

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

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DRIVEWAY POLICY

Purpose: To establish standards related to the modification and maintenance of driveways.

Scope: The deed restrictions state that no alteration or change to the exterior appearance of driveways shall be made without the express approval of the Board of Directors in writing. In addition, the articles state that driveways must not be permitted to become unattractive as reasoned by the Board of Directors.

The deed restrictions specify that only a U.S. Post Office approved mailbox may be installed on the front county easement.

Procedure:

1. Widening of a driveway requires a Charlotte County permit and a POA permit. The Charlotte County approved permit must be submitted prior to a POA approved permit. Extensions are permitted toward the side property line provided the extension does not exceed the 7 ½ feet side yard minimum setback limitation. Extensions are permitted toward the front door up to eight (8) feet maximum from the initial driveway installation.
2. Parking may only be on driveways. Parking is prohibited on gravel, stones or landscape blocks, and such owners will be notified of their violation. (Article IX)
3. Driveways must be maintained in an attractive condition. (Article IV)
4. Parking strips are prohibited (Article XI)
5. Chains or like objects affixed to any permanent or temporary structure are prohibited. (Articles IV, XI and XV)

Revised: February 12, 2025