

SEAWALLS

Port Carlos Cove is unique by having ~~three~~ with a channel leading into Estero Bay and the Gulf of Mexico. It is essential and prudent that all members consider tide affected seawall maintenance a most important part of Port Carlos Cove geography and a considerable financial investment.

1. Port Carlos Cove, Inc. has the responsibility to maintain seawall and lot. Seawall life can be extended by having the area between the seawall and the mobile home be only sod, grass, small bushes or bedding type plants not less than five feet from the seawall with the exception of patio blocks which may be placed ~~up to but not over the~~ to within eighteen (18) inches of the seawall and adhering to the following restrictions.

~~A. Proper grade must be established so water will flow over the seawall instead of behind the seawall. (fill may have to be brought in.)~~

A. Those lots which have pavers to the seawall as of the date of this change may leave those blocks in place until such time as they are removed either voluntarily or for necessary repair work adjacent to the seawall.

a. Once paving blocks are removed from within the 18 inch restricted area, no paving blocks may remain in the restricted area.

~~B. Blocks must fit tightly together especially at the seawall to keep seepage to a minimum. -Block Limitations~~

a. Block size is limited to ~~42~~ 6-inch minimum and 18-inch maximum.

b. No interlocking blocks or bricks.

c. No poured concrete closer than 10 feet from the center of the seawall cap.

C. ~~The Park Corporation~~ has the right to remove the blocks as needed for repair to the seawall with the owner excepting accepting responsibility for resetting the blocks within the permissible area, if desired.

1a. Should the corporation determine that Seawall repair/replacement is needed that would require the removal of a dock and/or boat lift, the expense to remove and replace the dock and/or boat lift will be the owners responsibility. Any removal requirement must be completed prior to the commencement of the Seawall repair/replacement Pproject. Unless the repair/replacement is an emergency, the owner will be notified in writing no less than 30 days prior to commencement of the project.

2. Rainwater standing in low spaces between seawall and the mobile home has a negative effect on seawalls in terms of hydro-static pressure. Members shall report holes, voids or low areas to the office for remedial action.

3. To assist in lessening hydro-static pressure on the seawalls, members shall provide downspouts on canal and bay lots that avoid draining behind the seawall. It is recommended that any downspout which would normally empty within 30 feet of the seawall be fed into an approximately three foot tall standpipe, which would then connect to standard drain spout piping to run underground where possible, to the land side edge of the seawall, and thence up and over the seawall. This prevents constant disconnecting of the sections of piping by lawn crews and others.

4. Port Carlos Cove, Inc. assumes no responsibility for any damage to current or existing concrete/asphalt patio or apron areas between seawall and mobile home.