



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

All exterior modifications to a structure or property require explicit written approval from the ACC and Board of Directors.

- I. **AUTHORITY:** This DESIGN & MAINTENANCE STANDARDS document (hereinafter referred to as the Design Standards) is promulgated pursuant to authority granted to the Architectural Control Committee (hereafter referred to as the "ACC") of the Eagle Watch Homeowners' Association, Inc. (hereinafter referred to as the "HOA") under section 8.C of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eagle Watch, recorded in Deed Book 732, page 252, Cherokee County, Georgia records as amended (hereinafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration. **All exterior modifications to a structure or property require explicit written approval from the ACC and Board of Directors. Anything that is not expressly permitted within the Design and Maintenance Standards or the Declaration of Covenants shall require prior written approval by the ACC and the Board of Directors.**

- II. **PURPOSE:** Plans must be submitted to and approved by the ACC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that the construction and use of all structures within the Development are in conformity and harmony of external design with the existing structures and standards of the neighborhood.

- III. **DEFINITIONS:** The words, "Structure", "Owner", and "Lot" as used herein shall have the same meaning as such words have in the Declaration.

- IV. **SUBMISSION:**
 - a. Two (2) sets of plans for the proposed house, property, landscape or other modification must be submitted for approval on each lot. When applicable, the following must be submitted.
 - i. A site plan showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways, walkways, and parking spaces, including the number thereof and all siltation and erosion control measures.
 - ii. A foundation plan.
 - iii. A floor plan.



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EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

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- iv. Exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed.
 - v. Specifications of materials, color scheme, lighting scheme, and all other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures.
 - vi. Plans for landscaping and grading.
- b. Any change in the approved plans must be resubmitted for approval.
 - c. The ACC may impose and collect a reasonable and appropriate fee to cover the cost of reviewing plans and of inspections performed.

V. CONSTRUCTION:

- a. After approval by ACC of the plans for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans were approved, the location of such Structure shall be clearly marked on as such lot. After such marking, the Owner or the Owner's contractors shall request in writing that a representative of the ACC inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for the location of buildings contained in Appendix "A" of these Design Standards. Within a reasonable time after receipt of such written request, the ACC shall: 1) inspect the proposed location of the Structure as marked on the Lot, and 2) notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ACC shall disapprove of the location or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accomplished by a statement of the grounds upon which such action is based. In any case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Owner allow any grading or cutting of trees on the Lot prior to the approval of the proposed location by the ACC.
- b. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specifications by the ACC. In no event shall any driveways other than those approved by the ACC be constructed or used for



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- temporary access to any Lot. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot.
- c. All stumps and brush are to be removed from Lots prior to foundation construction, and no such stumps, brush or other debris shall be buried on such Lots. Construction debris shall be removed as often as necessary to keep the Lot and any Structure thereon attractive. Construction debris shall not be dumped in any area of the Development.
 - d. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Earth berms shall be installed on Lots by the Owner hereof when, in the opinion of the ACC, such Lots may erode due to topography. Whenever possible, Lots shall drain independently rather than onto adjoining Lots.
 - e. New home construction shall be completed, including approved landscape installation, within 180 days from the date of commencement on said lot. The date of commencement shall be defined as the first day in which land clearing on the lot is initiated. A time frame to complete exterior alterations to existing Structures shall be agreed upon by all parties prior to commencement.
 - f. Any Owner or Occupant who submits an application to the ACC for approval of an exterior modification or improvement after such modification or improvement has already been constructed or installed in violation of the Declaration must pay a fee in accordance with the below fee schedule for each such retroactive request prior to the Board's review of such request. This fee is in addition to all other enforcement remedies available to the Association pursuant to the governing legal documents of the Association. Any modifications or improvements for which no request is submitted is subject to enforcement at the discretion of the Board.
 - i. Fee Schedule:
 1. The General Fee for Post-Modification Review is \$1,000.00.
 2. The Fee Schedule for tree removal without ACC approval is \$1,000.00 per tree.
 3. The Fee for Approved Modification Projects that have been started and not completed within the approved timeframe: \$25.00 per day until the project is completed per the written ACC approval.



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4. Examples of modifications that must be approved include but are not limited to tree removal, fences, paint colors, landscape modifications, door replacement/color, and trash screens.
 - ii. Upon approval of modifications by the ACC, each owner will receive a permit sign to be prominently displayed on the property while modifications are in progress listing the required completion date of the modification.
 - iii. Any addition to a residence that changes the original footprint of the residence requires an in-person consultation with the Community Association Manager prior to submission.

VI. DESIGN AND MAINTENANCE:

a. Minimum House Size.

- i. No Structure shall be located on any Lot unless said Structure shall meet or exceed the minimum square feet (heated living area) requirement established by the county zoning ordinance and meet the existing footprint standards of Eagle Watch.
- ii. All lots are to be used exclusively for single-family use.
- iii. Existing lots may not be divided without the explicit approval of the ACC and the Board of Directors.

b. Use Restrictions. Each Lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Lot or any portion of the Community, except that the Owner or Occupant residing in a dwelling on a Lot may conduct ancillary business activities within the dwelling so long as:

- i. The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside of the dwelling.
- ii. The business activity does not involve visitation or deliveries to the Lot by employees, clients, customers, suppliers, couriers, mail carriers, or other business invitees in greater volume than would normally be expected for a Lot without business activity.
- iii. The business activity does not involve use of the Common Property, except for necessary access to and from the Lot by permitted business invitees.
- iv. The business activity is legal and conforms to all zoning requirements for the Community.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

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- v. The business activity does not increase any insurance premium paid by the Association or otherwise negatively affect the Association's ability to obtain insurance coverage.
- vi. The business activity is consistent with the residential character of the Community and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other Owners or Occupants, as determined in Board of Director's discretion.
- vii. The Board of Directors, in its reasonable discretion, determines that the lawful business activity is consistent with the residential character of the Community, and the Board issues written approval for such business activity.
- c. Setbacks. Building area setbacks shall be within the recommended building lines indicated on the recorded subdivision plats of the development; In no event shall the setbacks be less than those required by the Cherokee County Subdivision Ordinance.
- d. Foundations. Subject to the approval of the ACC, the concrete block or other concrete finishes of all foundations must be finished in either brick, stone, or stucco, as applicable to the material of each individual house.
- e. Chimney Stacks.
 - i. Chimney stacks on fronts or sides of houses may not be cantilevered and hung in the air but must sit on foundations veneered with brick or stone as applicable to the material of each individual house. Drive-under houses must have a built-out shed roof at the side of the house that can function as a chimney base.
 - ii. All chimney stacks must be topped with a metal shroud painted black.
- f. Garages.
 - i. All houses must have attached garages (minimum two (2) car size) and automatic closing devices for the garage door(s).
 - ii. The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with the overall house approval.
 - iii. Garage Doors
 - 1. Wood Doors: Only original wood doors are acceptable. Wood doors cannot be used as a replacement door. Wood doors must be maintained to the original integrity of the door (including stain or paint maintenance).



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EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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2. Insulated Doors: Insulated doors should be painted one solid color, matching the base color of the house or the trim color of the house.
 3. Contemporary doors will not be allowed as they are not cohesive with the Eagle Watch community.
- iv. **Garage Door Colors**
1. Garage doors shall be coordinated with all structures on the lot, and materials and colors for such doors shall be specified on the plans submitted to the ACC for approval.
 2. No front facing garage door may be a color that has an LRV (Light Reflectance Value) below 6.
 3. Faux finishes are not permitted.
 4. Garage door color must be consistent. Styles and rails must match the base color of the door.
- v. No garage may be converted to use as living space.
- vi. No carports or open-vehicle storage structures are permitted.
- vii. All garage doors should be kept closed at all times except when entering or leaving the garage.
- g. **Windows and Doors.**
- i. Silver-finish aluminum doors (including sliding doors) and windows shall not be approved. A factory-painted or anodized finish aluminum may be used, the color of which shall be specified in the plans submitted to the ACC for approval and shall be subject to the color guidelines contained in Appendix "A" of these Design Standards.
 - ii. All window treatments, including draperies, shades, blinds, etc., must be of neutral or white color on the side exposed to the exterior of the house.
 - iii. All windows on a home must be of the same style and type. Windows must all have grids (grilles, muntins, or mullions) or not. Windows with grids and without grids may not be combined. All windows must be the same color/finish including trim.
 - iv. Paper or paper products, newspapers, plastic or plastic sheeting, colored laminate or similar items will not be permitted as acceptable window treatments.
 - v. Storm doors may be added to an entryway. The storm door must be finished in the same color as the trim of the entryway in which it is being installed.
- h. **Exterior Colors and Materials.** Exterior colors and materials shall be subject to the Color and Material Guidelines contained in Appendix "A" of these Design Standards.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

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- i. Ornamental Appliques. Ornamental appliqués, including but not limited to stars, scrolls, letters, and decorative numerals, shall not be permanently or prominently displayed on the front elevation of any residence. An exception may be permitted for corner lots in which the official street address does not correspond with the primary street-facing elevation of the home. In such cases, alternative methods of house identification may be submitted to the ACC for review and approval.
- j. Roof.
 - i. Roofing material and color shall be specified in the plans submitted to the ACC for approval and shall be subject to the color and material guidelines contained in Appendix "A" of these Design Standards.
 - ii. All roof shingles must be asphalt shingles.
 - iii. All roof shingles must be traditional architectural in style.
 - iv. If a shingle is discontinued or in some way unavailable, the entire roof must be replaced so that all shingles match in color and style.
 - v. No plumbing or heating vent shall penetrate roof surfaces that face the street or street adjacent to the residential structures.
 - vi. All roof stacks and flashing must be painted to blend with roof color.
 - vii. Fabric awnings of any type are not permitted on any street-facing façade of a residence.
 - viii. Metal Roofing: Metal roofing may be allowed as an architectural element over windows, doors, patios, and porches and must meet the following specifications:
 - 1. All metal roofs on a property must be the same style, installed in the same manner, and be the same color.
 - 2. All metal roofs must complement the existing roof and home in style and color.
 - 3. The only permitted metal roof is standing-seam roofing (no exposed rivets or screws). Copper roofing is not permitted.
 - ix. Solar panels are not permitted.
- k. Gutters/Downspouts.
 - i. Gutters/downspouts should blend into the design of a home.
 - 1. Gutters/downspouts are not architectural features of a home.
 - 2. Gutters should match the trim, fascia, or roof shingles.
 - ii. Gutter/downspout color should match the surface behind the gutter/downspout to allow the gutters/downspouts to blend in with the surface behind the gutters/downspouts or match the trim color of the home.
 - 1. Gutter/downspouts on the corner edge of a residence may be the base or trim color of the residence.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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2. Gutters/downspouts in a contrasting color such as black, bronze, charcoal, etc., will only be approved when the contrasting color is a significant part of the color palette of a home, such as front door, shutters, light fixtures, bay window roof, railings, etc. and will be considered on a case-by-case basis.
 3. Downspouts on brick residences should blend in with the brick or match the trim color.
- l. Driveways and Sidewalks.
- i. All vehicles must be parked within garages, driveways, or other paved parking areas.
 - ii. Driveways:
 1. All houses must have a driveway.
 2. Driveways shall be constructed with concrete; however, other hard surface materials may be considered as part of an overall design request for the property.
 3. Existing trees, topography and landscape planning should be taken into consideration and, where possible, driveways should curve.
 4. Circular driveways may be considered based on size and topography of lot.
 - iii. As part of the Eagle Watch homeowner's responsibility under the covenants to keep their property properly maintained and in good order, driveways must be maintained and in good repair. The following is the Eagle Watch Homeowners' Association standard for when repair might be mandated.
 1. Any separation in the concrete which creates two distinctive pieces of concrete in which an elevation difference in the two pieces of the driveway exceeds more than ½ inch.
 2. Any driveway with one or more cracks in which the distance between the two pieces of concrete separated by the crack is ¼ inch or more for a continuous length of three feet or more.
 3. Any driveway with multiple large cracks that are clearly visible from the street.
 4. All driveways must remain reasonably clean and free of stains and mold. The cleanliness of driveways will be evaluated by the Board of Directors, the Architectural Control Committee, and/or the Managing Agent. The need to have a driveway cleaned shall be requested at the discretion of the Board of Directors, the Architectural Control Committee, and/or the Managing Agent, but any driveway having an appearance that has an LRV (Light Reflectance Value) of less than 60% must be pressure washed.

DESIGN & MAINTENANCE STANDARDS **EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.**

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5. All sidewalks and walkways on a property, whether the sidewalk or walkway is exclusively for property use only or is a public sidewalk in the county right-of-way, must also meet the same cleanliness standards of driveways.
- iv. All driveway extensions must match the existing driveway.
- v. Aprons must be approved by the ACC prior to installation. All stamped aprons must be a color to match the existing driveway or a neutral color. Brick aprons may be approved that complement the existing materials on the house.



- vi. Driveways may not be painted/stained. No color pigment may be added to concrete.
 - vii. Golf Estates Drive: All driveways on Golf Estates Drive must have the same black, stamped apron.
 - viii. Sidewalks shall be installed when the lot is bordered on either side by an existing walk, or when it is obvious that the lack of a sidewalk will eventually cause a break in the continuation of a walk.
- m. Landscaping.
- i. Submission/Approval of Landscape Plans:
 1. A written plan for landscaping must be submitted to the ACC prior to installation of any materials.
 2. Plans should include a drawing to show location, variety, and size of all plant materials. Location, description, and measurements of all "hardscape" items such as fences, walls, rocks, etc., should be included on the plan. A complete list of all materials and images of said materials must be provided.
 3. Landscaping shall be completed in accordance with approved plans no later than sixty (60) days from approval of the ACC.
 - ii. Artificial flowers may not be planted or displayed in any area of the yard that is visible from the street. This includes window boxes and planters.
 - iii. No climbing or creeping plants or vines are permitted to grow on any part of a house or mailbox post.
 - iv. Mulch/Ground Cover:

DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

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1. Permitted Ground Cover: Pine straw, hardwood mulch, pine bark, rubber mulch.
 2. Color: All must be natural in color. No red or orange mulch is permitted.
 3. Rubber Mulch: Rubber mulch must be approved prior to installation by the ACC.
- v. Rocks as Mulch/Ground Cover:
1. Rocks as mulch/ground cover can only be used from the base of the house and cannot extend to more than ten uninterrupted feet (cannot be separated by sidewalks or paths) in any direction.
 2. White rocks, red rocks, artificial rocks, pea gravel, gray granite or surge stones, or polished stones of any type cannot be used.
 3. Rocks should be uniform in type/color and not be less than 1" or more than 3" in diameter.



4. Homeowners must submit a detailed drawing or picture of the landscape plan and a sample of the rock to be used when submitting a modification request.
5. Rocks may be employed around mailboxes.
 - a. The rocks may not extend more than five feet (5') from the exterior of the base of the mailbox.
 - b. The rocks must adhere to the guidelines for rocks in Part M.5 of these Design Standards.
6. Rocks may be installed to assist with drainage issues on a property.
 - a. All other remedies such as drain boxes, water diversion, plant installations, etc., must be used whenever possible. Rocks for drainage should be considered as the last option.
 - b. The rocks must adhere to the guidelines for rocks in Part K.6 of these Design Standards.
 - c. A plan for the installation of the rocks and a sample of the rock must be supplied to the ACC for review and approval prior to installation.
 - d. The footprint of the rock must be kept to the smallest footprint possible based on the drainage needs.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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- e. The homeowner may be required to engage a Storm Water professional to certify the need for rock and the design implemented at the Homeowners' expense.
 - f. All dry creek beds must be maintained free of weeds and refreshed with additional rock as necessary.
- vi. Lighting:
- 1. All exterior lighting fixtures must be approved by the ACC before installation.
 - 2. Except for seasonal decorative lights, all exterior lighting should be warm white lighting rating 2,700 to 3,000 Kelvin.
 - 3. All exterior lighting must be well maintained.
 - 4. Please refer to Appendix G, Exterior Lighting Standards, for more information on exterior lighting.
- vii. Sod:
- 1. Three types of sod are appropriate for the Eagle Watch Community: Zoysia, Bermuda or Fescue. Any of these three types of sod may be installed in the existing footprint of the lawn without prior ACC approval.
 - 2. All lawns must be maintained reasonably free of weeds and secondary grasses.
 - 3. Each type of grass should be exclusive of any other type of grass when installed.
 - 4. See Appendix D for design standards regarding artificial turf.
- viii. All lawns and landscape beds should be reasonably free of weeds and secondary grasses. Excluding natural areas, all lawns and landscape beds should be reasonably leaf and debris free.
- ix. Landscape Borders:
- 1. Metal landscape borders are permitted provided the borders extend no more than two (2) inches above ground level.
 - 2. Metal landscape borders may only be black, brown, or dark green.
 - 3. Plastic/wood landscape borders are not permitted.
 - 4. Borders can only be installed around landscape beds to delineate grass from landscape beds.
 - 5. Stone and stacked stone borders must be approved by the ACC prior to installation. Poured concrete borders and cement block borders are not permitted.
 - 6. All stone borders on a property must be consistent/same material.
- n. Pools and Spa Equipment.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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- i. Plans for proposed swimming pools, hot tubs, lap pools, and spas including surrounding decks, fencing, mandatory screening, and landscaping must be submitted in their entirety for approval before any clearing, grading or construction commences. Failure to submit complete plans will result in an automatic disapproval of the Modification Request.
- ii. Above ground pools will not be approved.
- iii. Swim spas are considered pools for fencing purposes and will be required to meet county fencing guidelines for pool fencing.
- iv. Fencing for Pools/Spas:
 - 1. All fences around swimming structures must at a minimum comply with Cherokee County Health Department guidelines for swimming pool enclosures.
 - 2. The HOA reserves the right to implement fencing standards for swimming pool enclosures that are more restrictive than Health Department requirements.
 - 3. Please refer to Appendix B of these Design Standards for fencing guidelines.
- v. Failure to execute pool projects completely, including all landscaping and screening, is subject to daily fines until the project is complete.
- o. Antennae.
 - i. No exterior television or radio antennae or satellite dish greater than one (1) meter in diameter or receiver of any sort shall be placed, allowed or maintained upon any portion of a Structure or Lot without prior written approval by the ACC. No antennae shall be installed or used for the purpose of transmitting electronic signals.
 - ii. Satellite dishes/antennas for television or internet service one (1) meter or less in diameter may be installed without seeking ACC approval provided they are placed in a screened location, so they are not visible from any roadway or neighboring property. Requests for exceptions to this requirement will be granted only if it can be demonstrated that such placement would impair reception.
 - iii. Any satellite dish no longer in use must be completely removed from the property, including all mounting hardware and external wiring.
- p. Mailboxes.
 - i. All mailboxes must be a black standard U.S. Postal Office mailbox, size 1 1/2.
 - ii. All mailboxes must be mounted on the standard post as approved by the ACC.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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- iii. All mailboxes, posts, and address numbers must be kept clean, maintained, and painted per the Association-approved community standard.
- q. Recreational Equipment.
 - i. Basketball Goals:
 - 1. Basketball goals are acceptable subject to ACC approval of the location and colors of both sides of said backboard.
 - 2. Basketball goals may be installed as part of an ACC-approved sport court or in a location adjacent to the driveway.
 - 3. Basketball goals are not permitted in locations adjacent to the street or in the street.
 - ii. Recreational and playground equipment should be placed or installed only on the rear of a lot and must be screened from street view. Before erecting any type of recreational equipment, prior written permission is needed from the ACC.
- r. Sport Courts. All sport courts must be approved by the ACC prior to installation. Submitted plans must include lighting (if applicable) and landscaping plans to be considered for approval.
- s. Prefabricated Structures.
 - i. Unattached structures including but not limited to; gazebos, fences, pools, ponds, tree houses, decks, trampolines, and play structures must be located in the rear of the property and must have ACC approval. No shed or storage structures will be approved.
 - ii. Structures must be properly maintained, including repairs as necessary, cleaning and painting. Any poorly maintained or outdated structure will be required to be removed.
 - iii. Prefabricated or factory-built structures (sheds) shall not be permitted within the Development, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the Development except by express written consent of the ACC.
- t. Statuary/Planters. The location of exterior sculpture, fountains, birdbaths, planters, and similar items must be approved by the ACC before installation. Guidelines for consideration of statuary for any location on the property are:
 - i. One such item may be permitted where such an item is appropriate to the approved scheme of landscaping used by the Homeowner.
 - ii. Groupings of such items are not permitted.
 - iii. The setting of such statuary shall be located as close as possible to the residence as an integral part of the landscape plantings (i.e. a part of shrubs, plants, etc.) and not as an isolated decorative fixture.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

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- iv. The type, size, coloration, height and lighting shall be considered in determining the appropriateness of the item. Statuary should not exceed three (3) feet. Statuary may not be lighted.
- u. **Decorative Flags.** Ornamental flags, school flags and official country or official state flags may be employed to compliment homes within the community, subject to this section. Flags which promote political issues shall not constitute decorative flags under this section and instead are covered by the provisions in Appendix F to the Design Standards. ***Notwithstanding the above, flags which are commonly recognized in the United States as customary cultural flags or as flags that promote unity of humankind shall not be deemed political or social justice flags hereunder, if such flags have no wording or logos on the flag.***
 - i. All flags must be displayed on a pole off the house excluding U.S. flags on ACC approved flag poles.
 - ii. Flag poles to display the United States flag may be installed in the yard with ACC approval.
 - 1. The flagpole must be part of a comprehensive landscape plan.
 - 2. Only United States flags may be displayed on a flagpole in the yard; all other flags must be displayed on a pole attached to the home.
 - 3. The flag displayed on a flagpole in the yard may be no larger than 5' x 8'.
 - 4. The flagpole in the yard may be no taller than 22' and must be telescoping in style.
 - 5. All displays of U.S. flags should follow the codes set forth in Title IV of the United States Code.
 - 6. A maximum of two flags may be displayed on the property.
 - 7. The Optimist Club Flags for Kids program is exempt from the Design Standard.
- v. **Exterior Maintenance.**
 - i. Each Lot and home must be kept in good repair, which includes exterior painting and/or pressure washing as needed.
 - ii. Yards are to be properly sodded, seeded, mowed, and watered. Trees, hedges, and bushes are to be trimmed and pruned on a regular basis.
 - iii. All vacant lots shall be kept clean and free of debris.
- w. **Trees.**
 - i. No tree having a diameter of three inches or more (measured from a point two feet above ground level) shall be removed from any lot without the prior written approval of the ACC. Dead trees removed should be replaced unless otherwise permitted by the ACC and Board of Directors.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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- ii. The ACC may require the replacement of any or all trees to be removed as part of approval.
- iii. Requests for tree removal must include:
 - 1. Modification Request Form.
 - 2. Diagram of the property showing the location of each tree to be removed.
 - 3. All trees must be physically marked for ACC review. Please only use marking/ construction tape, to mark trees. No paint should be used to mark trees. Trees should be marked at eye level and be easily identifiable.
 - 4. All stumps must be removed as part of tree removal.
- iv. Emergency situations should be directed to the Community Association Manager.
- x. **Possession and Placement of Park Benches:** One (1) park bench may be permitted in the front or side yards of any residence within the confines of the Eagle Watch Subdivision subject to the following restrictions:
 - i. Benches must be constructed of wooden slats with or without wrought iron end caps and must be stained, using acceptable wood colors, and varnished. Any other bench type is not allowed.
 - ii. Groupings of several benches will not be permitted. This design does not affect porch furniture.
 - iii. All placement of benches must be appropriate to the scheme of landscaping used by the homeowner; that is, benches should be a part of the landscape setting; surrounded by plant material or trees to form a park like setting.
 - iv. A homeowner who wishes to place a park bench in his or her front or side yards following the above guidelines does not need Architectural Control Committee (ACC) approval.
 - v. Wrought iron benches may be allowed in the front or side yards, but must have advanced approval by the ACC.
 - vi. Other types of benches, such as concrete benches or plastic/composite furniture, will not be allowed in the front or side yards of a home.
 - vii. Benches must be maintained in good repair and appearance at all times. Benches that have weathered must be stained and varnished. Any bench that shows signs of weathering and is not properly maintained will be ordered removed until the bench is properly stained and varnished.
- y. **Vehicles and Vehicle Storage.**
 - i. Any vehicle that is not registered, insured, capable of being driven at highway speeds and driven on a regular basis (a minimum of once a week) may not



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

All exterior modifications to a structure or property require explicit written approval from the ACC and Board of Directors.

- be kept in the driveway or yard of any home nor may it be parked on the street in front of any home. Any such vehicle must be kept in a garage or at a Location outside of the Eagle Watch community.
- ii. Vehicles may only be parked in paved parking areas.
 - iii. Any towed vehicle, boat, recreational vehicle, motor home, mobile home, commercial vehicle, or like equipment may not be stored in the community, except in a garage, for periods longer than forty-eight (48) hours. Recreational vehicles (RV's) which are owned by people visiting Eagle Watch residents may park their vehicle for longer than the forty-eight (48) hour period but not longer than ten (10) days once the owners have obtained a permit from the Eagle Watch Property Manager. Such permit must contain the name(s) of the RV owners including proof of identification, the registration number of the vehicle, the name(s) and address of the Eagle Watch residents being visited and the duration of the visit. Such permit must be posted conspicuously on the back of the RV. The RV may be parked in the driveway of the Eagle Watch resident or in the parking lot of the Eagle Watch amenity areas. No more than two permits per household per year may be issued. Commercial vehicles are defined as:
 1. Any vehicle which has lettering or graphics designed to promote a business or commercial activity.
 2. Any vehicle which has equipment on the vehicle used in a business or commercial activity.
 - iv. Golf carts must be kept in the garage or a location screened from street view and view from neighboring properties.
 - v. All garage doors should be kept closed at all times except when entering or leaving the garage.
- z. Garbage Cans, Woodpiles, Etc.
- i. All wood piles, equipment and other similar items are only to be kept in the rear yards and must be screened and concealed from your neighbors' view and street view.
 - ii. Clotheslines are not permitted.
 - iii. Trash Cans:
 1. Trash cans are to be kept inside the garage except on the evening before pick up or on the morning of pick up unless they are screened from view in an outside location.
 2. A trash can screen may be installed with ACC approval and must meet the following requirements:
 - a. The screen structure must be attached to the house.

DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

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- b. The screen structure must have a front and a side to completely block the trash can from street view and neighbors' view. The back of the structure may be open or have a gate.
- c. The screening structure must be one of the following constructions:
 - i. Framed siding to match the siding of the house and painted to match the siding color of the house.
 - ii. Dog-eared fence board, natural in color.
 - iii. Lattice board
 - 1. Lattice board must be natural wood color.
 - 2. The lattice must be suspended from 4"X 4" pressure treated fence posts not extending more than 5 feet above the ground.
 - 3. A top and bottom finish trim piece is required.
 - iv. Horizontal slats, natural in color.
- d. Prefabricated Structures:
 - i. Prefabricated structures for screening trash cans are generally not permitted, except for Home Depot Models [EC18029](#), [EC18008](#):



- ii. The screening structure must completely screen the trash can from street and neighbors' view and may be no taller than 6'.
- iv. Dumpsters and roll-off waste containers will only be permitted for use during construction projects. Permission must be obtained from the Community Association Manager for a dumpster or roll-off waste container prior to delivery of the dumpster or roll-off waste container. No dumpster or roll-off waste container will be permitted for more than 10 consecutive days. No homeowner will be given permission for a dumpster or roll-off waste container more than twice per calendar year; exceptions will be granted on a case-by-case basis for plumbing/water damage, fire damage and storm damage.

aa. Pets/Animals:



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

All exterior modifications to a structure or property require explicit written approval from the ACC and Board of Directors.

- i. Pets
 1. Pets are not permitted at the amenity facilities, including the community parks.
 2. Pets are permitted in the open field between Golf Estates Drive and Clubhouse Drive, the pocket park on the corner of Eagle Watch Drive and Wedgewood Drive, and the pocket park on the corner of Eagle Watch Drive.
 3. Issues regarding barking or other pet nuisances should be reported to Animal Control. Should Animal Control issue a citation for a violation, and the violation continues after the citation is issued, a homeowner may submit a formal written complaint to the Board of Directors with a request for Association action regarding the nuisance issue.
 4. Any issue that becomes a safety concern for the community will be immediately removed from the community. A safety issue should first be reported to Animal Control. Should a citation be issued for the safety issue, a homeowner may submit a formal written complaint to the Board of Directors with a request for Association action regarding the safety issue.
- ii. Deer/Wild Animals
 1. For health and safety reasons, no deer or other wild animal may be fed in the community.
 2. Any resident feeding deer/wild animals will be immediately fined \$100.00 with the fine escalating for each additional incident with a maximum fine of \$1,000 per incident.
 3. Bird Feeders:
 - a. Bird feeders are permitted provided they are discreetly located and maintained in a neat and orderly condition.
 - b. Feeders shall not be placed in a manner that detracts from the overall appearance of the home or neighborhood, including placement in the center of front yards or in highly visible locations near streets or sidewalks.
 - c. Feeders must be reasonably screened or positioned adjacent to the home, landscaping, or natural areas and may not create a nuisance, unsanitary condition, or attract pests.
- bb. Generators: Generators must be installed in a location screened from street and neighbors' view.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "A"

COLOR AND MATERIAL GUIDELINES

The exterior materials of all structures on all Lots shall be cohesive and appropriate with the design of the surrounding community.

- I. **MATERIALS:** Recommended materials include:
 - i. Siding:
 1. Natural wood lap siding
 2. Fiber board (fiber cement) siding
 - ii. Brick: All brick shall be in subdued colors (refer to ACC-approved brick standards), and samples must be submitted for approval.
 1. Old used brick will be accepted in special areas.
 2. Brick treatments must follow the specifications provided in the color standards.
 3. No weeping or black mortar.
 - iii. Stone: Stone shall be Tennessee Field Stone with gray mortar (no black mortar).
 - iv. Stucco:
 1. Stucco is a specialized house finish. Stucco houses shall only be approved by special request and only after the ACC agrees that stucco fits the streetscape and overall community standards.
 2. Visible stucco on foundation walls shall not exceed 36" in height.
 3. All foundations above must be covered and/or veneered in the primary material of the house exterior. All such foundation stucco is to be painted to match exterior of house.
 4. Natural plywood siding with well detailed edges and joints.
 - v. Vinyl Siding: Vinyl Lap Siding has been approved as an acceptable building material when constructing or reconstructing or renovating a home within the confines of the Eagle Watch Subdivision.
 1. Only Premium Grade material will be allowed and must have a minimum thickness of 0.042 inches.
 2. Vinyl siding color standards remain the same as those approved for exterior painting.
 3. The size of the vinyl siding must match the size of the siding originally installed on the house or be a minimum of 5".
 4. All vinyl siding additions must be submitted to the Architectural Control Committee (ACC) for modification approval.
 - vi. Composite Shake Siding:
 1. Composite shake siding is limited to the front elevation of a house.
 2. Only premium grade material will be permitted.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "A"

COLOR AND MATERIAL GUIDELINES

3. Composite shake siding must be textured to appear like natural cedar; smooth composite shakes are not allowed.
4. Scalloped edge cedar shakes are not permitted.
- vii. Board and Batten Siding: Front elevation only.
 1. Board and batten siding is limited to the front elevation of a house.
 2. Only solid wood, fiber cement or engineered wood permitted.
 3. Space between battens may be no less than 12 inches.
 4. Batten width may be no less than 1.5 inches.
 5. Boards and battens must be the same color as the base color of the house.
- viii. Hardie Board Siding: Must match the lap size of the existing siding.
- ix. Anytime a house veneer material is changed, consideration must be made to keep/add decorative elements around front-facing windows. (i.e.: bands, wide casing, shutters).
- b. **COLORS**
 - i. All proposed exterior repainting plans must be submitted to the ACC for review and approval.
 - ii. Paint Color Choices:
 1. Paint color choices are limited to three colors: A base color, an accent color, and a trim color.
 2. An additional color for only the front door may be considered by the ACC as part of an approved color scheme.
 3. All color schemes must be one of the ACC approved color schemes. Please contact Community Management for access to the color schemes.
 4. No residence may be repainted, **even in existing colors**, without approval of the ACC. Only color schemes in the approved color system will be approved.
 - iii. Paint Requests must include:
 1. A Modification Request Form.
 2. A Paint Color Supplemental Form with paint color samples attached.
 3. 4'x4' samples of the base color must be painted on the siding in direct sunlight and a lower-light location for ACC review.
 - iv. The exterior colors of the walls and roof of a single-family residential structure shall be cohesive and compatible with the colors of nearby single-family residential structures.
 - v. Shingle color will be considered in paint scheme selection.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "A"

COLOR AND MATERIAL GUIDELINES

- vi. All base colors, which are the large areas of painted walls, shall be neutral earth-tone colors, with low saturation. Highly reflective, highly saturated (intense/bright) colors as well as pastel colors shall be prohibited.
- vii. Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front door, etc.
- viii. The primary exterior color of adjacent residential structures shall not be or appear to be the same.
- ix. Light Reflectance Value (LRV) - Refers to the percentage of light a paint color reflects; used to identify how light or dark a color will appear. The LRV number can be found on the back of the paint chip (card) or on the paint manufacturer's website.
 - 1. Base Color: Base colors must have an LRV greater than 15 and less than 85.
 - 2. Garage Door: Front Facing garage doors must have an LRV of 6 or higher.
 - 3. Adjacent homes
 - a. Adjacent homes with similar base hues must have an LRV difference of 20 points or more.
 - b. Adjacent homes with white base shades may not use similar trim or accent colors.
- x. Front Doors
 - 1. Front door accent colors are limited to the door slab only; colors cannot be applied to trim, sidelights, transom, etc.
 - 2. Colors that are deemed highly reflective or highly saturated (intense/bright) shall be prohibited.
- xi. Brick
 - 1. Brick may be treated to change the appearance of a home, but the ACC advises against painting brick as it is a process that cannot be reversed.
 - 2. Only brick colors that are part of the approved color palette may be used and must be approved by the ACC.
 - 3. The ACC will only approve the use of paints/stains specifically designed for this application. It is highly recommended that a masonry-specific primer is used in conjunction with the appropriate brick gel paint.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "B"

FENCING AND SCREENING GUIDELINES

Fencing will be permitted on lots provided that all fencing is approved by the Architectural Control Committee for materials, placement, colors, design, etc. prior to installation. All proposed fencing must meet the following minimum guidelines:

- I. **ACCEPTABLE FENCE TYPES/MATERIALS/PLACEMENT:**
 1. Three or four rail split-rail cedar wood fences (welded-wire backing for pets), natural in color.
 2. Three or four rail board fences commonly referred to as a farm fence, natural in color. Fence boards must be standard 1" x 6" boards.
 3. Wrought iron or aluminum styled to appear like wrought iron. Decorative caps are limited to the gate posts.
 4. Fence Heights:
 1. Fences should not be taller than five feet (5') in height, the measuring point being the ground to the highest point on the fence.
 2. Fences for swimming enclosures (pools and swim spas):
 - a. Fences must be a minimum of five (5) feet in height. Recommended height is six (6) feet. Fences may not be taller than six (6') feet.
 - b. Fences must be black aluminum or black wrought iron in style.
 - c. Fences may not be connected to existing fences on neighboring properties that are not the same style/design.
 3. Fences shall attach to the back corners of the house unless otherwise approved by the ACC.
 4. Screening may be required to inhibit view of the fence from the street.
 5. Fences shall complement the design, texture and color of all structures on the same Lot.
 6. Fences shall not attract attention as distinct architectural elements.
 7. Woven metal or chain link fences shall not be permitted.
 8. No fence which completely blocks vision shall be placed or constructed except where the need for privacy is evident and only upon approval by the ACC.
 9. A fence may be stained with the following stipulations:
 - a. Only fences that are not attached to neighboring fences may be stained. No fence may be stained that connects to any other neighboring fence.
 - b. All fence surfaces must be the same color.
 - c. Wood must be pressure treated pine or cedar. It is the responsibility of the property owner to ensure surfaces are properly prepared to accept stain in a uniform fashion.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "B"

FENCING AND SCREENING GUIDELINES

- d. Only semi-transparent stains may be used for fences. Semi-solid or solid stains are not permitted.
 - e. Only three stain colors are approved for staining a fence in Eagle Watch:
 - i. Sherwin Williams: SuperDeck Waterborne Semi-Transparent Stain – Lodge Brown SW 3007
 - ii. Sherwin Williams: SuperDeck Waterborne Semi-Transparent Stain – Hill Country, SW 3532
 - iii. Sherwin Williams: SuperDeck Waterborne Semi-Transparent Stain – Shag Bark, SW 3001
10. The ACC recommends all fences be independent of one another for each property, meaning fences on neighboring properties should not adjoin and every fence has its own, independent enclosure.
- a. If fences between neighbors are adjoining (forming one common fence line between the properties):
 - i. The fences must be the exact same style of fence.
 - ii. The fences must be the same exact height.
 - iii. The fences must be the same exact color.
 - iv. Metal and wood fences, or fences of differing styles, may not be joined in any way.
 - b. If fences are not adjoining:
 - i. Each fence should be a minimum of two feet (2') away from the property line to allow for maintenance of the area between the fences.
 - ii. Each owner is equally responsible for maintaining the area between the two fences, including but not limited to mowing and weed control.
 - iii. Each wooden fence, if along the same horizontal grade (level ground) should be the same height, not to exceed 5'.
- II. **SCREENING**: Screening may be used within the Development to define private spaces or to attract or divert attention to or from particular views.
- a. **OBJECTS TO BE SCREENED** - Screening is to be used in connection with the following:
 - i. Trash cans and related storage areas (please refer to Section Z.3 for guidelines)
 - ii. Generators
 - iii. Pool/spa equipment

DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "B"

FENCING AND SCREENING GUIDELINES

- iv. Playsets and recreation equipment
- b. **METHODS OF SCREENING** - Subject to the approval of the ACC, the following methods of screening may be used:
 - i. Earth Banks and Berms - banks and berms shall:
 - 1. Have a maximum slope of 2:1 and;
 - 2. Be covered with an acceptable grass.
 - ii. Planting screens, hedges, specie and layout design to be approved by ACC.
 - iii. Fences and walls - Fences and walls shall:
 - 1. Complement the design, texture and color of all structures on the same Lot;
 - 2. Be a maximum of six (6) feet above grade in height;
 - 3. Decrease in height and increase in transparency with increasing distance from a structure so as not to obstruct views;
 - 4. Include planting as an integral component to camouflage the majority of the screen from street/neighbor view;
 - 5. Not attract attention as distinct architectural elements;
 - 6. Be natural wood color or the base color of the house;
 - 7. Not completely block any Homeowner's vision;
 - 8. Not be woven metal or chain link;
 - 9. Dog-eared fence board or horizontal slats.
 - 10. Trash Can Screening:
 - a. Prefabricated structures for screening trash cans are generally not permitted, except for Home Depot Models [EC18029](#), [EC18008](#):



- b. The screening structure must completely screen the trash can from street and neighbors' view and may be no taller than 6'.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "C"

ORNAMENTAL TREE REPLACEMENT

All properties in Eagle Watch have at least one ornamental tree in the front yard of the property. These ornamental trees must be replaced if removed for any reason. Unfortunately, many of the tree varieties used as part of the original Eagle Watch design are very susceptible to damage and/or disease and must be damaged before they can be removed. The Homeowner must obtain advance ACC approval for ornamental tree removal and replacement. The ACC determines if the extent of damage warrants removal and determines appropriate replacement.

The Homeowner must also replace any ornamental tree, which has fallen or has been destroyed, by weather or any other act, and obtain ACC approval of the replacement variety.

PROCESS:

1. The Homeowner determines that an ornamental tree on their property needs removal.
2. The Homeowner submits a Modification Request to the Eagle Watch Community Association Manager.
3. The Architectural Control Committee (ACC) reviews the Modification Request and inspects the home site and the tree.
4. If the ACC approves the removal, the ACC will identify the replacement tree as Large or Small and will recommend the specific variety Appendix D of the Design Standards, Street Tree Replacement Chart.
5. The homeowner will remove the tree and the stump and notify the Community Association Manager of the specific variety to be planted within 30 days.
6. The homeowner will have the option of planting the ACC recommended variety, or any of the named varieties within the specified "Size".

In rare cases the ACC may waive replacement based on review of the home site.

The ACC recommends that trees be planted from October 1st through May 30th to maximize survivability.

DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "C"

ORNAMENTAL TREE REPLACEMENT

The ACC-approved trees for Ornamental Tree Replacement are listed as follows:

Size	Name	Variety or Cultivar/ Blossom or Fall Color	Height/Width (Feet)	Comments	Nursery Stock
Large	Red Maple (<i>Acer rubrum</i>)	"October Glory" Spring blossoms red, fall leaves yellow to red.	40-60/25-40	Deciduous. Native, hosts 219 butterfly species. Full sun to partial shade. Fairly fast growing.	10 to 12 ft, 1 1/2" 2", B&B
Large	Nuttall Oak (Schumard/Red Oak) (<i>Quercus Texana</i>)	Fall leaves orange to red-orange.	60-80/35-50	Deciduous. Adaptable, good street tree. Native, hosts 447 butterfly species. Nuts feed 100 kinds of birds and wildlife.	10 to 12 ft, 1 1/2" 2", B&B
Large	American Beech (<i>Fagus grandifolia</i>)	Fall leaves golden-bronze, last through winter. Mature bark smooth and decorative.	60-80/40-60	Deciduous. Prefers moist well-drained soil. Tolerates sun or shade. Native, hosts 109 butterfly species. Nuts feed numerous birds and wildlife (and humans).	10 to 12 ft, 1 1/2" 2", B&B
Large	Sourwood (<i>Oxydendrum arboreum</i>)	Spring flowers are clusters of white bells. Fall leaves showy clear red.	20-60/10-20	Deciduous. Full sun to part shade. Native, hosts numerous butterfly species. Nectar plant for butterflies and important for honeybees.	10 to 12 ft, 1 1/2" 2", B&B
Large	Pin Oak (<i>Quercus palustris</i>)	Yellow then Red Fall Color leaves	50-60/25-40	Deciduous, Moderate to fast growing, leaves brown in the fall and hang on in winter. Full sun.	10 to 12 ft, 1 1/2" 2", B&B
Large	Sugar Maple (<i>Acer saccharum</i>)	Yellow to Red Fall Color leaves	50-60/25-40	Deciduous, Medium to Fast growing. Shade tolerant	10 to 12 ft, 1 1/2" 2", B&B
Large	Zelkova (<i>Zelkova serrata</i>)	"Village Green" / Yellow to Dark Red Fall Color leaves	40-60/30-40	Deciduous, Fast growing. Full sun.	10 to 12 ft, 1 1/2" 2", B&B
Large	River Birch (<i>Betula nigra</i>)	"Heritage" cultivars for ornamental qualities. Spring catkins yellow. Fall leaves yellow. Bark papery and decorative.	30-70/20-40	Deciduous. Good for naturalized areas. Native, hosts 241 butterfly species. Seeds feed numerous birds and small mammals.	10 to 12 ft, 1 1/2" 2", B&B
Small	Serviceberry (<i>Amelanchier species</i>)	"Autumn Brilliance" orange/red foliage in fall. Spring flowers white, aromatic.	15-25/15-25	Deciduous. Sun to shade. (Some sun for best flowering.) Native, hosts 124 butterfly species. Nectar plant for butterflies and bees. Fruits feed songbirds.	15 Gal., 1 1/2-2"
Small	American Fingertree (<i>Chionanthus virginicus</i>)	Spring flowers showy and white. Fall leaves clear yellow. Showy blue-black fruits.	12-20/12-20	Deciduous. Full to part sun. Native. Hosts numerous butterfly species. Fruits feed songbirds and wildlife.	15 Gal., 1 1/2-2"
Small	Sweetbay Magnolia (<i>Magnolia virginiana</i>)	Spring flowers fragrant white. Fall cones of red seeds.	10-35/10-35	Deciduous. Sun to part shade. (Prefers moister soils.) Native, hosts 23 butterfly species. Seeds feed songbirds.	15 Gal., 1 1/2-2"
Small	Carolina Silverbell (<i>Halesia caolina</i>)	Spring flowers bell-shaped, white or pink. "Arnold Pink" has pink flowers.	20-30/15-20	Deciduous. Full sun to part shade. Blooms when young. Native, hosts numerous butterfly species. Nectar plant for butterflies and important for honeybees.	15 Gal., 1 1/2-2"
Small	Redbud (<i>Cercis canadensis</i>)	Numerous varieties. Spring flowers vivid red-pink. Fall leaves clear yellow. Red-leaved varieties less value to wildlife.	20-30/20-30	Deciduous. Full sun to part shade. Native, good for naturalized areas because of seed pods. Important early spring food for honeybees. Seeds feed numerous songbirds and wild turkey.	15 Gal., 1 1/2-2"
Small	Japanese Magnolia (<i>Magnolia soulangiana</i>)	"Saucer"/White or Pink	20-30/15-20	Deciduous, Medium growing. Full sun or partial shade.	15 Gal., 1 1/2-2"
Small	Crepe Myrtle (Tree Type) (<i>Lagerstroemia indica</i>)	"Natchez"/White, "Muskogee or Wichita"/Lavender, "Choctaw"/Bright Pink, "Tuskegee or Tuscarora"/Dark Pink, "Carolina Beauty"/Dark Red, "Watermelon Red"/Red	15-30/10-15	Deciduous, Fast growing. Full sun. Be certain it is the "Tree Type"	15 Gal., 1 1/2-2"
Small	Flowering Dogwood (<i>Cornus florida</i>)	"White Cloud" or "Constellation" / White only	20-30/15-20	Deciduous, slow growing. State flower of North Carolina & Virginia. Full sun or light shade.	15 Gal., 1 1/2-2"
Small	Kousa Dogwood (<i>Cornus kousa</i>)	"Kousa" / White	15-20/15-20	Deciduous, slow growing. Can be large shrub or pruned to tree shape. Full sun.	15 Gal., 1 1/2-2"
Small	Magnolia (<i>Magnolia Grandiflora</i>)	"Little Gem" / White	15-20/8-10	Evergreen, Medium growing. Full sun or partial shade. Be certain the seller certifies the variety "Little Gem".	15 Gal., 1 1/2-2"



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "D"

TURF STANDARDS

Artificial turf may be permitted on the rear of a property as part of an overall comprehensive landscape plan when installed to meet the criteria as set forth in this Appendix to the Design Standards.

Natural turf is always the preferred turf installation and, as such, any approved artificial turf for installation will be approved at the smallest footprint possible that will allow proper turf coverage and address the areas of concern.

Artificial turf will only be approved in areas in which natural turf is impractical due to drainage and/or shading issues.

At no point should artificial turf be installed forward of the rear corners of the home or be visible from the street without the express written permission of the Architectural Control Committee.

I. TURF GUIDELINES

a. Turf Standards

- i. Turf must simulate the appearance of live turf and shall have a stated minimum warranty.
- ii. Turf must be cut pile infill with pile fibers of a minimum height of 1.00 inches and a maximum height of 2.00 inches.
- iii. Turf must have a minimum face weight of 40 ounces per square yard.
- iv. Turf must be manufactured from polyethylene or nylon monofilament, dual yarn system.
- v. Turf must have a backing that is permeable.
- vi. Turf must be lead-free and flame resistant.
- vii. For the purpose of a putting green, turf with a height of 0.75 inches may be used. At least one and no more than four holes with flags must be part of the design.

b. Installation Standards

- i. Turf must be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material that is a minimum of four (4) inches in depth.
- ii. Turf must be anchored at all edges and seams.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "D"

TURF STANDARDS

- iii. Turf should not have noticeable seams between multiple panels. Seams should be joined in a tight and secure manner.
 - iv. Turf should have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications. Specialty infill can/should be used in certain situations. Infill should:
 - 1. Be brushed into the fibers to ensure that the fibers remain in an upright position;
 - 2. Provide ballast that will help hold the turf in place; and
 - 3. Provide a cushioning effect.
 - v. Areas of living plant material shall be installed and maintained in conjunction with the installation of synthetic turf.
 - vi. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barriers to prevent the intrusion of living plant material into the synthetic turf.
- II. Submission of Plans – The following must be submitted for review by the Architectural Control Committee (ACC):
- a. The required Modification Request Form;
 - b. A set of landscape plans showing the area of synthetic turf, areas with living plant material, and the area and method of separation between these areas (i.e., concrete mow strip or bender board);
 - c. Specify the brand and type of synthetic turf, including manufacturer specs and warranties (a sample of the proposed material must be furnished);
 - d. A scaled cross-section and details of the proposed materials and installation that includes the subgrade, drainage base or leveling layer, and infill.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "E"

HOLIDAY DECORATION STANDARDS

AUTHORITY

This Appendix "E" – Holiday Decoration Standards is promulgated pursuant to the authority granted to the Architectural Control Committee ("ACC") of the Eagle Watch Homeowners' Association, Inc. under the Declaration of Covenants, Conditions and Restrictions. These standards are in addition to, and not in lieu of, the Declaration and the Design & Maintenance Standards.

PURPOSE

The purpose of these standards is to permit seasonal holiday decorations while preserving the aesthetic harmony of the Eagle Watch community.

GENERAL STANDARDS

Holiday decorations must be maintained in good condition and shall not create a nuisance, safety hazard, or obstruction to sidewalks, driveways, streets, or common areas.

Decorations may only be displayed on private property. No decorations may be placed on common property without prior written approval from the Board of Directors.

HALLOWEEN DECORATIONS

Installation Period:

September 20 through October 31 of each calendar year

Removal Deadline:

No later than November 7 of each calendar year

The ACC/Board of Directors reserves the right to request removal of any decorations deemed excessively frightening, offensive, or grotesque, but is not obligated to require the removal of any Halloween decorations based on this standard.

Halloween decorations may not be repurposed for use as part of other holiday displays. Removal will be required for any decorations that are clearly Halloween decorations and repurposed to another holiday.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "E"

HOLIDAY DECORATION STANDARDS

CHRISTMAS AND WINTER HOLIDAY DECORATIONS

Installation Period (Lights):

If using a holiday lighting contractor, lights may be installed on or after November 1 of each calendar year.

Lights On/Off:

November 15 each calendar year/Off January 15 each calendar year

Installation Period (Decorations):

November 15 each calendar year (if professionally installed, do not turn on before November 15)

Removal Deadline:

No later than January 15 of each calendar year (if professionally installed, turn off by January 15)

Winter holiday decorations include, but are not limited to, decorations associated with Christmas, Hanukkah, and Kwanzaa.

LIGHTING

Holiday lighting may be illuminated from dusk until Midnight. All care should be given to keep lighting from shining directly into neighboring homes or creating excessive glare. Issues with lighting should be reported to Cherokee County Code Enforcement.

Homes with professionally installed, permanent lighting systems that were approved by the ACC prior to installation, may employ those lights to recognize the following additional holidays:

- Valentine's Day: February 4-February 14
- St. Patrick's Day: March 7-March 17
- Easter: Calendar year dependent, up to fifteen (15) days prior
- Memorial Day: Calendar year dependent, up to ten (10) days prior



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "E"

HOLIDAY DECORATION STANDARDS

- Flag Day & Independence Day: June 4-July 4
- Labor Day: Calendar year dependent, up to ten (10) days prior
- Thanksgiving: Calendar year dependent, up to ten (10) days prior

PROHIBITED DECORATIONS

Decorations repurposed from one holiday to another that, in the opinion of the ACC/Board of Directors, are inappropriate for the holiday in question.

Decorations utilizing amplified sound, strobe lighting, or similar effects.

Any decoration that damages structures, landscaping, or common property.

ENFORCEMENT

Failure to comply with this Appendix may result in enforcement action, including notices of violation, fines, or corrective measures, in accordance with the governing documents of the Association.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "F"

SIGN STANDARDS

AUTHORITY

This Appendix “F” – Sign Standards is promulgated pursuant to the authority granted to the Architectural Control Committee (“ACC”) of the Eagle Watch Homeowners’ Association, Inc. under the Declaration of Covenants, Conditions and Restrictions. These standards are in addition to, and not in lieu of, the Declaration and the Design & Maintenance Standards.

PURPOSE

The purpose of these standards is to permit the use of signage while preserving the aesthetic harmony of the Eagle Watch community.

GENERAL STANDARDS

1. All signs are subject to section 9.I, Signs, of the Declaration of Covenants, Conditions, and Restrictions.
2. Unless specifically enumerated in this Design Standard or in the Declaration, signs are not permitted.
3. No sign may be placed on any common property of the Development without the prior approval of the Board of Directors.
 - a. All such approved signs must display the "EWHOA APPROVED" seal showing the date of Board approval.
 - b. Any sign placed on the common property without the approval and seal will be removed and discarded.
 - c. Any signs removed from common property are subject to fees and fines as enumerated in the Eagle Watch HOA Fining Policy.
4. When Permitted by this Design Standard:
 - a. Only one (1) sign may be placed in a yard at a time.
 - b. Approved signs may only be placed in the front yard of a property.
 - c. Unless otherwise specifically stated in this Design Standard, no sign may be larger than three (3) square feet (18”x24”, 24”x18”).
 - d. Sign toppers may not increase the size of the sign to more than the three (3) square feet maximum sign size.
5. Residents may request exceptions for unique circumstances by submitting a request for approval from the Board of Directors to the Community Association Manager.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "F"

SIGN STANDARDS

PERMITTED SIGNS

1. Alarm Monitoring/Security System
 - a. Signs must be the Eagle Watch-approved style.
 - b. Signs may only be posted on the mailbox post in the approved location.
2. Candidate/Political/Social Issues
 - a. **No signs, banners, flags or other political advertisements for political or social issues are permitted except as expressly provided in the Declaration or these Design Standards.**
 - i. One (1) sign endorsing a political candidate may be placed in the front yard of a residence.
 1. The candidate the sign represents must be standing for election for an office that represents the voting precinct for Eagle Watch.
 2. A sign may be no larger than 18" x 24" and must be professionally produced.
 3. A political candidate sign that is authorized under this Appendix F may be placed no sooner than 30 days prior to a designated election polling date and must be removed within 5 days of the end of polling for said election.
 4. Any violation of will result in a fine of \$50.00 with an additional fine of \$100.00 per day until the issue is corrected. Sign removal fees may also apply.
3. Contractor:
 - a. May only be placed in the front yard of a property.
 - b. May not be installed until work has commenced.
 - c. Must be removed at the completion of the project.
 - d. No other contractor/business sign is permitted.
4. For Lease/Rent:
 - a. For Lease/Rent signs are not permitted.
5. For Sale:
 - a. One (1) "For Sale" sign may be placed in the front yard of a residence only.
 - i. Sign must be professionally produced.
 - ii. No For Sale sign may be placed in the rear yard.
 - iii. The For Sale sign may have one Georgia Real Estate Commission-approved sign topper.
 - iv. **MAY ONLY BE INSTALLED IN THE APPROVED LOCATIONS AS INDICATED IN THE APPENDIX "F" DIAGRAM REGARDING FOR SALE SIGN LOCATIONS.**

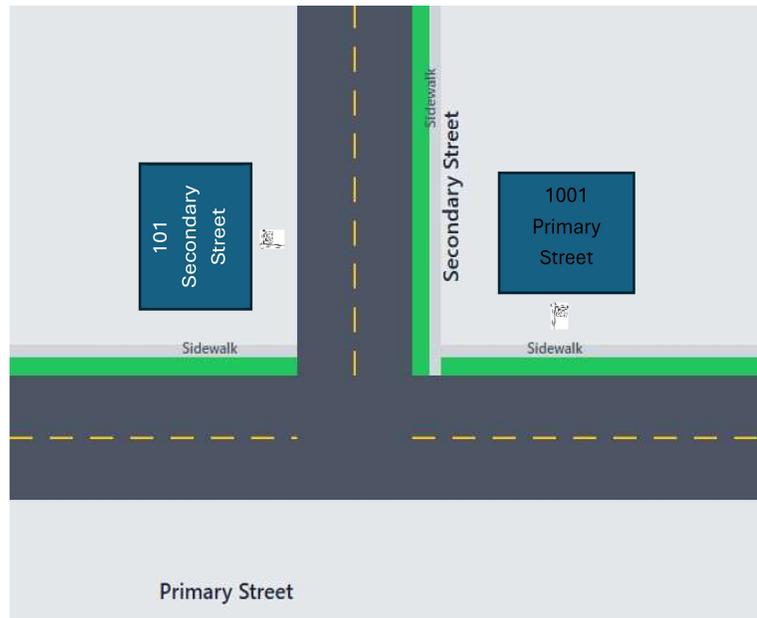
DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "F"

SIGN STANDARDS



- v. For Sale signs must always be installed on and facing the street for the street address of the residence.
 - vi. For Sale signs should be installed on the residence side of the property and not between the sidewalk and the street for residences with street sidewalks. For residences without street sidewalks, the sign should be at least ten (10) feet from the street.
 - b. Directional signs for properties listed for sale are not permitted.
 - c. Balloons, flags, or other similar decorations are not permitted on signs of any type, including for sale or open house signs.
 - d. A fee of \$25/sign will be charged for removal of signs.
 - e. No signs or displays of any sort are permitted at the entrances to the community.
6. Garage/Yard Sales, etc.:
- a. One (1) temporary sign may be installed at the location of the sale in the front yard no sooner than 24 hours in advance of the sale.
 - b. Signs must be removed promptly after a sale has ended.
 - c. Directional signs in the community are not permitted.
 - d. A fee of \$25/sign will be charged for removal of signs.
7. Graduation:
- a. One (1) sign acknowledging graduation from Elementary School, Middle School, High School or College may be placed in a yard no earlier than May 10th of each year and must be removed by June 10th of each year.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "F"

SIGN STANDARDS

- b. College acceptance signs may be placed in the yard of an individual homeowner no earlier than August 10th of each year and must be removed by September 10th of each year.
- 8. Groups/Organizations:
 - a. One (1) sign for meetings of religious groups/organizations or for community non-profit organizations may be placed in the yard of an individual homeowner up to 48 hours prior to the meeting.
 - b. The sign must be removed upon completion of the meeting.
 - c. No directional signs may be placed in the community.
- 9. Invisible Fence
 - a. Signs must be the Eagle Watch-approved style.
 - b. Signs may only be posted on the mailbox post in the approved location.
- 10. Open House:
 - a. May only be installed no earlier than 8:00 AM the day of the open house.
 - b. Must be removed within one hour of the completion of the open house.
 - c. No sign may be in place more than 36 hours to account for more open houses that cover two consecutive days.
 - d. May not be placed to advertise multiple days for an open house.
 - e. Only one sign may be installed next to the For Sale sign on the property that is for sale.
 - f. Open House Signs Format:
 - i. Display the day, start time, and stop time of the open house.
 - ii. Be a standard 18" x 24" or less size only.
 - g. Open House Directional Signs:
 - i. May not be placed on roadway medians or HOA common property.
 - ii. May only be placed on the street corner of a street leading to the location of the open house.
 - iii. No more than three (3) open house directional signs may be used for any single open house.
- 11. Special Occasion:
 - a. Celebratory signs, such as birthday and anniversary signs, are permitted on a limited basis.
 - i. One (1) special occasion sign may be placed in the front yard only.
 - ii. The sign may be in place for up to 24 hours.
 - iii. Special occasion signs may be no larger than three (3) square feet. Card My Yard and Hospital Birth Signs are exempted from this size standard.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "F"

SIGN STANDARDS

12. Sports Teams:

- a. Signs for a sports team on which an Eagle Watch resident is an active roster participant may be placed in a yard up to 48 hours before a game and must be removed upon completion of the game.

ENFORCEMENT

Failure to comply with this Appendix may result in enforcement action, including notices of violation, fines, fees for sign removal, or corrective measures, in accordance with the governing documents of the Association.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "G"

EXTERIOR LIGHTING STANDARDS

AUTHORITY

This Appendix “G” – Exterior Lighting Standards is promulgated pursuant to the authority granted to the Architectural Control Committee (“ACC”) of the Eagle Watch Homeowners’ Association, Inc. under the Declaration of Covenants, Conditions and Restrictions. These standards are in addition to, and not in lieu of, the Declaration and the Design & Maintenance Standards.

PURPOSE

The purpose of these standards is to permit the installation of exterior lighting while preserving the aesthetic harmony of the Eagle Watch community by minimizing light pollution and promoting safe, visually comfortable nighttime environments.

- I. Color and Temperature:
 - a. All exterior and landscape lighting shall be warm white only.
 - b. Correlated Color Temperature (CCT) shall be between 2,700K and 3,000K.
 - c. Cool white or daylight color temperatures above 3,000K are not permitted.
- II. Maximum Light Output (Lumens)
 - a. Landscape and Architectural Lighting
 - i. Directional up lights, downlights, and wall grazers
 1. Maximum initial output shall not exceed 300 lumens per fixture.
 - ii. Path, step, and low-level area lights
 1. Maximum initial output shall not exceed 200 lumens per fixture.
 - iii. Decorative porch, column, and entry fixtures
 1. Maximum initial output shall not exceed 800 lumens per fixture.
 - b. Security Floodlighting
 - i. Fixtures may not exceed 1,000 lumens per head.
 - ii. Security floodlight fixtures shall only be permitted where specifically justified for safety or security.
 - iii. All security lighting shall be shielded and aimed to prevent glare and spill light.
- III. Light Trespass and Glare Control
 - a. Lighting shall be designed and installed to prevent light spill beyond the property.
 - b. No direct beam shall cross property lines or project into neighboring windows or streets.
 - c. Required Controls
 - i. Full cutoff or shielded fixtures must be used where applicable.
 - ii. Light sources must not be directly visible from adjacent properties.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "G"

EXTERIOR LIGHTING STANDARDS

- iii. Proper aiming and beam control shall be employed.
- IV. **Lighting Zones and Layered Design**
 - a. Zoning Concept
 - i. Exterior lighting must be organized by functional zones rather than by high-output single sources.
 - ii. Layered lighting using multiple low-output fixtures is preferred.
 - b. Typical Zones
 - i. Architectural Zone - Soft accent lighting of facades, columns, and rooflines.
 - ii. Landscape Feature Zone - Trees, planting beds, and garden elements.
 - iii. Entry / Wayfinding Zone - Paths, steps, and doorways.
- V. **Security Lighting**
 - a. Well-designed landscape lighting is preferred as the primary means of providing nighttime security lighting.
 - b. Zones that are not necessary for security should be turned off by 12:00 midnight.
 - c. Floodlight Use
 - i. Eave-mounted or high-output security floodlights shall be used sparingly.
 - ii. Motion-activated operation is required. Constant-on or dusk-to-dawn floodlighting is not permitted.
- VI. **Architectural Control Committee (ACC) Approval Requirements**
 - a. All new or modified exterior and landscape lighting must be submitted for Architectural Review and approval prior to installation.
 - b. Installation without approval may be subject to removal, modification, and fines per the HOA fining policy for unapproved exterior modifications.
 - c. Required Documentation
 - i. Lighting layout plan showing fixture locations and aiming directions.
 - ii. Fixture Schedule listing manufacturer, model number, lumen output, beam spread, and color temperature (Kelvin) shall be listed.
 - iii. Manufacturer Cut Sheets for each fixture shall clearly identify lumen output, beam spread, shielding, and cutoff characteristics.
 - iv. Description of Lighting Zones and Intent: security, architectural, landscape, and path lighting shall be clearly identified.
 - d. The ACC/Board of Directors reserves the right to require adjustments to fixture type, output, aiming, or quantity to ensure compliance with these standards and to protect neighboring properties from glare and light trespass.
- VII. **Fixture Quality, Materials, and Maintenance**
 - a. Fixtures must be architectural-grade and designed for permanent outdoor use.
 - b. Acceptable materials include cast brass, cast bronze, cast aluminum, or other corrosion-resistant metals.



DESIGN & MAINTENANCE STANDARDS

EAGLE WATCH HOMEOWNERS' ASSOCIATION, INC.

LAST DATE OF REVISION: January 21, 2026

APPENDIX "G"

EXTERIOR LIGHTING STANDARDS

- c. Prohibited Fixtures
 - i. Plastic fixtures and inexpensive or disposable-style fixtures.
 - ii. Solar stake lights, novelty lighting, and temporary fixtures used as permanent lighting.
 - d. Appearance and Maintenance
 - i. All fixtures must be maintained in clean, operable, and visually consistent condition.
 - ii. Burned-out lamps, corroded finishes, misaligned fixtures, or damaged fixtures must be promptly repaired or replaced.
- VIII. TRANSFORMERS AND POWER EQUIPMENT
- a. All lighting transformers must be located out of street view and adjacent properties.
 - b. All low-voltage wires must be properly buried and not exposed.
 - c. Where equipment cannot be fully concealed, equipment must be screened using landscape plantings, walls, or enclosures compatible with the home and screening standards.
 - d. Screening and equipment must be maintained to ensure continued concealment and orderly appearance. Deteriorated screening or exposed equipment must be corrected promptly.

ENFORCEMENT

The intent of the Lighting Design Standards is to provide a framework for homeowners to work with one another to achieve harmonious lighting designs. Lighting trespass and similar issues are neighbor-to-neighbor concerns and should be handled between homeowners. Only after it is proven an issue exists and all efforts to resolve the issue between homeowners have failed will the HOA be involved in enforcement/resolving the issue.