Lindsford Neighborhood 1 Homeowner’s Association
Architectural Review Committee (ARC)

Guidelines for Widening Driveways

All applications submitted to the ARC to request approval for widening a residential driveway within the Lindsford community must adhere to the following requirements and conditions:

1. The ARC review form must be completed in full, including an executed copy of this Guideline, and an 8 ½” x 11” copy of the plat, showing the proposed location of the new driveway edges, relative to the existing driveway and front lanai/sidewalk.

2. The homeowner is responsible for obtaining all necessary permits from the City of Fort Myers for widening the driveway and cutting the sidewalk, and for posting the permits on the jobsite.

3. All driveway widening projects require prior written ARC approval. Any driveway modifications initiated and/or completed without prior ARC approval must submit an ARC request, and homeowner may be required to remove any modifications not in compliance with these guidelines.

4. Driveways cannot be enlarged to be wider than the existing garage door façade, or the maximum width allowed by the City of Fort Myers, whichever is less.

5. Any proposed modifications to the existing front lanai and/or sidewalk will be reviewed on a case-by-case basis.

6. Where the new driveway edge crosses the concrete sidewalk, the sidewalk must be cleanly cut with a concrete saw, and not simply broken off.

7. The new edges of the driveway must maintain the current “flare” where they come into contact with the gutter/curb.

8. The pavers to be used for widening the driveway must be identical to the existing driveway pavers in shape, size and colors, to minimize the obvious “stripe” down one or both edges where the driveway was widened.

9. The homeowner will be responsible for maintaining the existing landscaping in accordance with the Lindsford Declaration of Covenants, and if widening the driveway damages any of the landscaping, including the trees, the homeowner will be responsible for replacing the original tree(s) with new trees of similar size and species, at homeowner’s expense.
10. The homeowner is responsible to arranging with the community’s irrigation contractor to relocate any existing irrigation lines or heads impacted by the driveway widening, such work to be performed only by the community’s irrigation contractor, and at homeowner’s sole expense.

I have read and agree to abide by the terms and conditions of this Guideline:

______________________________  __________________
Homeowner                                                     Date