


# VERONA SIDEWALK SAFETY PROGRAM


## 2026

what law requires an HOA in a gated community to maintain the sidewalks that it owns?

### ◆ AI Overview

An HOA in a gated community is generally required to maintain sidewalks it owns through a combination of **state statutory law** (e.g., [Florida Statute 720.301\(9\) and 336.125](#)) and their own governing documents, specifically the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs define sidewalks within common areas, requiring the association to maintain, repair, and replace them, while Florida Statute 336.125 requires them to maintain, repair, and replace the roads and walkways, following the abandonment of them by the county.  [Online Sunshine](#) +3

Key details regarding HOA sidewalk maintenance:

- **Governing Documents (CC&Rs):** The primary legal document defining common areas is the CC&R, which typically states that the HOA must maintain all common elements, including sidewalks, in gated communities.
- **State Law (e.g., Florida Statutes):** Statute 720.301(9) defines HOA responsibilities to include common areas, and specifically in the context of gated communities, Florida law (Section 336.125) requires the HOA to operate and maintain sidewalks.
- **Safety and Liability:** Because sidewalks in gated communities are private property owned by the HOA, the association has a legal duty to keep them safe, avoiding liability for damages resulting from failure to repair, according to [HOA-USA](#) and [PPM](#).
- **Definition of Common Areas:** If the sidewalks are defined in the HOA's plat or survey as common areas, the association is responsible for their maintenance, says HOA-USA.  [Online Sunshine](#) +4

In addition to state law, local city or county zoning ordinances may also dictate that private communities maintain their own infrastructure.

[Dive deeper in AI Mode](#)

AI responses may include mistakes. For legal advice, consult a professional. [Learn more](#)



# Florida Statute 336.125

## The 2025 Florida Statutes

---

### [Title XXVI](#)

#### PUBLIC TRANSPORTATION

### [Chapter 336](#)

#### COUNTY ROAD SYSTEM

### [View Entire Chapter](#)

**336.125 Closing and abandonment of roads; optional conveyance to homeowners' association; traffic control jurisdiction.—**

(1)(a) In addition to the authority provided in s. [336.12](#), the governing body of the county may abandon the roads and rights-of-way dedicated in a recorded residential subdivision plat and simultaneously convey the county's interest in such roads, rights-of-way, and appurtenant drainage facilities to a homeowners' association for the subdivision, if the following conditions have been met:

1. The homeowners' association has requested the abandonment and conveyance in writing for the purpose of converting the subdivision to a gated neighborhood with restricted public access.

2. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the homeowners' association.

3. The homeowners' association is both a corporation not for profit organized and in good standing under chapter 617, and a "homeowners' association" as defined in s. [720.301\(9\)](#) with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks, and pavement in the subdivision.

4. The homeowners' association has entered into and executed such agreements, covenants, warranties, and other instruments; has provided, or has provided assurance of, such funds, reserve funds, and funding sources; and has satisfied such other requirements and conditions as may be established or imposed by the county with respect to the ongoing operation, maintenance, and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting, and sidewalks in the subdivision after the abandonment by the county.

(b) The homeowners' association shall install, operate, maintain, repair, and replace all signs, signals, markings, striping, guardrails, and other traffic control devices necessary or useful for the private roads unless an agreement has been entered into between the county and the homeowners' association, as authorized under s. [316.006\(3\)\(b\)](#), expressly providing that the county has traffic control jurisdiction.

(2) Upon abandonment of the roads and rights-of-way and the conveyance thereof to the homeowners' association, the homeowners' association shall have all the rights, title, and interest in the roads and rights-of-way, including all appurtenant drainage facilities, as were previously vested in the county. Thereafter, the homeowners' association shall hold the roads and rights-of-way in trust for the benefit of the owners of the property in the subdivision, and shall operate, maintain, repair, and, from time to time, replace and reconstruct the roads, street lighting, sidewalks, and drainage facilities as necessary to ensure their use and enjoyment by the property owners, tenants, and residents of the subdivision and their guests and invitees. The provisions of this section shall be regarded as supplemental and additional to the provisions of s. [336.12](#), and shall not be regarded as in derogation of that section.

History.—s. 2, ch. 2002-235; s. 30, ch. 2004-345; s. 26, ch. 2004-353; s. 2, ch. 2005-34.

# Verona Governing Documents

## DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

VERONA AT RENAISSANCE

### CERTIFIED COPY

ARTICLE IV  
ASSOCIATION FUNCTION, MEMBERSHIP AND VOTING RIGHTS

**Section 1. Function of the Association.** The Association is the entity responsible for management, maintenance, operation, and control of such of the Common Areas as are not maintained by the Master Association. The Association also has primary responsibility for administering and enforcing the Association documents, rules and regulations. The Association shall perform its functions in accordance with the Association documents and Florida law. The Board shall be responsible for management of the Association and may contract with a property manager for such purpose. The Board is appointed or elected as provided in the By-Laws.

### ARTICLE V ASSOCIATION POWERS AND RESPONSIBILITIES

**Section 2. Maintenance of the Common Areas.**

a. Association Maintenance. The Association shall maintain all of the Common Areas of the Subdivision not maintained by the Master Association. Any mitigated wetlands maintenance and monitoring or other similar activity within the Wetland Conservation Area (or other wetland areas) of the Subdivision shall be the responsibility of the Association. Unless otherwise provided in this Declaration, or any applicable amendment to this Declaration, the costs associated with repair, maintenance and replacement of the Common Areas shall be a Common Expense.

# Standard for Sidewalk Maintenance



what standards should be used to maintain uneven sidewalks in florida



AI Mode All Forums Images Short videos Shopping Videos More Tools

## AI Overview

Uneven sidewalks in Florida should be maintained to ADA (Americans with Disabilities Act) standards, generally addressing vertical discontinuities exceeding 1/4 to 1/2 inch to prevent trip hazards and ensure accessibility. Key standards include ensuring a smooth, stable, slip-resistant surface, maintaining a maximum cross slope of 2% for drainage, and correcting tripping hazards through grinding (for offsets <2 inches) or panel replacement. [Hillsborough County \(.gov\) +4](#)

### Key Maintenance and Safety Standards

- **Trip Hazard Threshold:** Sidewalks with vertical changes in level (offsets) of 1/4 inch (6.4 mm) or more are considered hazards and must be repaired.
- **Beveling Requirement:** Discontinuities between 1/4 inch and 1/2 inch should be beveled at a minimum 1:2 slope.
- **ADA Slope Standards:** Maximum cross slope for drainage is 2%, while longitudinal slopes (parallel to the path) should generally be limited to 5%.
- **Repair Methods:**
  - **Concrete Grinding:** Recommended for raised panels less than 2 inches.
  - **Replacement:** Necessary for significant damage or severe heaving.
- **Maintenance Responsibility:** While municipal guidelines often apply (e.g., in Hillsborough County), private property owners are often responsible for repairs to sidewalks within their property limits or adjacent to their property to ensure safety. [Hillsborough County \(.gov\) +6](#)

### Compliance and Best Practices

- **Florida Statute 336.045:** Guides construction and maintenance, emphasizing safe public spaces.
- **ADA Standards:** Consistent with ADA requirements for accessible routes (ASTM F2508).
- **Tree Root Management:** Root pruning or root barriers may be necessary to prevent recurring damage. [Florida Senate \(.gov\) +3](#)

Dive deeper in AI Mode

AI responses may include mistakes. For legal advice, consult a professional. [Learn more](#)



#### Sidewalk Repair Program | Hillsborough County, FL

Oct 1, 2025 — Repairs and replacements are prioritized by the age of the request. While...

[Hillsborough County \(.gov\)](#)



#### ADA - Florida LTAP Center

Sep 18, 2025 — 222.2. 1.3 Grade and Cross Slope - There should be enough sidewalk cross slop...

[Florida LTAP Center](#)



#### ADA Compliance Rules - Precision Concrete Cutting - Sidewalk Trip ...

Dec 6, 2021 — Lack of Trip Hazards A sidewalk or walkway cannot have a sudden height...

[pccnorcal.com](#)



Show all

# ADA Sidewalk Maintenance Standard



Department of Justice  
September 15, 2010

## 2010 ADA Standards for Accessible Design

### 303 Changes in Level

**303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

#### EXCEPTIONS:

1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

**303.2 Vertical.** Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.



Figure 303.2 Vertical Change in Level

**303.3 Beveled.** Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

**Advisory 303.3 Beveled.** A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).



Figure 303.3 Beveled Change in Level

# Another Illustration of the ADA Standard



**UNITED STATES ACCESS BOARD**

*Advancing Full Access and Inclusion for All*

Search

- Search ADA Guide
- Search entire site

The Board | Guidelines & Standards | Training | Enforcement | Research

[Home](#) > [Guidelines and Standards](#) > [Buildings & Sites](#) > [About the ADA Standards](#) > [Guide to the ADA Standards](#) > Chapter 3: Floor and Ground Surfaces

## Chapter 3: Floor and Ground Surfaces

- [Firmness, Stability, and Slip Resistance \[§302.1\]](#)
- [Carpet \[§302.2\]](#)
- [Openings \[§302.3\]](#)
- [Changes in Level \[§303\]](#)
- [Common Questions](#)



ADA STANDARDS



[About the ADA Standards](#)

[ADA Standards](#)

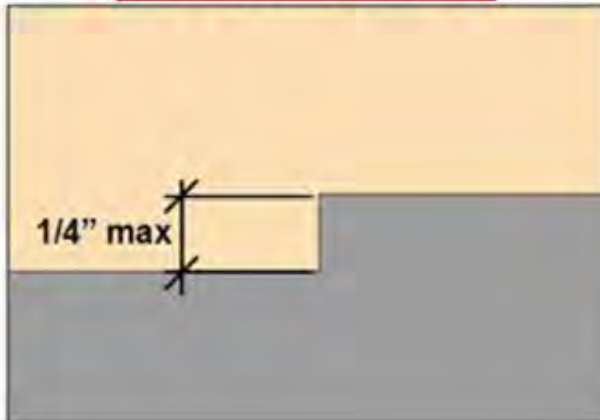
[Guide to the Standards](#)

[About this Guide](#)

### Changes in Level [§303]

Changes in level can be up to  $\frac{1}{4}$ " without treatment or  $\frac{1}{2}$ " if beveled with a slope no steeper than 1:2. Changes in level above a  $\frac{1}{2}$ " must be treated as a ramp or curb ramp (or a walkway if a slope no steeper than 1:20 can be achieved). These specifications apply to all portions of accessible routes, including thresholds and carpet trim.

#### 1/4" Max Change in Level



#### 1/2" Max Change in Level

