
Grandview Lot Owners' Association, Inc. Procedure

Title: Architecture Approval	
Document Author / Owner: Architecture Chair	Doc Number: ARCHITECTURE 001 Revision: 7

1.0 Overview:

- 1.1 All lot owners planning construction, renovation, or installation of a single-family home, boat dock, boat house, boat lift, storage shed, garage, fencing, or any other improvements that will be placed on a Grandview Lake lot, must first apply for a building permit before starting work. A permit must also be obtained prior to any dredging, as specified in Procedure Architecture 002 (please see separate procedure for details on dredging requirements). It is necessary to first submit the plans to the GLOA office for review by the Architecture Committee. Plans should be submitted in duplicate to the G.L.O.A. office so that one set can remain on record.
- 1.2 A written response will be furnished to the lot owner within 30 days from receipt of a complete set of required documents. Per Covenant 4, in the event that a response from the Architecture Board member or designee is not received within 30 days after complete plans and specifications are submitted, approval will not be required. Please plan so you are not delayed. Construction may not commence until permit is issued and displayed at site.

2.0 Definitions:

- 2.1 **Improvements:** Any new structure built or brought on site to a Grandview Lake lot or any modifications to such existing structures. Structures include but are not limited to:
- Home/Main dwelling
 - Accessory dwelling
 - home addition / renovation,
 - house deck
 - accessory structure (e.g., storage shed, pool, car port, pergola, sun shelter, detached garage etc),
 - property fencing,
 - boat dock,
 - boat house, and
 - contiguous lakefront structure
 - boat lift.
- 2.2 **GLOA: Grandview Lot Owners Association** - To contact the Grandview Lake office call 812-342-1219 or email gloa@grandviewlake.org or stop by the office at 5150 S 650 W Columbus, In 47201-8813. Office hours: Monday through Friday 1:00 PM To 5:00 PM

2.3 **Dredging:** Process to remove materials from shoreline.

3.0 Application process

- 3.1 Applications for improvements and dredging shall utilize the “Architecture Instructions and Form” process to request review of submitted drawing plans. This form may be found on the Grandview Lake website at www.grandviewlake.org. This procedure shall be managed in coordination with companion procedures: “Dredging” and “Lakefront and Overwater Structures”, and “temporary parking pad application”. The Architecture GLOA BOD member has the authority to determine if proposed plan for improvements not specified here requires the permit process.
- 3.2 For main dwellings, accessory dwellings, and accessory structures, building plans should show a building’s footprint, elevations including roof height, and dimensions, so that the improvement can be compared to the covenants for your lot and addition.
- 3.3 The lot owner’s application shall include a site plan. The site plan shall provide distance measurements from lot lines, complete notation of the water’s edge and any other structure(s) on the lot. For new construction or plans including earth work /foundations please include a grading plan showing existing and proposed contours. A Silt run off prevention method is mandatory with any construction that involves a footprint change. Acceptable methods of silt prevention include Turbidity cloth, straw wattles, straw mat, and straw bales. A temporary parking pad, at the Architecture Committee’s direction, may be required with the application.
- 3.4 The lot owner or contractor shall stake out the proposed building site according to dimensions provided in 3.3. The Architecture Board member, or designee, may inspect the stake out at the site prior to issuing the Preliminary Approval Letter.
- 3.5 The Architecture Board member, or designee, may consult adjacent neighbors to determine if they have any objections to the proposed dimensions or placement, and facilitate discussions between the parties. For any variance requested, adjacent neighbors and any neighbors impacted due to ingress/egress or visual restrictions in the opinion of the Architecture Committee shall be notified by the Architecture Committee. See 4.1 for final authority on approval process.
- 3.6 The Architecture Board member, or designee, will perform a site inspection upon notification that the final footer stakes have been placed prior to issuing the Final Approval letter. See 4.4 for authority to conduct subsequent inspections.
- 3.7 Upon receipt of the Final Approval letter, the lot owner or contractor may apply for a county building permit.
- 3.8 Improvements that encroach into the Lakefront Area, as defined in Architecture 003, shall not exceed 15 feet in height from the highest natural elevation within the Lakefront Area.

4.0 Authority:

- 4.1 The Grandview Lake 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.
- 4.2 This procedure is to be managed in harmony with the other procedures that address structures including: "Lakefront and Overwater Structures" 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 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.
- 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:

Rev:	Sec Changed	Change Made:	Date Approved
0	Initial Release		11/15/2012
1	2,3,and 4	Rewrite to sync with Lakefront and Overwater Structures procedure	12/18/2014
2	2.1, 2.4	Addition of property fencing and mandatory silt remediation to required Architecture approval	5/30/2020
3	3.1	Addition temporary parking pad application	5/30/2020
4	3.2 3.3 3.5 3.4	Delete bill of materials. Add grading plan request Change wording from will to may consult Change wording from will to may inspect	9/26/20
5	1.1, 1.2 2.1, 2.4 3.3	Added boat lift, fencing, and dredging permit information. Added reference to covenant 4. Format change, 2.4 removed Moved request for grading plan and silt run-off prevention to this section	7/15/2021
6	3.5	Added variance information	6/16/2022
7	1.1 1.2 2.1 3.2, 3.3 3.8	Changed board member or designee to committee Added "from receipt of a complete set of documents" Updated list Wording changes, remove silt fencing, Committee may require temporary parking pad Added 15 ft height limit for structures in "Lakefront Area"	1/19/2023