

CELEBRATION CAPE HOA

GUIDELINES FOR INSTALLATION OF NEW DRIVEWAYS AND ENTRYWAYS

[Approved by Board of Directors 2/19/24]

These guidelines apply to all driveways in the community and will be imposed only when a Lot Owner chooses to replace or modify an existing driveway.

The Lot Owner shall maintain in good repair any driveway servicing a single Lot.

Installation of new driveways is permitted, but Lot Owners must adhere to the following guidelines:

- Driveway, apron and entryway materials must be interlocking concrete pavers — the color and style of which should be complementary to the overall color scheme of the home.
- The following materials and surfaces will **not** be allowed for driveways: solid concrete, stamped concrete, asphalt, loose aggregate (e.g., crushed gravel, shells or stones).
- For **modifications** to existing stamped concrete driveways, the same materials may be used.
- Paver painting and staining is not permitted. Application of clear sealant for maintenance is allowed.
- Driveway replacement projects must also include the apron portion of the driveway next to the roadway. Any other surfaces (e.g., entryway, trash bin pads, pathways, etc.) that are connected to the driveway must also be the same surface materials.
- For visual consistency within the community, Lot Owners whose driveway currently includes a portion of the sidewalk will be required to remove the sidewalk when installing a new driveway.
- New driveway surface design and grading must not interfere with or impede proper water drainage.
- For homesites where neighboring driveway surfaces meet, Lot Owners are permitted to change the surface material of their individual driveway, up to their specific Lot line.

Driveway widening may be considered by the ARB if the request meets the criteria listed below.

(Such widening may need to take into consideration the Lot layout and current driveway configuration.)

- Driveways cannot extend wider than the garage exterior footprint.
- If any portion of sidewalk is removed, the Lot Owner must ensure that remaining sidewalk surfaces will be left in good condition or repaired.
- Driveways may not be widened if it involves the removal of large or significant landscaping, such as palms or mature planting beds, or interferes with hard-wired post lamps.
- The width of the bottom of the driveway must match the width of the top of the apron area.
- The flare of the apron may not exceed the property line.

ARM submissions must include the following:

- Color photos and/or drawings of the specific color, style, shape and pattern of materials to be installed.
- Plat survey showing the specifications of the driveway installation and/or widening.
- Signed and dated waiver that Lot Owner:
 - Must follow all applicable City of Cape Coral requirements, including obtaining the necessary permit(s), adhering to all site plan requirements and engineering design standards.
 - Will require contractor to add Association as “additional insured” on Certificate of Liability Insurance.
 - Will indemnify the Association for any damage, claim or loss sustained by the Association in connection with or arising out of the installation of new driveway.
 - Is solely responsible for restoration of all utility devices or lines (plumbing, irrigation, cable, electrical, etc.) that may be damaged during driveway installation.
 - Is responsible for restoration of any neighboring and/or common area sidewalk, curbing, roadway, etc., along with the replacement of any sod or other landscaping that may be affected due to the driveway installation.
 - Must ensure that construction materials are properly cleaned up and debris does not enter catch basins and stormwater system.