

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 will be provided. A maximum of two additional remotes may be purchased at the price indicted on the Dennisport Gate Form.
- 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 will be subject to the Herons Glen Covenants, Conditions and Restrictions.
- Lost or stolen remote(s) may be replaced by purchasing new remote(s) at the established price and also signing the required completed form for each new remote. Lost or stolen remotes will be deactivated.
- 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.
- When selling your home you are required to turn the remote(s) into the HOA Office and they will be reissued to the new owners.
- To receive a remote, the Dennisport Cul de Sac property owner must sign the Dennisport Gate Form. Upon receipt of the form 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
