

Architectural Review Committee Standards for Egan's Landing

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Effective Date: April 17, 2024

Tony Greco, President Date

Steve Rima, ARC Chair Date

Architectural Review Committee Standards for Egan's Landing

Section 1 Standards

1. **Land Use and Building Type.** No one shall use any lot except for residential purposes. Unless otherwise specifically allowed or permitted under these covenants, no structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height. No outbuilding or other structure at any time situated on said land shall be used as a hospital, sanitarium, church, charitable, religious or philanthropic institution, or for business or manufacturing purposes, and no duplex residence, garage apartment or apartment house shall be erected or placed on or allowed to occupy said property.
 - A. **Exterior design of new homes and additions.** The design of all new construction, including additions and reconstructions, shall blend with and conform to the environment projected by the existing homes and ground in Egan's Landing. Design elements of the existing homes that should be used to achieve this appearance include, but are not limited to, the following:
 - (1) Two story maximum with the highest eave no more than 19'- 0" measured from the first-floor slab to the bottom of the horizontal roof overhang.
 - (2) The front face of the building shall have no eaves higher than 11'-0" measured from the first-floor slab to the bottom of the horizontal roof overhang. Gables may project above this line.
 - (3) Exterior wall surfaces shall be stucco with natural shell or painted smooth finish. Colors not already employed on existing homes in Egan's Landing require approval by the ARC prior to application.
 - (4) Accent trim shall be used around windows and doors. Other decorative accents such as horizontal bands, keystones or quoins may be used in a consistent manner in keeping with the overall appearance. Color for these trim elements shall be off-white.
 - (5) Shutters with a two-panel design may be used for accent. Accent color may be used on entrance door and shutters (if applicable).

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Accent colors shall match those on existing homes in Egan's Landing or shall be approved by the ARC prior to application. Only one accent color is allowed per home.

(6) Garage doors shall be embossed panel, four panels high. Color shall match off-white trim or stucco color. One panel may have windows providing that the panel is the second from the top and the design matches the rest of the panels.

(7) Roofs shall have 8 in 12 pitch and be primarily hipped with varied rooflines and gable accents. Eaves shall have at least 18" overhang and be plumb cut with fascia in scale with existing buildings. Gables shall not have overhangs and shall have fascia, trim board, and metal edge in scale consistent with existing buildings. Soffits shall be enclosed and horizontal. Fascia and soffits shall be off-white to match trim color. Metal drip edge shall be white. All roof surfaces shall comply with the preapproved brands, styles and colors approved by the ELOA Board as specified in the attached Approval Form.

(8) Gutters, if used, shall be white metal, ogee profile.

B. Submittal for approval of new construction or addition. Site plan, floor plans, elevations and color scheme shall be submitted in writing to the ARC for approval of conceptual design. Following concept approval and prior to submittal for city building permit, final construction documents shall be submitted to the ARC for verification of final design. New construction and additions are also subject to all terms and conditions in the ELOA Residential Construction Agreement, which is in addition to these Guidelines, including the fees in accordance with Section.

C. Time frame for construction. Once construction begins, the home must be completed in 18 months. This time includes completion of yard and landscaping.

2. Garage. Each home shall have an attached two-car garage. No garage shall be permanently enclosed or converted to another use. All garages shall contain at least 400 square feet of useable space appropriate for parking automobiles. All garages must have doors, which shall be maintained in a useful condition and shall be kept closed when not in use. Carports are not permitted.

3. Approval of Structure. No residence, structure, addition, fence, wall or

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swimming pool shall be erected, placed or altered on any lot; until construction plans and specifications and a plan showing the location of the structure have been approved by the ARC. They shall specifically look at the quality of workmanship and materials, harmony of external design with respect to topography and finished grade elevation. No exposed block shall be allowed. No built-up roof will be permitted in the construction of any dwelling; all home elevations will be within a compatible level of the two-level homes existing in the subdivision. No outbuildings or drives, walks, fences, walls, or swimming pools shall be erected or constructed on any lot prior to the erection or construction of a permanent residence thereon.

4. **Fences.** The ARC must approve, in writing, prior to commencing construction, all proposed fence installations, including replacement of existing fences. All fences shall be constructed of wood or composite wood-like material. Vinyl, PVC, or other "plastic" fence material shall not be allowed. No fence shall be installed which restricts or prohibits ingress and egress as granted by easements herein. No fence shall be erected, placed, or altered on any lot nearer to any street than the approximate midpoint of the side of the house (defined as the approximate distance between the front corner and the back corner visible from the street looking down the property line) or the side of the house in the case of a corner lot unless approved by the ARC and in no event shall any fence exceed a maximum height of six feet or be lower than four feet unless approved by the ARC. All fences shall be constructed and maintained to present a pleasing appearance as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation. It shall be within the sole and exclusive purview of the ARC to make the determination as to whether a fence is pleasing in appearance as provided herein. Any paint or stain must be approved by the ARC, in writing, prior to being applied. Stain must be of a natural wood color and appearance, and white paint such as on the fence around the community pool is allowed. Fencing used to "hide" trash dumpsters and HVAC units must comply with all fence requirements.
- **Signs.** No sign of any kind shall be displayed to the public view on any lot without the prior written approval of the ARC except one sign of not more than two feet per side (i.e. 2'x2') advertising the property for sale. The entranceway identification sign shall be exempt from this provision and shall remain for the enjoyment of the owners of all lots. The ARC shall

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have the right to promulgate standards for the quality, size, appearance, location, and type of public signs.

- **Exterior Appearance, Landscaping and Maintenance.** Every house and lot shall be maintained to present a pleasing appearance, including appropriate landscaping and maintenance. (Guidance, including examples, on what constitutes a pleasing appearance, are on the attached Egan's Landing ARC Homeowner Appearance Checklist). Window coverings and decorations, where used, shall be of conventional materials, e.g., draperies, blinds, or shutters. Windows shall not be covered with aluminum foil, paper, or the like. No air conditioning units may be installed in any window. Lawns shall be maintained in a neat manner and must have an in-ground sprinkler system installed that services the entire lawn area. Noxious weeds in lawn and planting beds shall be controlled and must not be allowed to take over lawn or planting bed areas, or to spread to neighboring lawn areas. Houses shall be kept in reasonable repair and excessive visible deterioration, mold, etc. shall not be allowed.

Landscaping changes visible from the street, including tree removal and replacement, must be approved in writing by the ARC prior to being started. Tree removal may require approval from the City of Fernandina Beach, which is the owner's responsibility to obtain. Landscaping changes behind a house and not visible from the street do not require ARC approval except for the removal of trees, which may also require City approval.

- **Paver Driveways and Walkways.** Brick paver driveways and walkways shall be permitted in lieu of concrete. The ELOA Board has approved the Tremron Mega Olde Town style of paver in the following colors:
 - a. Autumn Blend
 - b. Glacier
 - c. Sand Dune
 - d. Sierra
 - e. Granite
 - f. Lion's Bridge

Pavers from a manufacturer other than Tremron are allowed so long as the shape and color are similar to those above. Pavers, including shape and color, must be submitted to the ARC for approval prior to the start of installation. The use of pavers behind a house not visible from the street does not require ARC approval.

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- **Mailboxes.** Mailboxes shall be of a type having USPS approval. "Cartoon" or "Character" shaped mailboxes (e.g, wildlife, vehicles, etc.) shall not be allowed.
- **Storage Sheds.** One small storage shed of no more than 80 square feet shall be allowed, with ARC approval, directly behind a house so long as it is not visible from the street. All sheds shall be constructed of wood and finished or painted to match the house and blend in with the surroundings. Plastic sheds shall not be allowed. A shed shall not be placed closer than 10 feet from a property line, either on the side or back of the lot.
- **Interior/Exterior Work and Remodel.** Interior work and remodeling are not within the purview of the ARC. Exterior work is subject to these Guidelines. At no time shall any construction equipment, vehicle, trailer, dumpster, etc. be placed on the lot except on the driveway, or for brief periods to load or unload equipment or materials. Portable toilets, if used, must be located at least 30 feet from the street and the door must face away from the street. Homeowners are responsible to ensure that contractors, deliveries, etc. do not damage the street or curbing, which are owned by the Association. Homeowners may be held liable for the cost of repairs for any such damage caused by work on their house or property.
- **Membership.** The ARC shall be composed of no less than three persons appointed by the ELOA Board. The Board shall designate one member to Chair the ARC. The members of the ARC shall not be entitled to compensation for services performed pursuant to this covenant.
- **Procedure.** Requests for approval shall be submitted on the attached form and sent via email to eloarc@eganslanding.com. Attachments, such as estimates, drawings, etc. may be included as appropriate.

The ARC shall meet, either in person or virtually, at least once/month to review submitted requests. A majority of ARC members must vote to approve a request for it to gain approval. Minutes of all ARC meetings shall be maintained, as shall a log of submitted requests and the disposition of each request.

Approval or disapproval shall be communicated to the homeowner in writing and shall have an expiration date beyond which the approval is

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deemed to have expired. If the requested change is not started before the expiration date the owner must request approval as if it had not been granted, except no additional fee shall apply. Work on requested changes shall not begin until written approval from the ARC is provided to the homeowner.

Section 2

Egan’s Landing Architectural Review Fee Schedule

New Home construction	\$550.00
Addition to existing home, including bulkheads/retaining walls	\$275.00

Note: Robert Oliver Avenue and Robert Oliver Court are private roads owned by the ELOA and not the City of Fernandina Beach, and thus owned by all homeowners in Egan’s Landing. Repair and maintenance are the responsibility of the Association, including costs. Damage to roads and curbs because of equipment or materials being used for landscaping, driveway replacement, or similar activities are the responsibility of the homeowner having the work done, including all costs. All homeowners are encouraged to tell their contractors to take necessary precautions to prevent damage to the roads and curbs while doing work in Egan’s Landing.

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Section 3

Egan’s Landing ARC Approval Request Submittal Form

Please complete all applicable parts of this form and email to: eloarc@eganslanding.com

Name: _____

Address: _____

Email: _____

Phone: _____

Request: (X): New Roof Pavers Fence Landscaping Shed Paint

Other _____

Preferred contact method? (X): Email Phone US mail

Expected Construction Start Date: _____

Contractor/Installer Name: _____

Pavers

- The ELOA Board has approved the Tremron Mega Olde Town style of paver in the following colors:
 - a. Autumn Blend
 - b. Glacier
 - c. Sand Dune
 - d. Sierra
 - e. Granite
 - f. Lion’s Bridge

Pavers from a manufacturer other than Tremron are allowed so long as the shape and color are similar to those above. Note: This approval is for application of new stone paver driveway of the same dimensions as your existing driveway. It does not authorize any other more substantial changes to the driveway. If you wish to enlarge, or change, the driveway layout, or to construct a new walkway or porch, please include an accurate drawing of your property and intended changes you wish to make.

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Roof Shingles

The ELOA Board has identified pre-approved roofing shingle styles and colors from several well-known, quality roofing manufacturers. By choosing one of the approved roofing styles you will receive approval for a new roof replacement.

Note: This approval is for application of new roof material and any needed sub-layer repairs only.

- It does not authorize any other more substantial changes to the roofing or house facade.
- A Fernandina Beach building permit is required.
- Other colors, styles, or manufacturer’s shingles are NOT approved or accepted as alternatives.
- Drip Edge Color must be White

Please indicate your selection with an ‘X’

1. Owens Corning

Style: *Tru Definition Duration Shingle* Color: **Estate Gray** _____

<https://www.owenscorning.com/roofing/shingles/trudefinition-duration>

2. TAMKO

Style: *Heritage Premium* Color: **Shadow Grey** _____

<https://www.tamko.com/colors/greys/heritage-shadow-grey>

Style: *Heritage Premium* Color: **Oxford Grey** _____

<https://www.tamko.com/colors/greys/heritage-oxford-grey>

3. GAF

Style: *TimberlineHD* Color: **Slate** _____

http://www.gaf.com/roofing/residential/products/shingles/timberline/high_definition

Please Acknowledge by initialing: Drip Edge Color must be White _____

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Fencing, Landscaping, Pavers, etc.

Please provide a description, photo(s), color(s), and a drawing as appropriate, for what you are requesting approval for. Be as specific as possible. The ARC will request more information if not enough is provided here, which may delay approval of your project.

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Agreement

By signing below, you agree that you will complete only work that has been approved by the ARC, that you will use only the approved materials, and that deviation from plans, colors, etc. submitted for approval may require rework or removal at your expense.

ELOA Homeowner Signature

Date: Month/Day/Year

ARC Response

The Egan's Landing ARC has _____ your request as submitted above. If approval has been granted you may begin work immediately. If approval has not been granted for the reasons listed below, you may change your request to address the issues and resubmit for approval.

ELOA ARC Chair Signature

Date: Month/Day/Year

Reason(s) for denial of approval:

Section 3

Egan’s Landing ARC Homeowner Appearance Checklist

Front (and side where visible from street) Garden and Beds

- _____ Shrubs should be kept neatly trimmed
- _____ Beds should be maintained free of noxious and intrusive weeds
- _____ Tree/Shrub debris on yards/beds should be kept to a minimum
- _____ Beds should be mulched

Lawn Condition

- _____ Grass should not have dead or brown spots
- _____ Lawn is not dry and/or browning due to apparent lack of watering. Correct irrigation issue or have an irrigation contractor provide corrective action.
- _____ Weeds in grass require herbicide treatment

Trees & Palms

- _____ Dead palm fronds require trimming to prevent rodent/pest infestation & maintain a pleasing appearance
- _____ Tree branches require trimming due to blocking driveway, walkway, etc.
- _____ Tree branches extending into roadway or impeding safe mowing operations and requires trimming.
- _____ Tree/palm/shrub is dead and requires removal

House Appearance

- _____ Trash cans shall not be visible from the street. Move trash cans to the back of the house, place inside the garage or provide a drawing of a proposed wooden fence enclosure to the ARC for review.
- _____ Mold visible on siding or trim. Clean or pressure wash house.
- _____ Driveway is black from dirt or mold. Pressure wash or provide other suitable means to clean driveway.
- _____ Accent paint compliance issue – ELOA covenants allow one ARC approved color on door, shutters, other minor trim. Submit request to ARC with proposed single color.

While some corrective actions are mentioned above, the specific corrective actions for most issues are the homeowner’s responsibility to determine and complete, not the ARC or ELOA Board to specify

Note: This form provides guidance to homeowners on what constitutes a “pleasing appearance” as required by Egan’s Landing Covenants and these Guidelines. It is not all inclusive, or to be used as a substitute for, written Covenants and Guidelines, as well as written responses from the ARC to specific requests from homeowners.