



Eagletrace
on the Peninsula

Eagletrace Home Owners Association

Boat Storage Area, Non-Permanent Structure Guideline Effective 10/31/2026

The purpose of this guideline is to provide the lot owners of Eagletrace with requirements and restrictions concerning storage sheds and carports placed in the Boat Storage area.

Storage sheds and carport in the Boat Storage area requires Architectural Committee approval prior to construction. Any deviation from these guidelines will also require the HOA Board approval. Sheds and/or carports, which do not comply with these requirements, will be subject to removal at the owner's expense.

1. Storage sheds/carports will be no more than "one story" 12 feet in height.
2. Sheds and carports may not exceed 18 feet in width or 26 feet in length. Any deviations from these guidelines will require HOA Board approval.
3. Sheds and Carports shall be professionally designed and manufactured. The lot owner may complete final assembly on site. Structures must be plumb and level. Sub-standard workmanship will not be allowed.
4. No "fabric and frame" canopies will be allowed. No commercial storage containers will be allowed.
5. Sheds and carports must be located on the south side of the boat storage area and shall be no less than five (5) feet from the perimeter fence with the front no more than forty (45) feet from the fence. No structure can be placed less than five (5) feet from an adjacent structure. To conserve available space all structures, need to be placed adjacent to existing structures unless an extraordinary need is requested.
6. All trailers, campers, motorhomes, vehicles, anything on wheels need to be parked on the north fence area.
7. All structures must be securely anchored to withstand high winds using mobile home screw-in anchors. If a structure blows over and damages nearby boats, structures, trailers, fencing, or other property, the owner is responsible for the necessary repair or replacement costs.
8. Sheds and carports will not be used for occupancy.
9. Sheds and carports will be limited to one (1) per owner. No lot owner will be allowed to install any structure until a home is built on their lot without approval by the HOA Board. Existing structures can be transferred to Eagletrace Home owners only.
10. If applicable, county and state building codes must be adhered to. The Eagletrace Board of Directors and the Architectural Committee shall not be held liable for failure to follow these codes.
11. The storage yard is for the storage of sea crafts, motor vehicles, lawn mowers, tractors, trailers and campers. In an effort to keep Eagletrace attractive, no non-seaworthy crafts, unlicensed vehicles or campers will be allowed. This also includes junk or dilapidated vehicles, boats, jet skis, trailers, campers, etc. All utility trailers and boat trailers are allowed as long as they are road worthy, licensed or not. Items not listed above will only be allowed in an enclosed storage unit. The only exception to the above are items loaded on a trailer for temporary storage.

The Architectural Committee will perform an inspection of all structures within the Boat Storage area annually. If a structure is deemed to be in disrepair and/or require maintenance, the lot owner will be notified in writing and will be given 90 days to comply with the request. If after 90 days the repair/maintenance has not occurred the Board of Directors may have the structure removed. Any cost of removal will result in a "Special Assessment" which will be forwarded to the lot owner for payment.