

Green Leaf Homeowners Association, Inc.

Policy: Car Shelters

- Initial Draft: Oct. 3, 2024
- Second Draft: Dec 5, 2024
- Third Draft: Jan 25, 2025
- Final Draft: Approved Feb 8, 2025

In this policy, Green Leaf HOA sets forth guidance that can be used by homeowners and Architectural Control Committee (ACC) when considering structures for providing shade in driveways.

Although Section 4 of the Green Leaf restrictive covenants state that “No tent ... may be erected or permitted to remain on any Lot at any time” an increasing desire for use of car shelters by owners makes it necessary to adopt this policy revision.

Owners must obtain approval from the Architectural Control Committee prior to any construction. Owners must first obtain approval from Alachua County.

Shelters must be made entirely of solid non-fabric material and securely anchored to the cement portion of the owner’s driveway.

Colors should be chosen to complement the owner’s unit.

Measurements: Shelters may not exceed 12 feet wide, 24 feet long, and 10 feet tall.

No property may have more than one shelter.

Shelters may not be taller, wider or longer than needed to provide shade for a standard-size passenger sedan.

Shelters may not have solid walls, doors or windows on any side.

Shelters may not impede vehicle access to any parking space, including those on the owner’s property.

Shelters must remain fully within the land occupied by the property owner and not impede access to other parking spaces. Shelters may not be constructed on shared lots.

Owners assume responsibility for maintaining the appearance and structural integrity of car shelters and assume liability for any damage.