

Dennisport Cul de Sac Gate Policy

As provided in the Declaration of Gate Covenant for Dennisport Lane Cul de Sac recorded instrument # 201100058670 and as approved by Lee County Resolution Number Z-12-025 the gate access through the Dennisport Gate is permitted for emergency services to Herons Glen and Magnolia Landing and for ingress and egress for the Herons Glen Property Owners of lots 743, 744, 745, 746, 747, 748, 749, 750 and 751. The intended purpose of the gate is to provide emergency access between Herons Glen and Magnolia Landing and for direct access for the property owners of the above mentioned Dennisport Cul de Sac Lots. No other access for Herons Glen or Magnolia Landing residents is permitted through this gate. The assigned gate remotes may not be used for any other purpose than the permitted ingress and egress of the property owner.

- Two remotes per household is permitted. Requests to purchase an additional remote must be submitted in writing to the HOA Board of Directors for approval. Criteria for consideration of an additional remote is more than two members living in the household or more than two vehicles registered with the HOA. The vehicles must be registered to the property owner, located at the property and actively in use.
- The owner is not permitted to give the remote out for use by their guests, invitees and or any type of visitor or vendor for their own use.
- The remote(s) are not permitted to be used by any other person except in the event the home is leased and whereby the lessee is registered with the HOA as the authorized user of gate remote for its intended purpose.
- All other residents of Herons Glen will not be permitted access or exit through the gate in accordance with the above agreements and Lee County.
- Violations of this policy will be subject to enforcement as authorized by the Governing documents and the Florida Statutes.
- Non-working gate remote(s) must be returned to the HOA Office. The remotes have a limited manufacturer warranty. If not covered under warranty, replacement cost will be at the price indicated on the Dennisport Gate Form. Battery replacement is the owner's responsibility.
- All Gate Clickers issued are the property of the Herons Glen Homeowners Association. The per clicker charge is for the use of the gate clicker. The fee is nonrefundable.
- When selling your home, you are required to turn the remote(s) into the HOA Office. New Owners must complete the Dennisport Gate Form and submit to the HOA Office for reassignment of the gate clickers.
- To receive a remote, the Dennisport Cul de Sac property owner must sign the Dennisport Gate Form. Upon receipt of the form and payment if due, the remotes will be issued and activated.

As provided in the Boundary Agreements, Declaration of Gate Covenant and by the Lee County DRI the property owners of the lots listed above may use Herons Glen and Magnolia Landing entrances for entry and exit. Guests, service companies and vendors are to be directed to use the Magnolia Landing entrance for entry and exit to Dennisport Cul de Sac properties. Magnolia Landing will permit waste collection, mail service, Federal Express Service and other services and deliveries to the owners within the Dennisport Cul de Sac.

*Adopted at the 10/15/2014 HOA Board Meeting
Amended at the 7/12/2023 HOA Board Meeting*