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Algae in Ponds

See: Storm water Retention Ponds

Unusual amounts of Algae present in ponds.

Alligators on Property

Gator Hot Line (866) 392-4286

In case of emergency (888) 404-3922

Amenities Account

EHMC – Eagle Harbor Golf Club (904) 269-9300

If you are a new resident and have not set up your Amenities Account call Resident Services to schedule your new resident orientation.

All residents 3 years of age and older must have photo taken for entrance into the Swim and Tennis Facilities.

Charging Privileges

If you wish to have charging privileges available for the Swim Park and Tennis Park, you must fill out an Authorized Agreement for pre-Authorized Payments (ACH), which is available at Resident Services at the Clubhouse.

Animal Control

Clay County Animal Control (904) 269-6342

Stray or wild animals, barking dogs, etc.

Architectural Review Committee

(See ARC Contact Information on Page 14)

Approves all residential exterior changes and/or improvements. Most items are listed under Article IV of the Covenants & Restrictions.

Basketball Goals

ARC (See ARC Contact Information on Page 14)

When not in use, portable basketball goals should not be left at the street end of your driveway or in a cul-de-sac, as this is a traffic hazard. Permanent and temporary backboards are subject to ARC approval.

Bicycles

Clay County Sheriff's Dept (904) 264-6412

Florida law requires children under 16 years old to wear helmets when biking.

Bicycles – lost

Golf Maintenance Building (904) 264-8199

Abandoned bikes can be turned in to the Golf Maintenance Building. Bicycles are kept for three months and if not claimed, are turned over to a charity where the bikes are refurbished and given to less fortunate children during the holidays.

If you are looking for a lost bike, contact the Golf Maintenance Building at 264-8199 or visit any weekday between 6 am and 3 pm.

Boat & RV Storage

Facility Owner: CDD

Facility Operator: EPMC Eagle Harbor Golf Club (904)269-9300

The Eagle Harbor Boat & RV Storage Facility is located at the end of Lakeshore Drive East, adjacent to the county Boat Ramp on Doctors Lake. Rates:

Non-commercial: \$60.00 plus tax per month

Commercial: \$100.00 plus tax per month

Gate opener deposit: \$75.00

Boats: Driveways or Yard

HOA(See HOA Contact Information on Page 13)

Over-sized vehicles including, but not limited to, commercial vehicles, boats, trailers, campers, jet skis, recreation vehicles, and motor homes are not permitted on the property unless parked within a garage.

Boats: Roadways or Common Grounds

Clay County Sheriff's Dept (904) 264-6412

Roadways within Eagle Harbor are maintained and controlled by the county. Vehicles parked in the street may not impede traffic flow or hinder the vision of motorists. When parking in driveways, please do not block sidewalk access.

CDD Concerns

District Management, GMS (904) 288-9130

Eagle Harbor is but the residential portion of a much larger governmental entity legally designated as "The Crossings at Fleming Island Community Development District." The CDD is a form of local government created by the Florida State Legislature which has very specific, yet fewer powers than a city or county. The Supervisors of the Board are elected in the general election and their terms are four years. The CDD Board meets once a month and meetings are open to the public.

Cable TV

Comcast (800) 266-2278

Basic and HD cable television. Others Availalbe

Classifieds

EHMC – Website & Newsletter (904)564-9129

Do you have something for sale? You can post in our website www.eagleharboronline.com under classifieds.

Club House Restaurant

Facility Owner: CDD

Facility Operator: EHMC

EHMC - Food & Beverage Manager (904) 269-1953

The Club House restaurant is open to the public as follows:

- Golfers Coffee/Snacks/Bar: All Days 7:00 am-7:00 pm
- Lunch Monday-Saturday 11 am- 4 pm
- Sunday 2 pm - 4 pm
- Dinner Friday Night Dinner 5:30-8:30 pm
- Brunch Sunday 9:45 am-2 pm

Opening hours are subject to change.

Commercial Vehicles: Roadways or Common Areas

Clay County Sheriff's Dept (904) 264-6412

Roadways within Eagle Harbor are maintained and controlled by the county. Vehicles parked in the street may not impede traffic flow or hinder the vision of motorists. When parking in driveways, please do not block sidewalk access.

Commercial Vehicles: Driveways or Yards

HOA (See HOA Contact Information on Page 13)

Over-sized vehicles including, but not limited to, commercial vehicles, boats, trailers, campers, jet skis, recreation vehicles, and motor homes are not permitted on the property unless parked within a garage.

Covenants & Restrictions

HOA (See HOA Contact Information on Page 13)

Enforcement, approvals, amendments, etc.

Dogs

HOA (See HOA Contact Information on Page 13)

Neighbor's dog barking or defecating in your yard.

Drainage Issues: Storm Water

Facility Owner: Crossings at Fleming Island CDD

District Manager – GMS (904) 509-6445

Clogged or broken drains, etc.

Electric Service

Clay Electric (904) 272-2456

Power outage, street lights, new or cancel service

Fences

ARC (See ARC Contact Information on Page 14)

To install any type of fence including invisible fences please contact the ARC.

Garage Doors

HOA (See HOA Contact Information on Page 13)

Garage doors should be closed at all times unless in use.

Garage Sales

HOA (See HOA Contact Information on Page 13)

Garage sales are not permitted, but you can use the "Classifieds" section on www.EagleHarborOnline.com, or there is a community sidewalk sale in April and one in November of each year. Contact the Waterfront Park for more information.

Moving sales in Eagle Harbor are allowed only for the purpose of disposing personal property in conjunction with moving out of a residence.

Garbage pick up

Advanced Disposal (904) 695-0500

Recycle and trash containers should not be placed curbside more than 12 hours prior to pickup.

Yard waste & Recycling pick up – Thursday

Garbage pick up – Friday

Golf Carts, Private

Violations - Clay County Sheriffs Office (904) 264-6412

Registration - EHMC (904) 269-9300

Golf carts are not allowed on the bike paths/sidewalk. Golf carts are permitted for street use north of 220 within Eagle Harbor. Drivers must be over the age of 14 for county roads. All golf carts must be registered through the Resident Services at the Clubhouse. Golf Carts may only be driven between dawn and dusk according to Florida law.

When parking at the pools, the cart must be parked in a parking space, not on the side walks drive way or on the grass.

Golf Carts, Eagle Harbor Golf Course

EHMC - Director of Golf, (904) 269-9300

In order to use a golf cart at Eagle Harbor Golf Club you must be 16 with a valid drivers' license.

Graffiti

Tree Amigos (904) 269-7011 or treeamigos1@bellsouth.net

Report graffiti on Eagle Harbor common property by sending an emailing to treeamigos1@bellsouth.net.

High Speed Internet

Bell South (800) 753-2909

Clearwire (800) 305- 5873

[Comcast \(800\) 266-2278](#)

Some of the carriers available for our area.

Home Owners' Association

HOA (See HOA Contact Information on Page 13)

Enforcement, approvals, amendments, etc. – Covenants & Restrictions

Hospitals

Orange Park Medical Center (904) 276-8500 (Distance 7 miles)

Mayo Clinic – (904) 953-2000 (Distance 23 miles)

Navy NAS Jax – (904) 777-7300 (Distance 9 miles)

Invisible Fences

HOA (See HOA Contact Information on Page 13)

Please make sure invisible fences are kept on your property line. If a property owner takes the fence into an easement located within the property, be aware that if any work is required in that area, the property owner is responsible for all repairs to the property and the fence. Invisible fences may not extend past the property line, as for example, onto the golf course and CDD property. Also, remember owners are liable for their pet's actions outside of their property line.

Lake and Pond Issues

See: Storm Water Retention Ponds

Mailbox

HOA (See HOA Contact Information on Page 13)

Per the Covenants, standards have been established regarding color and style of mailboxes. Eagle Harbor mailboxes were designed with solid black receptacles mounted on the approved post to maintain continuity throughout the neighborhoods. Mailboxes should be repaired and repainted as needed. In most cases a spray mix of bleach and water will remove the green or black mildew from the post. Paint colors: Benjamin Moore flat latex exterior Beige #1522, Green #686 and trim #926. Home Depot also has these paint colors on file.

Should you need assistance the following independent contractors may be contacted:

Mailbox replacement (complete)

Signs by Tomorrow: (904) 332-0778

New black box

Home Depot (less than \$20)

Mailbox repair (trim pieces, etc.), clean and paint.

Bryan: (904) 738-1837

Tim: (904) 874-0040

Rodney: (904) 382-6908
Jeff: (904) 465-3577

Mosquito Control

Clay County Mosquito Control - (904) 269-6357

Motorized Skateboards/Scooters

Clay County Sheriff's Dept. (904) 264-6412

FROM CLAY COUNTY SHERIFF'S OFFICE: It is illegal to operate motorized skateboards/scooters and go-karts on streets or sidewalks.

Go-peds and motorized scooters (with electric or gas engine) can only be driven on private property with the permission from the owner of the property. For most individuals this would be their driveway or yard. You may **not** ride a go-ped or motorized scooter on side-walks, bike paths or on the road. Florida law states, go-peds, mini-cycles and electric(e)-scooters are considered motor vehicles. However, because go-peds, mini-cycles and e-scooters are not manufactured to meet the required federal Motor Vehicle Safety Act, they can not be registered for operation on public roadways, even if the operator has a valid driver's license.

In order to legally operate scooters, mopeds and other 2-3 wheel small engine motor vehicles that meet the Motor Vehicle Safety Act, at least a Class E drivers license and tag/registration are required. They may not be operated on sidewalks or bike paths.

Moving Sales

HOA (See HOA Contact Information on Page 13)

Moving sales in Eagle Harbor are allowed only for the purpose of disposing personal property in conjunction with moving out of a residence. Garage sales are not permitted. See Signs for more information.

Phone Service

AT&T (800) 753-2909
Local Phone service

Ponds

See: Storm Water Retention Ponds

Recycling Services & Schedule

Advanced Disposal (904) 695-0500

Recycle and trash containers should not be placed curbside more than 12 hours prior to pickup.

Yard waste & Recycling pick up – Thursday

Garbage pick up – Friday

Recycling & Trash Containers

HOA (See HOA Contact Information on Page 13)

Recycling and trash containers should not be placed curbside more than 24 hours prior to pickup.

Schools

[Clay County School District](#) - (904) 284-6500

[Fleming Island Elementary](#) - (904) 278-2020

[Thunderbolt Elementary](#) - (904) 278-5630

[Paterson Elementary](#) – (904) 278-2078

[Lakeside Junior High](#) - (904) 213-2980

[Green Cove Springs Jr High](#) – (904) 529-2140

[Fleming Island High](#) - (904) 541-2100

Eagle Harbor is serviced by 3 Public Elementary Schools, 2 Public Junior High Schools, and 1 Public High School. Other public schools and several private schools are available in the area.

Signs

HOA (See HOA Contact Information on Page 13)

Eagle Harbor's Covenants and Restrictions specify size and type of signs used within Eagle Harbor. *Moving Sales, Open House, For Sale by Owner and Rental* signs are available at Logos Express (across from the Fleming Island High School) 278-7774. *Moving sales* in Eagle Harbor are allowed only for the purpose of disposing personal property in conjunction with moving out of a residence.

Storm Water Retention Ponds

District Management, GMS (904) 288-9130

If you have any issues with a pond, please contact Steve Andersen at sandersen@govmgtsvc.com or 904-509-6445,

Street Lights

Clay Electric (904) 272-2456

To report a broken street light.

Swimming Facilities

Facility Owner: CDD

Facility Operator: EHMC

Swim Park: (904) 264-8989 (by the Tennis Courts)

Waterfront Park: (904) 394-5918 (end of Parkway on Doctors Lake)

Creekside Park: (904) 637-0035 (located in the Black Creek Community)

Swimming facilities are available to current property owners, renters, and pass holders.

Tennis

Facility Owner: CDD

Facility Operator: EHMC

Tennis Shop (904) 269-2500

Trailers: Roadways & Common Areas

Clay County Sheriff's Dept. (904) 264-6412

Roadways within Eagle Harbor are maintained and controlled by the county. Vehicles parked in the street may not impede traffic flow or hinder the vision of motorists.

When parking in driveways, please do not block sidewalk access.

Trailers: Driveways & Yards

HOA (See HOA Contact Information on Page 13)

Over-sized vehicles including, but not limited to, commercial vehicles, boats, trailers, campers, jet skis, recreation vehicles, and motor homes are not permitted on the property unless parked within a garage.

Tree Trimming or Removal: Private Property

HOA (See HOA Contact Information on Page 13)

Per the covenants; No party shall cut ANY living tree having a trunk diameter greater than 6 (six) inches in diameter at a height of 3 (three) feet without prior ARC approval. (Article V, Section 14).

Trees Trimming or Removal: CDD Property

GMS (904) 288-9130

Utility Service

Clay County Utility Authority (904) 272-5999

Water, Wastewater, Effluent Water Concerns

Yard waste

Advanced Disposal (904) 695-0500

Recycle and trash containers should not be placed curbside more than 12 hours prior to pickup.

Yard waste & Recycling pick up – Thursday

Garbage pick up - Friday

RESPONSIBILITIES AND CONTACT INFORMATION

CDD

The CDD is a form of local government created by the Florida State Legislature which has very specific, yet fewer powers than a city or county. The Supervisors of the Board are elected in the general election and their terms are four years. The CDD Board meets once a month and meetings are open to the public.

CDD sets the budget and hires a management company for the operation of the

- Golf Course
- Club House & Pools
- Tennis
- All Common Areas, includes maintenance of parks, lakes and lake banks, etc.

The **business** of the CDD is managed by a district management company, Government Management Services, Inc. (GMS).

Government Management Services, LLC.

14785 Old St. Augustine Road Suite 4
Jacksonville, FL 32258

Office Phone: (904)288-9130, Office Fax: (904)288-9187
www.govmgtsvc.com

Dave denagy, District Manager

Email: ddenagy@govmgtmsvc.com

HOA

Enforcement of Covenant and Restrictions. Most items are listed under Article V of the Covenant & Restrictions.

- Nuisances
Activity which is an annoyance or nuisance to others.
- Off-street Operation of Motor Vehicles
NO motorized vehicles to be operated on the property off of paved roads & drives. Contact Clay County Non-Emergency (904) 264-6512
- Noise
From 12:00 midnight to 7:30 a.m. no noise shall be audible beyond the boundaries of the property. Contact Clay County Non-Emergency (904) 264-6512
- Pets and Animals
Contact Animal Control: 269-6342
- Hunting, Trapping and Firearms. Contact *Florida Fish & Game (888) 404-3922*
- Vehicular Restrictions
No repair and overhauling. No over-sized vehicles, commercial vehicles, boats, boat trailers, motor homes, etc. may be parked in the street or driveways for more than 24 hours.
- Property Maintenance
Garbage, debris, unsightly objects, yard upkeep, landscaping, easements, overall property maintenance including exterior building.

- Garage doors to remain closed.
- No open-air burning. - call fire department (904) 264-0831

Eagle Harbor Homeowner Association, Inc.

Eagle Harbor Homeowners Association has hired **PARACLETE SERVICES, LLC.** to handle covenant enforcement for all of Eagle Harbor north of Hwy 220 and west of Hwy 17

Theresa Graeser, (904) 278-0616, tgraeser@bellsouth.net

Stone Creek Association

Stone Creek Association has hired **Associa Community Management Concepts** to handle all covenant enforcement for Stone Creek Townhomes.

*Property manager: Jennifer L. Presson, jpresson@cmcjaxfla.com
(904) 448-3634.*

Black Creek at Eagle Harbor Association, Inc.

Black Creek at Eagle Harbor Association is managed by **PARACLETE SERVICES, LLC.** Black Creek HOA Website: www.BlackCreekHOA.com

Property Manager: Theresa Graeser, CAM, CMCA, AMS

Email: tgraeser@bellsouth.net

Phone: (904) 278-0616

Address: PO Box 9797, Fleming Island, FL 32006

Town Center and East of 17 at Eagle Harbor Association, Inc.

(which includes all property south of CR 220 and/or East of Hwy 17 – residential and commercial) is managed by the developer **East West Partners.** This is the “Master Association” for Stone Creek at Eagle Harbor Association, Inc. and Pine Lake Owners Association, Inc.

General Inquiries Contact Information: East West Partners

Marilyn D. Ayers, Vice President – Community Affairs

Phone: (904) 291-7200

Email: mayers@eastwestc.com

Management Contact Information: Covenant Violations

Property Manager: Dee Belet, CAM

Email: dbelet@lelandmanagement.com

Phone: (904) 223-7224 x 1503

Address: 10175 Fortune Parkway, Suite 906, Jacksonville, FL 32256

The Enclave HOA

The Enclave at Eagle Harbor Condominium Association, Inc. developed by Trammel Crow Residential under the name of “The Enclave at Eagle Harbor, LLC” has hired **Leland Management** to handle all covenant enforcement for the condominiums at The Enclave. This association is a sub-association and therefore also subject to the Master Association covenants for “Eagle Harbor Association, Inc.”

Management Contact Information
Property Manager: Dee Belet, CAM
Email: dbelet@lelandmanagement.com
Phone: (904) 223-7224 x 1503
Address: 10175 Fortune Parkway, Suite 906, Jacksonville, FL 32256

ARC

Approves all residential exterior change(s) and/or improvement(s). Most items are listed under Article IV of the Covenant & Restrictions.

- Detached Structures and Objects
Relating to pet houses, greenhouses, storage buildings, fuel storage, clothes lines, workshops, trash cans, A/C units, pool equipment, solar heating, etc. shall be screened to the extent possible, and require ARC approval.
- Temporary or Movable Structures
Relating to construction trailers, sheds, toilets, tents, mobile homes, etc.
- Grading and Drainage of lots
Builder to meet all requirements for grading and drainage. We will address problems for approximately the duration of the one-year builder warranty, depending on situation.
- No window A/C units
- Window coverings
No reflective window coverings, unsightly objects; all shall appear neutral.

The Following Require ARC Approval:

- Exterior Color Change
- Fences, hedges and screen walls, etc.
- Tree Removal and or Landscape change/addition
- Antennas/satellite dishes
- Exterior additions: Pool/Screen/Patio/Room/etc.
- All Recreational and Play structures
- Exterior Concrete: Driveway/Patio/Pavers/etc.

ARC for EHHOA

Contact:

Theresa Graeser
email: tgraeser@bellsouth.net
904-278-0616.
Address:
2105 Harbor Lake Drive
Fleming Island, FL 32003

ARC for all other HOA

Contact:

Marilyn Ayers at 904-291-7200
mayers@eastwestp.com

Eagle Harbor HOA

Pine Lake Townhome HOA

Town Center HOA

Black Creek HOA

Stone Creek HOA

DOCTORS INLET
ON THE ST. JOHN'S RIVER



HIGHWAY 17

ROUTE 220

MASTER PLAN LAND USE	
	SINGLE-FAMILY
	LAKE
	MULTI-FAMILY
	AMENITY/BIKE TRAILS
	SCHOOL
	OFFICE/COMMERCIAL
	OPEN SPACE
	RECREATION



Author's Controversial Red...
The Board has...
The Board has...
The Board has...