

Driveway Resolution for Towne Park Homeowners Association

Policy Resolution: Defining Parameters for Assessing Suitability of Driveway Reconfiguration and Resurfacing.

All Drive-way modifications for Towne Park

- 1) Shall be designed in a manner that will not support or compel the lateral parking of more than two cars. Cars must remain parked within original 16ft width of driveways at all times.
- 2) Shall not extend beyond the outer walls of the garage. With exception of the construction of squared or rounded walkway/footpath leading to side of home or front entrance
- 3) Any additional widening will be for the purpose of providing adequate ingress and egress from automobile
- 4) **Walkway/footpaths:**
 - a) May be a seamless extension of driveway
 - b) **Shall not have cumulative parallel width greater than 4ft.** of driveway except for section that branches off as sidewalk toward the front door or side of home.
 - c) **Shall not extend the whole length of driveway i.e., end at owner's side of Driveway.**
 - d) Whenever possible walkways should have curved features for aesthetics.
- 5) Shall only modify the width of the apron of the driveway as detailed in Hillsborough County Transportation Technical Manual (Revision Date 10/2021) .
- 6) Paving materials shall consist of concrete or brick or concrete pavers. Asphalt shall not be allowed.
- 7) Surfaces and coatings such as stains and concrete overlays may be used (color and texture subject to approval).
- 8) Easements (grassy area in front of sidewalks) shall not be paved.
- 9) Shall not encroach/ connect to or surround or cause displacement of original mailbox.
- 10) Shall not encroach/ connect to or surround storm-water structures
- 11) All local setback ordinances must be adhered to.
- 12) All exterior modifications must first be submitted to Board of Directors for suitability review prior to commencement of work.

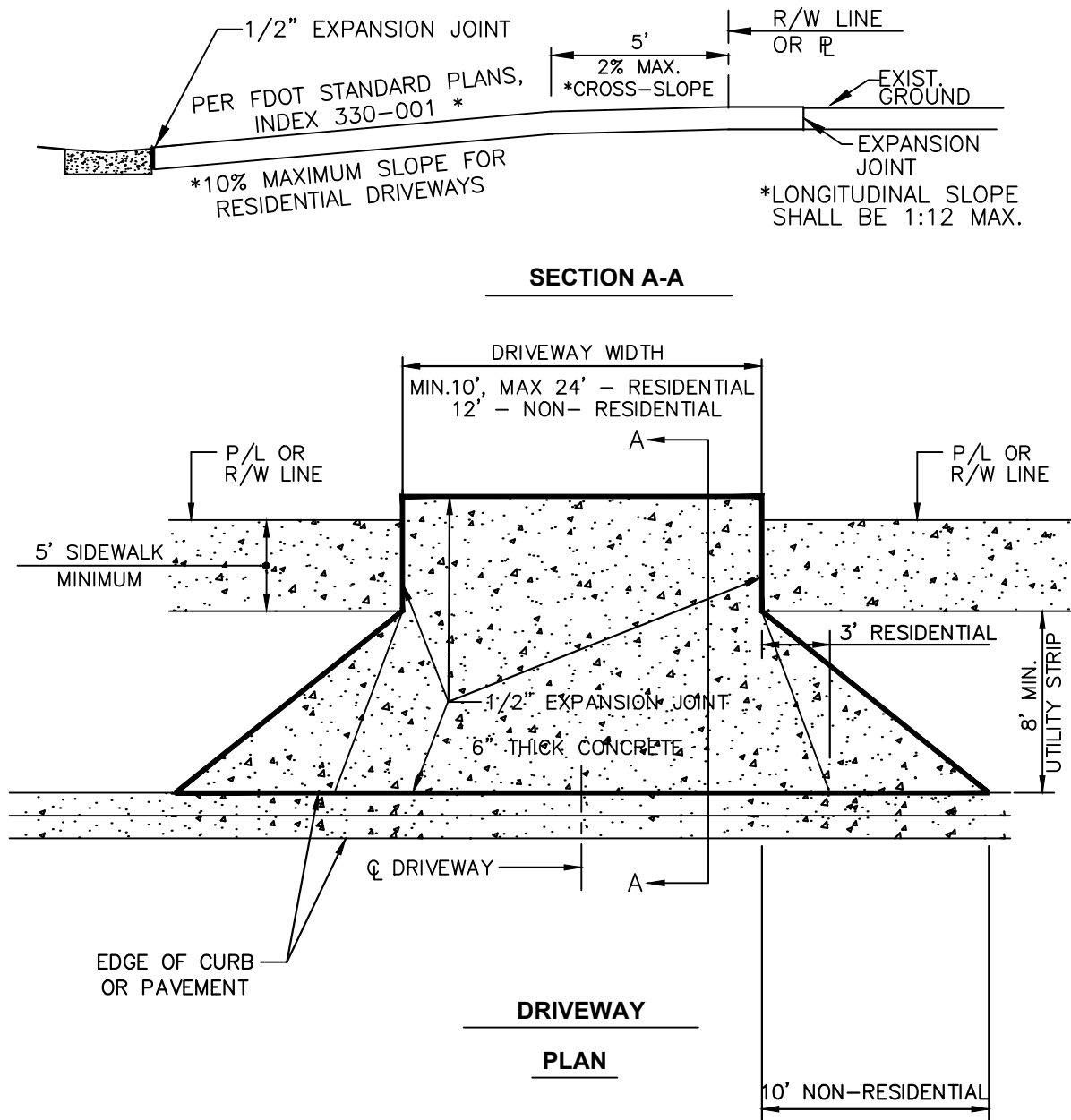
Adopted: February 26, 2026

Please contact NewGauge Property Management
Ph. 813.922.1339 Fx 836.319.9301
Email CCR@newgaugeproperties.com

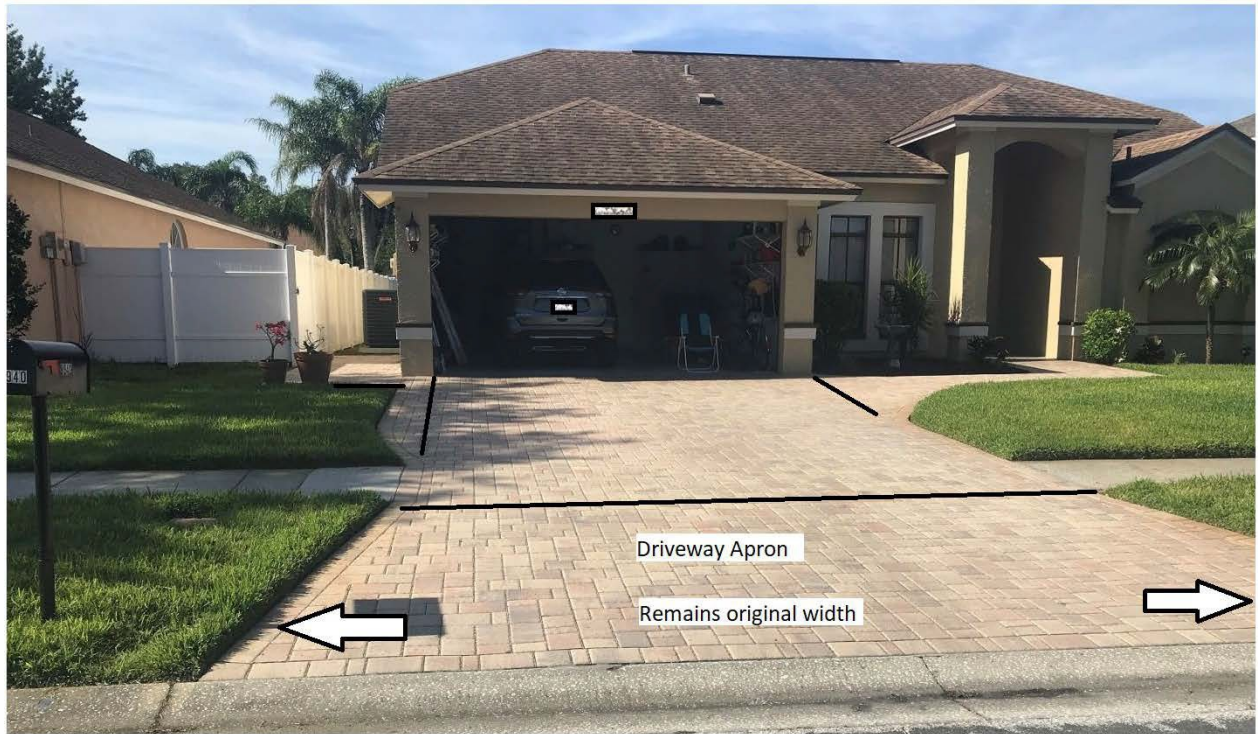
**DRIVEWAY
TYPICAL DETAILS****Hillsborough
County Florida****TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:

10/21

**NOTES:**

1. NO DRIVEWAYS ALLOWED AT INTERSECTION CURB RETURN.
2. ALL DRIVEWAYS ON COLLECTOR ROADS AND HIGHER MUST CONFORM TO FDOT STANDARD PLANS, INDEX 522-003.
3. MINIMUM DISTANCE FROM THE BACK OF SIDEWALK AT A DRIVEWAY TO A GARAGE STRUCTURE MUST BE 20 FEET.
4. FOR SIDEWALK THICKNESS, SEE SECTION 2.9 SIDEWALKS OF THE TRANSPORTATION TECHNICAL MANUAL FOR SUBDIVISIONS AND SITE DEVELOPMENT PROJECTS.



As you will note, most of the driveway modifying is done on owner side (non-easement side) of driveway and not on the apron. No more than four feet is permitted total widening of non-easement side of driveway for ease of getting into and out of vehicle. Architectural style of homes elevations , standard lot width and length and front yard configuration does not support lateral parking of three cars and is not suitable for approval.

