

# Southpoint Homeowner's Association, Inc.

## Architectural Control Committee

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### Guidelines For Expanding Your Existing Driveway

*Purpose: To provide Southpoint Subdivision homeowners a guide to expanding the existing driveway of his/her lot. This is a guide and is neither meant to cover every situation nor provide a confirmed approval.*

#### **Guidelines:**

1. You will need to obtain approval from the Southpoint Homeowner's Association Architectural Control Committee ("ACC") prior to the start of your work.
  - a. Complete an ACC submission form found on the subdivision's website: [www.southpointsubdivision.com](http://www.southpointsubdivision.com)
  - b. Mail the form to the appropriate address four weeks prior to your anticipated start date.
2. Review the plat plans for your specific lot to ensure awareness of servitude and building lines. If you are unsure of your property dimensions and lines, you will need to seek the services of a professional land surveying company. Southpoint Homeowner's Association does not provide professional guidance on lot dimensions.
  - a. The edge of the cement must be at least 5' from the lot's property line.
  - b. The cement must not be any distance over the defined building lines of the lot.
3. Concrete must be even/level with the existing concrete and must be of professional quality and finish. The finished expansion must not detract from the quality of the subdivision.
4. Building over utility boxes (i.e. water meter) should be prevented. If any future problems arise, the lot owner will be responsible for repairs, up to and including removal of concrete.
5. Contact Louisiana One Call prior to construction to have underground utilities marked. The number Louisiana One Call is 811 or 1-800-272-3020. This is a free service. You may visit Louisiana One Call's website at [www.laonecall.com](http://www.laonecall.com) for more information.
6. Should you have any questions, please email the Southpoint Homeowner's Association ACC at [accspha@gmail.com](mailto:accspha@gmail.com) or call (225) 610-9578.

#### **Fine Information:**

Violation – Driveway expansion without prior ACC approval

Compliance – Required within 3 Days

Amount – \$250 per day/\$1,500 max of 6 days

Reference – Paragraph 16 of Amended and Reinstated Restrictive Covenants

16. Driveways shall be constructed of concrete or brick pavers. Asphalt and granular materials such as gravel, crushed stone, crushed shells, or dirt are not permitted for use on driveways. Plans for expansion of the driveway must show that the extension is five (5') feet from the property line and submitted to the Architectural Control Committee in advance for written approval. Louisiana One Call must be contacted prior to any construction.

Updated: 1/20/2010