

Burnt Store Lakes Property Owners' Association, Inc.
Summary of 2025 Declaration of Restrictions Changes
Approved/Recorded on November 11, 2025

The BSL Board of Directors recommended some 2025 clarifications, additions and changes to the current 2021/2023 Amended Declaration of Restrictions. These changes were voted on and approved by Association Membership at the October 18, 2025 BSL Annual Meeting. They were recorded in the Charlotte County public records on November 11, 2025. The purpose of this communication is to provide you with a summary of the changes.

Why did this occur?

Burnt Store Lakes Members approved a major rewrite of our governing documents in October 2021. A smaller update was approved on October 21, 2023. On July 1, 2024, the State of Florida implemented a major revision to Florida Statutes Sections 720.3045 and 720.305 which govern Homeowner's Associations, including Burnt Store Lakes Property Owner's Association. Multiple state laws have now changed, and our documents needed to be updated once again so that we stay within state compliance. In addition, a few other revisions were made to either clarify or propose changes to the existing Declaration of Restrictions.

Process

A Governing Documents Update Committee composed of three Board Members and three Association Members was formed in June 2024 to identify proposed updates and make recommendations to the Board. The committee focused on the newly implemented state legal statutes and in addition identified several other areas needing clarification and/or updating. All meetings of the Committee were open to BSL Members. After the recommendations were completed, they were reviewed by the Board and were updated accordingly. The recommendations were then presented to Association Members via two Town Hall Meetings on May 14 and May 16 2025. Association members were also able to submit proposed changes via our website or via email. All input was then consolidated and sent to our Legal Counsel for review and input. A meeting with Legal Counsel was held to finalize the document. The BSL Board then approved the final proposed document at the July 15, 2025 Board Meeting. The final proposed Amended Declaration of Restrictions were presented and approved by the Membership at the October 18, 2025 BSL Annual Meeting. They were filed with Charlotte County on November 11, 2025.

Summary of Declaration of Restrictions Changes

The following changes are associated with **Article 5, Archtural and Aesthetic Control:**

- **5.6 Disapproval of Plans and Specifications** - Added Board shall have the right to disapprove of plans and specifications if the Owner has any existing unresolved noticed Deed Restrictions Violations.
- **5.14 Contractor Approval** - Added clarification of the type of contractors covered under this section.
- **5.17.1 Setback Requirements** - Revised to reflect current Charlotte County setbacks. Added that Fencing setbacks are detailed in Section 5.27.2 Fences.
- **5.21 Landscaping** - Added that Landscaping is required around the perimeter of installed fencing. *(Note: this is NOT a new requirement; Section 5.27.2 Fences already specified this requirement. It is being added here for clarification purposes.)*
- **5.21.1 Landscaping Approval** - Removed Landscaping Plans may be submitted up to three months after the application is approved. Plans must now be submitted with the original application.
- **5.27.2 Fences** - Added homes covering two lots may install fencing on up to one-half the unimproved lot. Clarified design and colors of fencing: picket only; no solid, shadow box, split rail, woven wire or chain-link fencing allowed. Added gates are allowed. Added the Board may designate or prohibit certain types, quantities, sizes and placement of planting around fencing as detailed in the Rules & Regulations for Landscaping.
- **5.24 Driveways** - Added gravel driveways (in addition to Asphalt) are prohibited. Removed requirement for a Clean Site Deposit for Driveways.

The following changes are associated with **Article 6, Use Restrictions:**

- **Section 6.9 Garbage Containers, Oil and Gas Tanks, Miscellaneous Items** – Clarified this section by creating a new separate Section 6.9.2 covering Garbage, Recycling and Plant Material Containers.
- **6.13 Nuisances** - Added exterior lighting such as soffit lights, spotlights, floodlights, lanai lights, etc. are not allowed to illuminate neighboring homes and windows throughout the night and early morning. The objective is to restrict glare and annoyance to other property owners.
- **6.15.3 Decorative Lighting and Displays** - Added that decorative lights and displays shall not include any sound. Clarified other non-lighted, soundless holiday displays can be installed from 7 days prior to the event/holiday and must be removed seven days after the recognized event/holiday. Added that Halloween displays may be lighted.
- **Section 6.15.4.1 Flags** – Added visibility verbiage as specified in Florida Statute Sections 720.3045 and 720.305 which were effective July 1, 2024.
- **Section 6.16.3.6 Commercial Work Vehicles** – Added the word “Work” to this section. Clarified that commercial work vehicles owned by parcel owners may be parked only in the driveway or garage. Removed sentence pertaining to first responder vehicles and created a new section covering these vehicles (see next section).
- **Section 6.16.3.6.1 First Responder Vehicles** – New section clarifying these vehicles are not considered commercial work vehicles and that these vehicles can be parked anywhere the parcel owner has a right to park, including public roads and rights-of-way.
- **Section 6.16.3.7.1 First Responder Vehicles** - New section clarifying these vehicles are not considered commercial service vehicles and that these vehicles can be parked anywhere the parcel owner has a right to park, including public roads and rights-of-way.
- **Section 6.16.3.8 Other Commercial Vehicles** – Added the word “Other” to this section. Clarified these vehicles cannot be parked on Association Common areas unless being used with approved construction. Clarified these vehicles may not be parked overnight or kept in garages unless permitted by law.
- **6.18 Surface Water Management System** - Added disposal of rubbish, trash, waste materials and liquids including sewage, oil, gas, construction debris, etc. into the surface water drainage system is prohibited. Added that herbicide applications are strictly prohibited in wet detention ponds (lakes), etc. These are regulated by the Department of Agriculture in Florida.
- **6.19 Hurricane Shutters** - Changed to **Hurricane Protection**. Updated to include products recognized by Florida and Charlotte County applicable building codes. *Note this section is being updated to comply with changes to Florida Statutes effective in July 2024.*
- **6.25 Fireworks** - Added a new section describing dates fireworks are permitted. *Note this is consistent with Section 791.08 of the Florida Statutes.*
- **6.26 Vegetable Gardens** – Added a new section stating vegetable gardens are not allowed unless permitted by law.

The following change is associated with **Article 7, Use Restrictions**:

- **7.9 Boat/Kayak/Canoe Usage and Storage** – Clarified that boats not under a Waiver by the Association must be stored in a garage or obscured from view.

The following changes are associated with **Article 11, Governing Document and Rule Enforcement, Dispute Resolution**:

- **Section 11.4 Fines and Suspension of Use Rights** – Added the Association will comply with current Section 720.305 Florida Statutes as it pertains to this section. Added the Association has Rules and Regulations governing Document Enforcement. *Note: changes to the next three sections were made to bring the Association into compliance with the current Section 720.305 Florida Statutes.*
- **Section 11.4.1** – Added unpaid fines of \$1,000 or more may become a lien against a lot. Removed info referring to a Violation Fee Schedule since the Association does not have or use such a schedule.
- **Section 11.4.1.1** – Added that a fine will be treated as a special charge due to the Association 30 days after written notice. *Note: This was previously 10 days.*
- **Section 11.4.3** – Added 14 days written notice is required prior to a Fining Hearing and that the hearing must be held within 90 days after issuance of the notice. Added written notice of the hearing results must be provided to the Owner within 7 days of the hearing.