

## What Constitutes Proper Home Maintenance at Eagle Ridge?

The appearance of your home will have a positive or a negative effect on the whole community. The value of our homes will be significantly impacted by the overall “curb appeal” of the Eagle Ridge Community. Below are some of the **most** significant things the Deed of Restrictions Committee looks for on their monthly tours of the community.

- 1. A Floratam or approved equal grass lawn that is lush, green and reasonably free of weeds.**
  - ▶ In SW Florida this requires a working irrigation system in the dry winter and spring months as well as several applications of fertilizer and weed control. Floratam plugs are available at Lowes and Home Depot when patching small areas. Floratam sod is also available there and other places for repairing larger areas.
  
- 2. A minimum of (2) 12' properly maintained trees in the front yard plus attractive smaller “Florida Friendly” shrubs or other plantings that are kept pruned, mulched and weed free.**
  - ▶ Many Palm tree varieties require annual maintenance to remove dead fronds and seed pods. Live Oaks and large Ficus may also require annual maintenance.
  - ▶ Live Oak trees need occasional pruning especially the lower branches to allow enough light under the tree to maintain the lawn or plantings. Occasionally Live Oak roots rise above the lawn surface and may require fill and resodding.
  - ▶ Consider removing any of the invasive Melaleuca Trees that you may have in your yard.
  
- 3. Exterior walls, roofs, driveways and walkways should appear sound, clean and well cared for.**
  - ▶ Algae are frequent culprits in the “blackening” of exterior surfaces in SW Florida. This can usually be combated with mild chemicals and power washing. These techniques work on all external surfaces and they will probably remain stain free for one or more years. More detailed information can be found on the Eagle Ridge POA Website. [www.EagleRidge33912.com](http://www.EagleRidge33912.com) under the **Resources** tab.
  - ▶ Any structural changes or color changes to your property must be pre-approved by the Architectural Control Committee. This includes all outside changes including exterior walls, grading, driveways, roofs, fences, major landscape changes, etc.
  
- 4. Be a good neighbor.**
  - ▶ Make sure your trash cans are stored out of sight both from the street and from your neighbor’s view. Swings, kiddie pools etc. should be kept in a rear yard except when facing golf course
  - ▶ No Trailers of any kind are permitted to be parked on driveways for longer than 48 hours.
  - ▶ No commercial vehicles with signage are permitted to be parked overnight in your driveway.
  - ▶ No overnight street or lawn parking.