



LINDSFORD MASTER ASSOCIATION, INC.

Fishing in Lindsford Community Lakes

There are 19 lakes within Lindsford whose primary function is to provide stormwater management. These lakes belong to and are maintained by the Waterford Landing Community Development District. Lindsford has the right to use the water in these lakes for irrigation. The Master Association's Declaration of Covenants prohibits fishing in these lakes "except where permitted". Historically, Phase 1 & 2 residents have been allowed to fish in the lake adjacent to the Amenities Center, despite more restrictive language in the Neighborhood Association Declaration of Covenants regarding fishing and other recreational uses of lakes within their boundaries.

The lakes in Phase 1 are encircled by a 15-foot-wide band of common area between the control elevation (the normal water level of the lake) and the rear property lines of the homes backing up to the lakes. The common area is owned by the Lindsford Master Association and is part of the 20-foot-wide Lake Maintenance Easement (LME). The LME is dedicated to the Waterford Landing Community Development District (WLCDD) strictly for use by contractors maintaining the lakeshore. For example, Seabreeze Erosion Solutions is remediating 16 lakes within Lindsford in 2026. The LME itself is not a public access easement to the lakes, and residents may not trespass on private property to gain access to the common areas around any lakes in Phase 1.

The lakes in Phase 2 do not have this encircling band of common area – each of the homeowners in Phase 2 that backs up to a lake owns all the way to the control elevation (i.e., the "normal" water line). The rear property line and the control elevation are one and the same, so there is no common area around the lakes that is broadly accessible to residents or their guests. There is still a 20-foot-wide LME, but it is contained entirely within the residential lots. Nothing can be built, erected or installed in any LME in Lindsford per the City of Fort Myers.

Phase 3 governing documents do not allow fishing and signs have been posted to that effect for the lakes in Phase 3.

The Master Association reminds members that fishing by Phase 1 & 2 residents is only allowed in the lake adjacent to the Amenities Center, and only from the "fishing pier" and the open area to either side of the fishing pier on the south shore of the lake. Residents may not enter the lakeshore behind the houses that back up to this lake (or any other lakes within Phase 2) to fish or otherwise use the lakeshore, as they would be trespassing on private land. Signs will be posted reminding people not to fish on private property belonging to other homeowners without their express permission.

Thank you for your understanding & cooperation.

Board of Directors
Lindsford Master Association

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