



## **Information for Additional Garage Permit Standards**

All permits for a second garage must be submitted to the Spring Lake Property Association permit chairperson. Any request outside the standards will be submitted by permit chairperson to Spring Lake Property Association Board of Directors for review.

To assist you in obtaining a permit to install a manufactured, spec, or purpose-built additional garage, the Board of Directors of the Spring Property Association has compiled the following standards in order to remain within the Spring Lake Property Association deed restrictions and Florida Statutes.

The following standards must be observed along with all Highlands County Building Standards.

- The maximum allowable height of the garage is twenty-four (24) feet.
- The minimum allowable size is five hundred and fifty (550) square feet.
- The maximum allowable size is one thousand (1000) square feet.
- The garage does not have to be attached to the residence, however the front and any side facing a road must incorporate a similar appearance to the front of the pre-existing residence.
  - Additional garage must have a concrete or patio paver driveway.
- Garage must be certified to withstand the winds from a category five (5) hurricane.
  - Must include a full set of architectural/engineered drawing.
  - A current survey may be required.
- The garage material may be metal; however, the color of the garage must be the same color or a complimentary color to the principal residence. The roof color must be the same color as the principal residence, though it may be a different material.

**PLEASE NOTE: The outside appearance of existing garage(s) must remain the same as the pre-existing structure.**