

# Architecture Definitions and Guidelines For All Buildings/Structures On Grandview

## See Additional notes on Page 6

Primary Dwelling Definition	Approval	Location	Size	Bathroom	Bedroom
<p>Any structure or portion thereof designed for or used for residential purposes as a self-sufficient, individual unit by a single family, and having permanently installed sleeping, cooking, and sanitary facilities.</p> <p>*The term "single family" includes the title Owners(s), the Owner's spouse or significant other, children, and temporary visitors and guests (including live-in caretakers), and does not include the representatives, employees, agents or guests of a corporation, partnership, or other entity who owns any lot.</p>	<p>All dwellings must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance RS-1. General housing plans and a bill of materials shall be submitted by the lot owner and shall have a written approval of the Grandview Lot Owners Association, Inc. ("GLOA"), or its nominee before construction of any dwelling or outbuilding shall commence.</p>	<p>*Must adhere to the setbacks as defined in the covenants in each of the subdivisions of Grandview Lake.</p>	<p>Ground floor area of the main structure, exclusive of one story, open porches and garages, shall be not less than nine hundred (900) square feet for a one story dwelling and not less than seven hundred fifty (750) square feet for a dwelling of more than one story and have a construction cost of not less than Ten Thousand (\$10,000.00) dollars</p>	<p>Minimum of 1</p>	<p>Minimum of 1</p>
<p>Sewage shall be disposed of by connecting building waste lines to the GLOA sewer system. Connection of waste lines shall be done in conformance with Indiana State Board of Health standards and the standards of all other Governmental agencies having jurisdiction thereof.</p>					
<p>All dwellings or buildings erected on any of said lots shall be of a neat and attractive design and good workmanship conforming in essential details to approved general house plans</p>					

A maximum of 1 primary dwelling is permitted on each lot	Rental of Single Family home - minimum of 3 months...see Rental Policy on GLOA website for details and requirements.				
<b>Accessory Dwelling Definition</b>	<b>Approval</b>	<b>Location</b>	<b>Size</b>	<b>Bathroom</b>	<b>Bedroom</b>
Accessory building constructed to be used primarily for storage, workshops, and other storage, and secondarily could be used as accessory to the primary dwelling on the property (otherwise known as "mother-in-law quarters" or "granny suites"). Guest Buildings are not allowed in RS1 zoning	All accessory dwellings must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance	Attached to, and designed and constructed as part of the primary residence or located above a detached garage or workshop	The total area of any accessory dwelling shall not exceed 500 square feet of finished area or any amount equal to 65% of the primary residence, whichever is less.	1 bathroom is permitted which could include one shower, toilet, and sink.	1 bedroom is permitted
A maximum of 1 accessory dwelling may be permitted on each property		*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake			
No additional driveway to accessory dwelling is required					
Must be served by our wastewater treatment plant					
As defined in Covenant #2 - Accessory Dwellings are to be used by titled owner/owners, the owner's spouse or significant other, children, grandchildren, grandparents, and temporary guests (including live-in caretakers) and does not include the representatives, employees, agents, or guests of a corporation, partnership, or other entity who owns a lot.	Rental of Accessory Dwellings is not allowed				

Accessory Structures Definition	Approval	Location	Size	Bathroom	Bedroom
Structure which could include attached and detached decks, recreational greenhouses, detached garages and carports, mini-barns, sheds, gazebos, swimming pools, hot tubs, and other similar structures.	All accessory structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance	*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake	The total lot coverage of accessory structures shall not exceed an amount equal to that of the ground floor area of the primary structure on that property.	Not Allowed	Not Allowed
Cannot be used as a dwelling	Rental of Accessory Structures is not allowed		Height of 25 feet or the primary whichever is less		
Accessory structures are any structures located inside of the owner's property boundaries, but back from the lake 40 feet (the lakefront and overwater structure requirements encompass any structure within 40 feet of the water)			Maximum of 5 total accessory structures and a maximum of 2 of any one type of accessory structure (mini-barn, garage, etc.)		

Lakefront Structure Definition	Approval	Location	Size	Bathroom	Bedroom
A roofed one story building that is located wholly within the Lakefront area <b>on land</b> (portion of the lot that is within 40 feet of the natural shoreline - a 40 foot border along the shore). 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 - <a href="https://bartholomewin.elevatemaps.io/">https://bartholomewin.elevatemaps.io/</a>	All Lakefront structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance	*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake. Covenants in the 6th, 7th, & 8th addition prohibit Lakefront Structures	Shall not contain more than one enclosed story, and shall not exceed 400 square feet including roof overhang and not exceed 15 feet in height from the highest natural elevation. Decking is allowed around and in front of structure, with temporary awnings or umbrellas as long as it does not block the adjacent neighbor's views.	1 bathroom is permitted which could include a toilet, small shower, and sink.	Not Allowed

Cannot be used as a dwelling	Rental of Lakefront Structure is not allowed	Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.			
Must be served by our wastewater treatment plant					
<b>Overwater Structure Definition</b>	<b>Approval</b>	<b>Location</b>	<b>Size</b>	<b>Bathroom</b>	<b>Bedroom</b>
Structure that is built completely over the water to be used for boat storage only. Each lot is allowed 4 motorized boats. There can be one permanent overwater structure which could include up to 2 boats. There can be 2 additional temporary covered/uncovered boat slips (similar to a Shore Station or other make).	All Overwater structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance	Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.	Shall not contain more than one story. An open deck with railing is allowed on top of structure as long as it meets the height limitation.	Not Allowed	Not Allowed
Cannot be used as a dwelling	Rental of Overwater Structure is not allowed	Overwater docks and boat slips should have a 5 foot side setback from lot line	Shall not exceed 15 feet in height from lake pool level to top rail or roof peak.		
Cannot have side walls or any other type of covering that could obstruct views			May not contain more than 2 covered boat berths or exceed a total horizontal roof area of 900 square feet		
Cannot have plumbing, or any human waste system container			May not exceed 40 feet in width and may not extend more than 40 feet beyond the shoreline		
			Roof overhang (including gutters) over decking where there is no boat berth may not exceed 6 feet in width on any side.		

<b>*Addition</b>	<b>Road Setback for Dwelling, Accessory Dwelling, or Accessory Structure</b>	<b>Side Setback for Dwelling, Accessory Dwelling, or Accessory Structure</b>	<b>Dwelling Setback On the Lake Front</b>	<b>Minimum Width of Lot for Dwelling, Accessory Dwelling or Structure</b>	<b>Covenant #5 of the 6th, 7th, and 8th Additions and Covenant #20 in the 8th Addition</b>
Town of Grandview	40 feet from centerline of road	12 feet	None	75 feet	
First Addition	40 feet from centerline of road	12 feet	None	75 feet	
Second Addition	40 feet from centerline of road	12 feet	None	65 feet	
Third Addition	40 feet from centerline of road	12 feet	None	65 feet	
Fourth Addition	40 feet from centerline of road	12 feet	None	65 feet	
Fifth Addition	40 feet from centerline of road	12 feet	None	65 feet	
Sixth Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 6th Addition Covenants	12 feet	50 feet from shoreline as shown on plat	None	*Covenant #5 of the 6th, 7th, and 8th Additions: Dwellings or Buildings shall set back from the roads and from the lake shore in accordance with set back line as shown on the recorded plat
Seventh Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 7th Addition Covenants	12 feet	50 feet from shoreline as shown on plat	None	Same

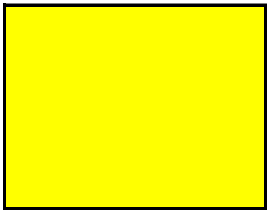
Eighth Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 8th Addition Covenants	10 feet	*50 feet from shoreline as defined in #20 of the 8th Addition Covenants, but not shown on plat	None	*Covenant #20 of the 8th Addition: The 50 foot building setback adjacent to the shore is measured from the lake side lot corners and indicated by straight lines connecting the 50 foot points as shown on the recorded plat
Strahl Addition	40 feet from centerline of road	12 feet	None	65 Feet	
All Additions must have a 5 foot setback on each side of lot for Lakefront or Overwater Structures as required by the Bartholomew County Building and Zoning					

This document is intended to be used as a quick guide; for additional details and limitations refer to the Policies and Procedures tab on GLOA website Grandviewlake.org and the Bartholomew County Building Code at:  
<http://www.columbus.in.gov/linkservid/90553929-BC30-5BDD-7FF80BD142270611/showMeta/0/>

Architecture Guidelines Approved by The Board of Directors of the Grandview Lot Owners Association, Inc. on 7-21-2016

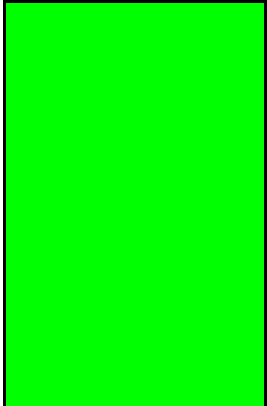
# v Lake

Kitchen
Minimum of 1



**Kitchen**

No kitchens are allowed in any accessory dwelling as of December 7, 2015. A sink, small refrigerator, not to exceed 18 cubic feet, and microwave is allowed. (no stove or oven)





**Kitchen**

Not Allowed

**Kitchen**

No kitchens are allowed in any lakefront structure as of December 7, 2015. A sink, small refrigerator, not to exceed 18 cubic feet, and microwave is allowed. (No stove or oven)

<b>Kitchen</b>
Not Allowed