

Lake Spivey Civic Association – Construction Rules and Regulations

7. CONSTRUCTION: The construction or alteration of all structures including, but not limited to boathouses, pilings, docks (including those created by excavating into private property), retaining walls, walkways, moorings, sea walls, access ramps, and marinas built in or upon Lake Spivey must be in compliance with the following procedures, general specifications, and conditions.

7.1 APPROVAL PROCEDURE:

- 7.1.1** Construction approval will be granted only to a property owner whose maintenance fees and assessments are current and up-to-date. In the case of a subdivision marina, approval will be granted to the respective subdivision homeowners' association president acting on behalf of his association.
- 7.1.2** Prior to starting construction, the property owner or his representative must submit to the Properties Vice President drawings showing elevation views, general construction plans, and a site plat indicating location of the proposed project with respect to property side lot lines and lake high water line. Property owners in subdivisions with Architectural Review Committees and/or Marina Committees shall obtain written approval of the proposed projects from the subdivision, and submit it with the project drawing to the Properties Committee.
- 7.1.3** Upon receipt of the drawings, site plat, and subdivision approval (where applicable), one or more Properties Committee representatives will review, in a timely manner, the proposed construction project on site with the Property owner or his representative, and will either approve the project or state the basis for disapproval.
- 7.1.4** The Properties Vice-President or his designee will communicate in writing the approval of the project to the property owner. All approvals for any improvement or change at RMS's, Marinas, or private lots shall be conditional upon substantial completion of the project within six months from the start date stipulated on the approval. If significant work toward completion of the project has not been done during this six-month period, the approval is null and void.
- 7.1.5** The Properties Vice-President will have the right to monitor construction while in progress. Upon completion, the property owner will notify the committee and arrange for final inspection.
- 7.1.6** The Properties Vice-President for his use in monitoring and for future reference will retain one set of plans.
- 7.1.7** Only the Board of Directors of the LSCA can approve docks, sea walls, or other improvements on RMS's and Marinas.

7.2 GENERAL SPECIFICATIONS:

- 7.2.1** No portion of any structure including boatlifts may be built closer

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than twenty (20) feet from side property lines. (Not applicable to subdivision marinas or docks built on Reserve Mooring Strips).

7.2.2 No portion of any structure including boatlifts may extend more than twenty-eight (28) feet from the high water line. (Not applicable to subdivision marinas or docks built on Reserve Mooring Strips).

7.2.3 No portion of a boathouse may be enclosed below the rafter plate.

7.2.4 Sea walls should be designed to follow the natural shoreline; however, to allow pleasing curves and avoid abrupt turns, sea walls may encroach into the lake a maximum of three feet from the original high water line

7.2.5 No structure built in or upon Lake Spivey may contain a commode, urinal, or any other type of toilet.

7.2.6 Dock construction in the RMS' or Marinas will be as follows:

7.2.6.1 24' Maximum slip length.

7.2.6.2 11' Maximum slip width.

7.2.6.3 3' Maximum width fingers between slips.

7.2.6.4 4' Maximum width catwalk.

7.2.6.5 No roofs, sun decks or enclosed structures will be allowed.

7.2.6.6 Structures shall be laid out to obtain maximum usage and shall be approved by the Board of Directors of the LSCA prior to construction. Existing non-conforming structures will be removed if creating a navigational hazard, determined to be unsafe or unsightly, or if their removal is deemed necessary by the Board of Directors in order to create additional slips.

7.3 CONDITIONS

7.3.1 All Property Owners, whether waterfront property owners, marina members, or reserve mooring strip assignees, are responsible for maintaining their properties built in or upon Lake Spivey in a state of good repair to a standard of excellence appropriate to the community. If, in the judgment of the Properties Vice President, a structure is deemed unsightly or could create a navigational hazard, the property owner will be notified and required to repair and/or rectify the condition within (60) days.

7.3.2 The construction and maintenance of all structures built in or upon Lake Spivey is the responsibility of the property owner, marina members, or RMS assignees. Approval by the LSCA of the design and construction is not a warranty as to materials, craftsmanship, or safety. Nor is the LSCA liable for any injuries or damages resulting from the use of such structures.

7.3.3 The Board of Directors is charged with interpreting, applying, and in its prudent judgment, granting variances to the general

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specifications governing construction in or on Lake Spivey to ensure that all property owners entitled to use Lake Spivey and permitted to construct private structures thereon may do so as long as they do not infringe upon the rights and privileges of other property owners.