prevention Bureau
Email - Fireinspections@greenacresfl.gov
Phone - 561-642-2141

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___ SALES APPLICATION DATE OF SALE: _____

___ LEASE APPLICATION LEASE TERM DATES: _____ TO _____

TODAY'S DATE: _____ PROPERTY ADDRESS: _____

APPLICANT INFORMATION:

NAME 1: _____ DATE OF BIRTH: _____

SOCIAL SECURITY OR PASSPORT # _____

PRESENT ADDRESS: _____

DRIVERS LICENSE#/STATE: _____ MARITAL STATUS _____

HOME PHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

NAME 2: _____ DATE OF BIRTH: _____

SOCIAL SECURITY OR PASSPORT # _____

DRIVERS LICENSE#/STATE: _____ MARITAL STATUS _____

HOME PHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

NO. OF ADULTS: _____ NO. OF CHILDREN: _____

LIST ALL PERSONS TO OCCUPY UNIT NOT LISTED ABOVE:

	NAME	RELATIONSHIP	AGE
1)	_____	_____	_____
2)	_____	_____	_____
3)	_____	_____	_____

PET INFORMATION:

	TYPE	BREED	COLOR	WEIGHT	AGE	LICENSE NUMBER
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1. _____

2. _____

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CHARACTER REFERENCES

NAME: _____ PHONE NUMBER#: _____

ADDRESS: _____

NAME: _____ PHONE NUMBER#: _____

ADDRESS: _____

AUTOMOBILE INFORMATION

VEHICLE #1

MAKE: _____ MODEL: _____ YEAR: _____

TAG: _____ STATE: _____

VEHICLE #2

MAKE: _____ MODEL: _____ YEAR: _____

TAG: _____ STATE: _____

EMERGENCY CONTACT INFORMATION:

NAME: _____

PHONE: _____ RELATIONSHIP: _____

ADDRESS: _____

.....

I (We) confirm that I (We) have received and read the following: the Declarations, Articles of incorporation and the Rules and Regulations of the Eagle Trace H.O.A. and agree to abide by them.

Applicant Signature DATE: _____

Co – Applicant Signature DATE: _____

**EAGLE TRACE @ RIVER BRIDGE H.O.A.
REVOCABLE LICENSE AGREEMENT FOR PETS
("ANIMAL LICENSE AGREEMENT")**

This pet license agreement is made and entered into as of the date of _____
By and between Eagle Trace @ River Bridge H2O, A., Inc., (herein referred to as the "Association") and
_____, Residing at _____, Greenacres, FL
33413 (herein referred to as "Licensee(s)").

****Please sign here if you do not have any animal's _____**

WITNESSETH

In consideration of mutual promises contained in this Agreement, the Association and Licensee hereby agree as follows;

1. Upon and subject to the terms and conditions set forth in the Animal Agreement, the Association, hereby grants to Licensee a revocable license to keep the following described animal (the "Animal"),
_____ to wit; as house animal In the Licensee's residence.
2. Licensee hereby agrees as follows;
 - a. That when outside of the Licensee's residents, the animal shall only be permitted on or about those common area within the Eagle Trace Community which shall, from time to time, be designated for that purpose by the Board of Directors of the Association. As of the date of this Animal License Agreement, the area, which have been so designated by the Board of Directors, are shown on the attached map. At no time shall the Animal be permitted in any recreation area or facility.
 - b. That the animal shall, at all times when outside of Licensee's resident, be kept on a leash and in the company of an individual exercising full and complete control over the Animal,
 - c. That the animal shall be curbed at all times when in the environs of any building, sidewalk, or similar public place.
 - d. That all animal feces shall be picked up immediately and properly disposed of by the individual accompanying the animal. Such individual must have the necessary pickup and disposable paraphernalia in his/her possession at all times while on or about any of the common areas within the River Bridge Community. Such paraphernalia shall include, but not limited to, a shovel, bag, tissue (and a flashlight after dusk).
 - e. That Licensee's guests and visitors shall not be permitted to bring any other animals on any of the common areas within Eagle Trace Community.
 - e. That Licensee shall have full responsibility for any and all damage and/or task of maintenance occasioned by the actions or presence of the animal. Should the Association or any of Its employees or any other property owner or resident within the Eagle Trace Community be required to perform any cleanup or repair as a consequence of the actions or presence of the animal, a charge of \$100.00 per occurrence shall be assessed against the licensee and such assessment shall constitute a lien upon the licensee's property, In the event that three (3) such incidents shall occur, the licensee shall be deemed to be In default under this animal license agreement and the association shall have absolute right, in its sole and exclusive discretion, to revoke the license granted to licensee hereunder and terminate this Pet License Agreement without need of any other further action by the Association or notice to the Licensee.
3. In addition to the grounds for the termination of this Animal License Agreement as set forth in subparagraph 2(e), the Animal License Agreement may also be terminated by the Association, and the license granted hereunder revoked, in the event that;
 - a. The Licensee shall violate any of the terms, covenants or conditions set forth in this Animal License Agreement or in any additional pet rules and/or regulations heretofore and/or

- b. The animal shall die or
 - c. The animal shall, at any time, be determined by the Association, in its absolute discretion, to be vicious or annoying, or
 - d. Licensee shall vacate or move from Licensee's residence,
4. In the event of any termination of this Animal License Agreement and/or revocation of the license granted hereunder, Licensee shall promptly, permanently and without recourse remove the pet from the Eagle Trace Community and refrain from replacing the animal without the prior written consent of the Association,
 5. This Animal License Agreement shall be governed and constructed in accordance with the laws of the State of Florida,
 6. This Animal License Agreement may not be modified or amended except by written instrument executed by parties hereto,
 7. Any notice provided for under this Animal License Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail to the party to whom said notice is directed at the address for such party as set forth at the beginning of this Pet License Agreement,
 8. In the event of any litigation between the parties hereto with respect to or arising out of this Animal License Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs from the other party.
 9. The license granted to Licensee under the Animal License Agreements personal to Licensee and may not be assigned or transferred to any other person, firm or other entity without the prior express written consent of the Association.
 10. Licensee shall be at all times indemnify, defend and save and hold harmless the Association and Its Officers, Directors, Employees, and Agents, from and against any and all losses, costs, expenses (including reasonable attorney's fees and court. (cost) and/or liabilities, which said indemnified parties (or any of them) may sustain or incur as a consequence of or arising out of any act or omission of Licensee, or as a consequence of or arising out of any default by License hereunder, or as a consequence of or arising out of any damage or injury to person or property which may at any time be occasioned by the actions of presence of the pet.
 - 10, No Breeding for commercial purpose, no livestock or poultry on any part of the property. No animals weighing over 50 pounds, "exceptions are registered service dogs." No aggressive breeds or of any kind are permitted (sample for guides are Rottweiler's, Pit Bulls, American Built, Akita's, American Eskimos Chow, and Boxer breeds).
 - 11, Animal license must be kept current and renewed document mailed to Phoenix Management Services, Inc. for audit.

In witness whereof, the parties hereto have executed this Pet License Agreement as of the date set forth above. '

Eagle Trace @ River Bridge Association, Inc.

Licensee(s):

By: _____

Title: _____

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Dear Homeowners and Residents:

Please slow down when you are entering Eagle Trace. Our speed limit is 15 mph. We have children playing in the streets and we do not want anyone to get hurt.

According to our documents, any vehicle parked on the road or grassy area between 1:00am and 6:00am will be towed. Also as per P.O.A rules, any Commercial vehicle parked on the road or in the driveway after 7:00pm will be towed unless it is an emergency. The Property owner has to inform the front gate if they have an emergency. The phone # is (561) 969-2626.

Trash pickup is on Tuesdays and Fridays.

Tuesday: Recycling

Wednesday: Yard Clippings

Friday: Large items.

Modifications requiring only approval by the Sub-Association ARB

- a. Landscape around the house in the existing beds may be replaced.
- b. Installation of roof gutters and drains.
- c. Change or addition of light fixtures on the exterior of the house or garage.
- d. Installation of exterior motion detectors,
- e. Installation of mailboxes.
- f. Exterior colors of houses, roof surfaces and driveways including other driveway materials.

Modifications Not Requiring any ARB Approval

Satellite Dishes

1. Satellite dish not exceeding 1.00 meter in diameter.
2. It is recommended that satellite dishes not be mounted on the roof unless that is the only location in which a signal can be received,

Animal Vaccination: Animals without a valid VACCINATION record and an EAGLE TRACE HOA approved license are not permitted on any property.

Enclosed in this package are updated Rules and Regulations for our Community, as approved by the HOA Board on 19 April 2018. We ask all owners and residents to read them and follow these rules.

**RULES AND REGULATIONS
FOR
EAGLE TRACE AT RIVER BRIDGE HOMEOWNERS' ASSOCIATION, INC.**

April 2018

All owners and lessees of Lots shall abide by all Rules and Regulations as they are adopted from time to time by the Board of Directors. The Owners shall, at all times, obey the Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision.

1. Quarterly assessments are due and payable on or before the first day of the new quarter. Your account will be assessed a \$40.00 late charge if the payment is received after the 25th of the month of each quarter.
2. Hurricane Shutters: Hurricane season is June 1 through November 30. Shutter installation must meet POA/ARB guidelines and the requirements of the City of Greenacres' building code. Bahama type shutters are not permitted. Only aluminum, vinyl or screen type shutters are to remain on a residence in excess of two weeks, they must be either painted the color of the house, be white or be clear in color. Shutters may be put up 36 hours prior to an impending storm. If a resident is occupying the unit, all shutters must be removed after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm. In no event shall shutters remain up in an occupied unit more than 72 hours after the storm has passed.
3. Nuisances: No Owner, lessee, their guests or visitor shall make or permit any disturbance, nuisance, use or disturbance that will interfere with the rights, comforts or convenience of others.
4. Noise Abatement: No noise shall be permitted to be transmitted from one Lot to another Lot except between the hours of 7:00 am and 11:00 pm. Complainants should call the local authorities to report any objectionable noise after 11:00 pm. For construction activities, noise is only permitted between the hours of 7:00 am and 7:00 pm, Monday through Saturday and 9:00 am and 6:00 pm Sundays and Holidays.
5. Animals: No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets, but no more than a total of two (2) and each pet shall not exceed 50 pounds at mature weight.

Those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots must be removed by the Pet Owner, upon request from the Board.

Dogs which are household pets, whenever outside must be on a leash and have the proper collar identification. Dogs can be walked only in designated areas as per the River Bridge POA documents (which is River Bridge Blvd). Dog owners are obliged to remove and otherwise dispose of their pet's

waste material immediately. Animals which endanger the health of any other person or animal, make objectionable noise/or constitute a nuisance must be removed by the Lot Owner upon written request from the Board. New animal pet license agreements and their renewal, are required and are the responsibility of the owner. Documents can be obtained through the Association and copies must be provided to the Association and Master Association prior to any animal being brought on the property. Animals without a valid VACCINATION record and an EAGLE TRACE HOA APPROVED LICENSE are not permitted on any property. (See page 11, Art. XL, G).

Wild animals, including DUCKS should not be fed nor encouraged on any property.

6. Garbage: may not be placed outdoors before dusk the night before scheduled pickup. Garbage placed outdoors the day of pickup must be in tied garbage bags or in garbage cans. Trash Pickup is:

Tuesday: Trash; Bulk Items and yard vegetation

Friday- Trash only

Recyclable plastic and paper pickup is on Tuesdays and can be left outside no earlier than dusk on Monday. All cardboard boxes, including beverage cartons, tissue boxes, dry food boxes and corrugated cardboard, must be broken down, flattened and cut to a maximum of 3ft x 3ft. Foliage refuse pickup is Wednesdays. Bulk (large items) pickup is on Tuesday only. Garbage containers must go inside the garbage after emptying.

7. Parking: Overnight parking for any Lot shall be limited to parking in an enclosed garage or in the driveway of the particular Building on the subject's Lot. There shall be no overnight parking on Eagle Ridge Drive. Parking on the streets of Eagle Trace between the hours of 1:00am -6:00am shall constitute overnight parking. Illegally parked vehicles will be ticketed by the POA. For the first and second offenses, the owner would be ticketed and would receive warning letters from PMR. For the third offense, the owner would be fined \$100.00. For each subsequent offense within a 12 month period, the owner would be fined \$100.00.
8. Boats and Trallers must be garaged and cannot be stored on the driveway or on the street.
9. Maintenance by the Owners: Each Owner shall be responsible to maintain the Buildings constructed to their Lot, including exterior painting, roofs and air conditioning systems; the interior

maintenance of any Building constructed on such Lot; any driveway, or other paving on such Lot; any lighting fixture or appurtenances located on such Lot (see page 13, Art. XII, B).

10. Transfer of Title: If any Owner proposes to Transfer their Title in any manner, the Association Board or the Management Company shall be notified of the proposed transfer either by telephone or by email. Should an owner transfer possession by way of foreclosure or a like action, the Association requires notification of the projected foreclosure as early as possible.

The mortgage holder is advised that the Association requires a new purchaser to reside in the newly purchased residence for a period of not less than twelve (12) months immediately following that purchase unless sooner sold.

11. Removal of Sod and Shrubbery: Alteration of Drainage. No sod, topsoil, muck, trees or shrubbery shall be removed from the property or any Lot thereon, and no change in the condition of the soil or the level of the land of the Properties or any lot thereon shall be made which results in any permanent change in the flow or drainage of surface water of or within River Bridge, without the prior written consent of the Board and the South Florida Water Management District (see page 12, Art. XI, M).

12. The Landscaper is only responsible for builder installed shrubbery, trees, plants etc. All other landscaping (installed by the homeowner) is the responsibility of the homeowner. Homeowners are required to irrigate their property so as to maintain a clean and green appearance, especially during hot and dry periods. If you have landscape/irrigation issues contact our Property Manager (Tony Sousa at 561-969-2700).

13. ARB Modification Check List: Contact Phoenix Management 561-964-1550

14. Signs: Signs of any kind, including window signs, for display in public view upon any lot, shall be subject to approval by the Board (see page 11, Art. XI, H).

15. Fencing: Except as may be required by governmental entities for pool enclosures or other governmental requirements, no fence may be erected on any lot without the prior written approval of the Board of Directors (see page 12, Art. XI, J).

16. Mailboxes and mailbox posts must be white in color and their appearance must be maintained (i.e. free from rust and/or mold etc.). Do NOT attach anything to the outside of the new mail box. Mail carrier is using your house number or will add their own information if the Post Office needs it. Please keep these Mailboxes clean.

17. Storage Containers of any kind are not permitted on driveways at any time, except those used for moving household goods may be temporarily placed on a Lot's driveway, after the Association's prior written approval, for no more than five (5) days.

18. Automobile Storage Areas: No automobile garage shall be enclosed or converted to a use other than the storage of automobiles or similar storage uses (see page 11, Art. XI, I).

19. The Speed Limit in Eagle Trace is 15 mph.

20. Lawn Chairs, Children's Toys, Play Items or Sport Equipment should not be left in the driveway or in the front of the Property overnight.

21. Clothes Drying Area. No portion of any lot shall be used as drying or hanging area for laundry of any kind unless totally camouflaged from public view (see page 12, Art. XI, L).

22. Garage sales are not permitted.

Please read and understand both the River Bridge POA Rules and Regulations that should be in your possession and these Eagle Trace HOA Rules and Regulations.

Homeowners will be notified of any violations by the Property Manager. Violations not corrected within the given time will be subject to penalty.