EAGLE LANDING

ARC, CDD, HOA - what's the difference?

ARC – Architectural Review Committee
Committee members review all exterior changes to property including: landscaping, fencing, pools, screen enclosures, satellite dish placement, fountains, exterior colors changes (entire house or just the front door), pergolas, gazebos, ornamental exterior furnishings, etc. All changes must be submitted and approved prior to construction start. Failure to obtain ARC approval may result in unnecessary costs to the homeowner.

Architectural Guidelines and forms are available for download at www.eastwestrealtyfl.com and click on the Eagle Landing tab for the drop down menu.

CDD – South Village Community Development District

The SVCDD is responsible for all the common areas within Eagle Landing. From the entrance waterfall feature, to the neighborhood playgrounds, neighborhood signage and of course, the swim park, golf course and clubhouse, lake house, athletic center, tennis courts, and the Village Green amphitheater. Issues concerning these areas may be directed to any of the five-member resident Board of Supervisors.

Minutes, budgets are available to the public and may be found online at www.southvillagecdd.com.

HOA – Eagle Landing at Oakleaf Homeowners' Association

The HOA is responsible for the enforcement of the recorded Covenants, Conditions & Restrictions (CC&Rs) ensuring all homeowners follow the CC&Rs such as: properly storing garbage and recycling receptacles when not in use, boats, jet skis, trailers, campers, etc. should be stored in a garage, maintenance of yards, control of vegetation, excess debris, signage including bandit signs [corrugated signs on wire holders], advertising signs are not allowed anywhere in Eagle Landing unless approved by the ARC, etc. The entire recorded version of the Covenants, Conditions & Restrictions is available digitally at www.eastwestrealtyfl.com > Eagle Landing > Community Documents as well as HOA contact information. Visit www.eastwestrealtyfl.com for updates and complete information.

Buyer_____Date_____

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