



## Waterview Property Owners Association

April 24, 2023

Dear Waterview Property Homeowner,

We are writing to let you know that the Association has been working hard towards the goal of making Section 94 uniquely different than lots in other subdivisions in Charlotte County by taking advantage of the 'greenbelt' we have in our community that has proximity to the beautiful waterways. We are looking forward to working with all property owners toward that end while still enforcing the Covenants and Restrictions that were revitalized by a vote of 527 yes to 10 no on October 28, 2021. Water views and open green areas benefit all of us in Section 94 and greatly enhance our property values.

We would like to make sure that you are aware that our community since our revitalization in January 2022 has rules and regulations in place to maintain Waterview homes values while conserving the native Florida greenbelt property that is owned by the Waterview Property Owners Association. We need to ensure all properties are 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.

To that end please be aware that:

1. If you intend to make *any* modifications to the Waterview Property "Greenbelt", which is the property located behind your property line to the waterline, the Waterview Property Owners Association requires you to complete the *'Request For Use Form'* to officially submit your request for approval.
2. A Non-Exclusive License Agreement is required for anyone who *wants to make or has already made* modifications to the greenbelt.

The 'Request For Use Form' can be found on [waterviewpoa.com](http://waterviewpoa.com) under the documents section.

The Waterview Property Owners Association inspects the community for compliance and has come across many non-compliance issues within our neighborhood.

We are requesting your cooperation in making sure you do not have any violations, and if so please correct them. The Florida DEP and Charlotte County can inflict fines on such violations that can include but are not limited to:

1. Docks installed on 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 Property Owner Association will re-inspect properties as needed. If violations are present it may lead to Florida State and/or County fines.

Our Association's goal is to work with all homeowners while still enforcing the rules we operate under. Your attention to this matter is greatly appreciated.

Sincerely,

Waterview Property Owners Association - [www.waterviewpoa.com](http://www.waterviewpoa.com)