



Waterview Property Owners Association (Section 94 of SGC)

June 20, 2023

Dear Dock and Home Builders,

We are writing to ensure that you are aware that Section 94 of South Gulf Cove in Charlotte County was revitalized in January 2022, and it is now the Waterview Property Owners Association (POA). Our POA has rules and regulations in place to preserve the Waterview Greenbelt Property, which is the property track located behind the each property lot line either to the waterline or greenbelt (Tract G1, G2 and G3 as shown on Lot Surveys filed with Charlotte County). All properties in Waterview Section 94 must be in compliance with all Florida authorities including but not limited to Florida Department of Environmental Protection (FDEP), Army Corps of Engineers, South Gulf Cove Deed Restrictions, South Florida Water Management District, and Charlotte County to conserve our environmentally preserved area. This includes, but is not limited to, the use of Waterview Greenbelt property for any purpose including clearing invasive trees/plants, egress to/from a dock or pier and/or installing electrical and/or water utilities for a dock/pier.

Home Building:

The Waterview POA requires that all new construction follow the Architectural ARC guidelines for Waterview Section 94. Our Waterview Residential Home, Detached Garage and/or Remodel Application is on our website at www.waterviewpoa.com under Forms & Documents. All ARC applications must be completed in full and returned with all required supporting information and Waterview fees as detailed in the Waterview ARC Guidelines document found under Forms & Documents on our web site. Please note the Waterview ARC requirements differ from the SGC requirements (i.e. 2000 min total sqft under air, 480 min total sqft garage, 40 sqft min covered entry, front door assembly must be 6 foot wide, no metal buildings, and the design of the home must be significantly different from the home(s) on adjacent lots.)

Dock Building:

The Waterview POA requires all property owners on the Waterview Greenbelt who want to build a dock/pier, submit a 'Request For Use Form', which is located on our web site under Forms & Documents. Please include with this form a copy of property site plan detailing any and all modifications they plan to make to the Waterview Greenbelt Property. Once the Request for Use Form is approved, a Non-Exclusive License agreement will be created for the owner. This agreement will need to be notarized, sent to the Waterview POA along with the \$350 use fee and filed with Charlotte County. No dock or pier permits will be approved by Charlotte County or the FDEP without a fully executed Non-Exclusive License agreement with Waterview POA.

We are requesting your cooperation in communicating this information to any property owners intending to build a home or dock/pier in Waterview Section 94. We would like to point out that the Florida DEP and Charlotte County can impose fines if their processes are not followed for the below, but are not limited to:

1. Docks/piers installed on the Greenbelt that do not have Charlotte County permits and FDEP approval.
2. Any clearing of Greenbelt property including the removal of mangroves and any trees.
3. Unauthorized structures on the Greenbelt.
4. Unauthorized topographic changes to Greenbelt including landfill and evacuation.

The Waterview POA will inspect properties as needed to address any issue found. If you have any questions that are not on our web site under FAQ's, please send us an email at ECCWaterview@gmail.com. Thank you in advance for our cooperation in this matter.

Sincerely,

Waterview Property Owners Association - www.waterviewpoa.com - ECCWaterview@gmail.com