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**Grandview Lot Owners' Association, Inc. Procedure**

Title: <b>Lakefront and Overwater Structures</b>	
Document Author / Owner: <b>Architecture Chair</b>	Doc Number: <b>Architecture 003</b> Revision : <b>2</b>

**1.0 Mandate:**

- 1.1 A majority (72%) of those returning their survey in 2014 to the GLOA Board expressed concern with the lack of requirements to set regulations for the size, height and location of accessory structures such as boat houses, party houses, gazebos, bath houses, etc.
- 1.2 In addition, 73% of respondents were concerned that there is no method to ensure lakefront accessory structures do not block adjacent neighbor's view of the lake.

**2.0 Definitions:**

- 2.1 **Dock:** (a.k.a Pier) A flat structure with no walls or roofs (railings allowed) extending alongshore or out from the shore into a body of water, to which boats may be moored. A dock is not considered an "over water structure" but is subject to lake safety rules and setback requirements.

Three (3) different configurations:

- "stand-alone" structure,
- attached to a lakefront structure
- attached to an overwater structure

- 2.2 **Lakefront Area:** The Lakefront Area is that portion of the lot that is within 40 feet of the natural shoreline - basically creating a 40-foot border along the shore.

- 2.3 **Structure:** A roofed one-story building.

**Lakefront Structure:** Structure that is located wholly within the Lakefront Area on land, where covenant setbacks allow such a structure. This procedure allows for one permanent lakefront structure.

**Overwater Structure:** A permanent structure that is built completely over the water to be used in conjunction with boat storage only, i.e. ski boat, pontoon boat and/or full size personal watercraft.

The location of overwater structure is determined at the natural shoreline which could be a wall, stone, or riprap. For guidance on the location of the natural shoreline, refer to the GIS maps of Grandview Lake on the Bartholomew County Website - <https://bartholomewin.elevatemaps.io/>

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Each lot on Grandview can have 4 motorized boats. This procedure allows for one permanent overwater structure in association with motorized boat storage which could include up to 2 motorized boats and also allow for an additional 2 temporary covered/uncovered boat slips (similar to a Shore Station, or other brand name).

**Note:** A Lakefront structure may be attached to an Overwater structure. A Lakefront structure and / or an Overwater structure may be attached to a dock. The specific regulations apply for each structure or dock even though they may be attached.

### **3.0 Procedure Statement of Work:**

#### **3.1 Objective:**

This procedure is created to allow for respectful lakefront and overwater structures to be built that are sized appropriately for the particular location; taking into consideration topography, sight-lines, and other factors unique to the lot owner's location and neighbors. This procedure applies to existing structures that apply for any structural renovation, addition, or tear down / rebuild after December 18, 2014. See Grandfather clauses in 3.2.6 and 3.3.8.

#### **3.2 Regulations for Lakefront (on land) Structure:**

- 3.2.1 Shall not contain more than one enclosed story, and shall not exceed 400 square feet, and not exceed 15 feet in height from the highest natural elevation. Note: the 400 square feet maximum includes roof overhang. Decking is allowed around and in front of the structure, with temporary awnings or umbrellas as long as it does not block adjacent neighbor's views.
- 3.2.2 Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots. The Architecture Board member, or designee, will review the site lines from adjoining properties and determine if the obstruction of the field of vision warrants further review by all parties. The applicant may be asked to provide a mockup of the height and furthest structural component from land at the request of the Architecture Board member, or designee. (Also see 3.4.4)
- 3.2.3 Must adhere to all setback requirements (Bartholomew County Building Code Section 3.8 (c) Residential Single Family (RSI) Lot Standards) and where not noted, maintain a 5-foot minimum separation between lot line and any portion of structure.
- 3.2.4 Cannot be constructed as a habitable space either at time of construction, nor shall any future conversion be allowed that makes the structure habitable.
- 3.2.5 Per Covenant #2, full kitchens are not allowed in lakefront structures. There can be a sink, microwave, a small refrigerator (not to exceed 18 cubic feet). All plumbing and wastewater drains including showers, sinks, or restrooms, must be connected to the GLOA sewage collection system.

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3.2.6 Grandfather clause: Existing Lakefront structures and those approved for modification or construction before December 18, 2014 are exempt from these regulations. Applications for renovation or tear down / rebuild AFTER December 18, 2014 ARE subject to these regulations.

### 3.3 Regulations for Overwater Structure:

- 3.3.1 Shall not contain more than one story. An open deck with railing is allowed on top of the structure as long as it meets the height limitation.
- 3.3.2 Shall not exceed fifteen (15) feet in height from lake pool level to top rail or roof peak (as referenced in "Lake Use Regulations" section 3.15 – "maximum height above "pool level" or standard water level of 730 feet above sea level.)
- 3.3.3 Shall be placed in a location that minimizes obstructing view of water from adjoining lots (Also see 3.4.4).
- 3.3.4 The overwater single story structure designed to contain up to two (2) motorized boat berths (two ski boats, two pontoon boats or one ski boat and one pontoon) will not exceed a total horizontal roof area of 900 square feet. The overwater single story structure designed to contain one (1) motorized boat berth (ski boat or pontoon boat) or (2) personal watercraft will not exceed a horizontal roof area of 600 square feet. Within these size constraints, the finished design may not exceed any of the following dimensions:
- a. the overwater structure may not exceed 40 feet in width for two (2) motorized boats (ski boat and pontoon boat) and 20 feet in width for (1) motorized boat or (2) personal watercraft.
  - b. the overwater structure may not extend greater than 40 feet beyond the shoreline. (See section 3.8 "Lake Use Regulations" procedure for other limitations.)
  - c. a 900-sq. ft. maximum roofed area used to store (2) motorized boats (a ski boat and a pontoon boat) shall not have a roof overhang where there is no boat berth exceeding 6 ft. on any side.
  - d. a 600-sq. ft. maximum roofed area is permitted for entertainment purposes as long as the adjacent 300 sq. ft. unroofed area is dedicated to storage of either a ski boat, pontoon boat or (2) personal watercraft. If this (1) boat or (2) personal watercraft not under roof have a canopy top boat lift, it counts against the two canopy top boat lifts allowed per lot. Two side by side personal watercraft floating docks with no canopy top would not count against the two canopy top boat lifts allowed per lot.
- 3.3.5 The overwater structure shall not contain side walls or other type of side coverings that could obstruct views. This would include temporary garage door like coverings, blinds and curtains. Structural support poles, posts or columns cannot exceed 18 inches in diameter or width. Note: If an overwater structure is attached to a Lakefront structure, the Lakefront structure may contain side walls (See section 3.2.1).

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- 3.3.6 Cannot have plumbing, or any human waste system or container.
  - 3.3.7 Must adhere to all setback requirements, and where not noted, maintain a 5-foot minimum separation between lot line as it extends into the lake and any portion of structure.
  - 3.3.8 Grandfather clause: Existing Overwater structures and those approved for modification or construction before December 18, 2014 are exempt from these regulations. Applications for renovation or tear down / rebuild AFTER December 18, 2014 ARE subject to these regulations.
  - 3.3.9 No structure may inhibit another neighbor's ability to enter or exit boats from their lot.

### **3.4 Application process**

- 3.4.1 All applications for structures and change orders shall utilize the "Architecture Instructions and Form" process to request review of submitted drawing plans. The above-mentioned procedures and this form may be found on the Grandview Lake website at [www.grandviewlake.org](http://www.grandviewlake.org)
- 3.4.2 The lot owner's application shall include a site plan. The site plan shall provide distance measurements from lot lines, water's edge and any other structure(s) on the lot.
- 3.4.3 The lot owner or contractor shall stake out the proposed building site according to dimensions provided in 3.4.2. The Architecture Board member, or designee, will inspect the stake out at the site prior to issuing the Preliminary Approval Letter.
- 3.4.4 The Architecture Board member, or designee, will consult adjacent neighbors to determine if they have any objections to the proposed dimensions or placement, and facilitate discussions between the parties. See 4.1 for final authority on approval process.
- 3.4.5 The Architecture Board member, or designee, will perform a second site inspection upon notification that the final footer stakes have been placed prior to issuing the Final Approval letter.
- 3.4.6 Upon receipt of the Final Approval letter, the lot owner or contractor may apply for a county building permit.

### **4.0 Special Circumstances:**

#### **Authority:**

- 4.1 The Grandview Lot Owners' Association Board has the authority to make judgment calls in cases where the lot owner who is presenting a building request and adjacent neighbors disagree on proposed building or conversion plans. Their ruling shall be final. They will use this procedure to guide their decision; however, it is noted that circumstances vary greatly around the lake, making a final arbiter necessary in some cases.

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- 4.2 This procedure is to be managed in harmony with the other procedures that address structures including: “Architecture Approval” and “Lake Use Regulations”.
  - 4.3 Any contemplated change orders to configuration, dimensions or footprint after receiving the Final Approval letter must be submitted to the Architecture Board member, or designee, for approval **before** proceeding with the change, including all steps outlined in section 3.4.
  - 4.4 The Architecture Board member, or designee, shall have the right to review the stake out of a structure before construction, inspect the site prior to start of the original plan and / or any change order before construction, and during construction, to ensure that construction matches approved plan.  
  
If the actual construction varies significantly from the approved specifications then the lot owners will be financially responsible for modifying the building to the approved plan.
  - 4.5 Construction changes that affect configuration, dimensions or footprint that are implemented though not approved by the Architecture Board member, or designee, may result in a construction stop order which shall be conveyed to the county authority.

**5.0 Document Revision History and Reason for Change:**

<b>Rev:</b>	<b>Sec Changed</b>	<b>Change Made:</b>	<b>Date:</b>
0	Initial Release	N/A	December 18, 2014
1	Several minor changes	N/A	July 21, 2016
2	Changes to Overwater structures	2.3 3.3.4 3.3.5	October 26, 2017