



Driveway Extensions Guidelines

All driveway extensions in Berkshire Place require approval of the Architectural Review Committee (ARC). Working with the ARC, the HOA Board has created the following guidelines that will be used going forward by the ARC for the review and approval of driveway extension requests.

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. Providing the following conditions are met:

1. Submittals must include a plot plan with the following noted thereon: (A) the location and dimensions of the proposed extension, (B) the existing driveway dimensions, (C) the total linear feet of lot frontage.
2. Extension Dimensions
 - a. The total parking area may not exceed forty percent (40%) of the lot width (this includes the existing driveway plus the extension) as measured at the parking area's widest point.
 - b. The driveway extension shall not extend as to allow parking in front of the front door or entry way.
 - c. Driveway extensions must not be extended closer than one foot (1') from property lines.
 - d. Driveway extensions must join tight to the original driveway and be at the same level.
 - e. Driveway extensions must attach to the original driveway and hold the same width starting at the public sidewalk and terminating either at the garage or the concrete walkway leading to the front door of the house.
3. The extension must be constructed of cement or pavers approved by the committee. If using pavers, the same style of pavers must be used for the entire expansion. No mixing different styles. A photo of the paver and dimensions must be provided with your Architectural Request.
4. The proper permits must be obtained from Orange County *before starting the work*. HOA approval is contingent upon Orange County permit approval.

The ARC reserves the right to review and request changes to the extension per these requirements. If architectural approval is not received prior to installation, the committee may require the extension to be removed at the homeowners expense.

Existing driveway extensions that do not meet the above requirements are grandfathered in as is. Any future expansion to driveway extensions that have been grandfathered in are not permitted.

These guidelines were APPROVED by the Berkshire Place HOA Board of Directors on November 8, 2022.