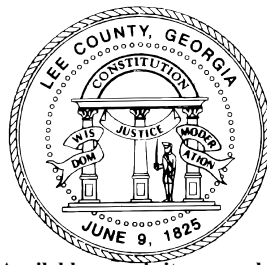


CITY OF LEESBURG



APPLICATION# \_\_\_\_\_

Available on website: [www.lee.ga.us](http://www.lee.ga.us)

**GATED COMMUNITY APPLICATION**

NAME OF APPLICANT: \_\_\_\_\_

ADDRESS OF APPLICANT: \_\_\_\_\_

DAYTIME PHONE #: \_\_\_\_\_

NAME OF SUBDIVISION: \_\_\_\_\_

ADDRESS/LOCATION OF PROPERTY: \_\_\_\_\_

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning \_\_\_\_\_ Land District \_\_\_\_\_

Land Lot Number \_\_\_\_\_ # of Acres \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

The subject property is described as follows: \_\_\_\_\_

**GATED COMMUNITY REQUIREMENTS**

(EACH REQUIREMENT BELOW MUST BE MET AND CHECKED BEFORE SUBMITTAL)

1. \_\_\_\_ 75% of the perimeter of the subdivision is surrounded by natural or similar man-made barriers.
2. \_\_\_\_ Project will not eliminate traffic movement between existing subdivisions or prevent reasonable vehicle access for development of future subdivisions on tracts adjacent to the site.
3. \_\_\_\_ Petition containing the signatures of 100% of the lot owners in the subdivision requesting the change.
4. \_\_\_\_ A map that designates the boundaries of the subdivision

5. \_\_\_\_ The text of the petition shall identify a contact person representing the subject property owners, including address and telephone.
6. \_\_\_\_ Petition text shall acknowledge that the change in street designation may impede both routine municipal and other emergency service delivery and will result in the elimination of street maintenance and associated services by the city, and will result in the assessment of maintenance fees by a legally incorporated homeowners association to meet ongoing and future street maintenance obligations.
7. \_\_\_\_ Proof of the formation and the existence of a legally incorporated property owners association, which is responsible for sidewalk and street maintenance and resurfacing, responsible for street lighting and responsible for installation and maintenance of interior traffic control devices.
8. \_\_\_\_ Plan providing for access onto the private streets by city personnel for the purpose of maintaining and operating utilities, and by fire, police and emergency vehicles.
9. \_\_\_\_ The final plat is revised showing the conversion of the subdivision from public streets to private streets.
10. \_\_\_\_ The streets shall be conveyed only to 100 % of the owners holding title to the lots in the subdivision, and if within 60 days after due notice, the right to acquire the streets is not exercised by 100% of the owners, the process will cease.
11. \_\_\_\_ Utility easements shall be conveyed to the city in form satisfactory to the city.
12. \_\_\_\_ A master deed and declaration of covenants for the subdivision shall be created or amended so as to provide for the maintenance of private streets and related improvements in the subdivision as the responsibility of the property owners association.
13. \_\_\_\_ The master deed or declaration of covenants for the subdivision shall also require the property owners association to establish a maintenance fund and to assess all property owners on a uniform basis for the on-going and future cost of maintaining the private streets, street lights and traffic control devices, including appropriate reserve for future roadway surfacing needs.
14. \_\_\_\_ The legal instruments establishing the property owners association shall require that all Leesburg and Lee County governmental agencies have full and unrestrained access into and within the subdivision and that each property owner in the subdivision acknowledge the potential for delays in emergency responses due to limited access to the subdivision. These legal instruments shall further provide that the property owners association shall hold all city

and county governmental agencies of Leesburg and Lee County harmless and indemnify such agencies against all costs, including defense costs, resulting from claims based on delays in emergency responses due solely to limited access to the subdivision and properties therein.

**ALSO ATTACH: (25 COPIES REQUIRED)**

\_\_\_\_\_ Plat of property, including vicinity map

\_\_\_\_\_ Legal description of subject property

**DISCLOSURE**

\_\_\_\_\_ I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of City of Leesburg within two (2) years of application.

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS \_\_\_\_\_

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Received by: \_\_\_\_\_