

---

## 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>6</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 **Boat Lift:** A boat lift includes any anchored, standing or floating equipment or device used to lift a boat or motorized personal watercraft out of the water, completely or partially (similar to a Shore Station, Shore Master or other brand name).
- 2.2 **Cove:** A cove is a narrower area of the lake in which there is 200 feet or less from one shore to the opposite shore.
- 2.3 **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
- 2.4 **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.
  - 2.5 **Structure:** A roofed one-story building.
  - 2.6 **Lakefront Structure:** A contiguous structure that is located wholly or partially within the Lakefront Area on land, where covenant setbacks allow such a structure. This procedure allows for one permanent lakefront structure.

---

**2.7 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/>

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 boat lifts.

**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, sightlines, 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 be one contiguous structure, shall not contain more than one enclosed story, and shall not exceed 400 square feet in the lakefront area and not to exceed 15 feet in height from the highest natural elevation within the Lakefront area as defined in 2.4 Lakefront area. 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 sight 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.
  - 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. Maintenance such as reroofing materials or repair/replacement to siding or windows, or deck board replacement is acceptable. Any changes to existing structure including but not limited to changes to size, height, footprint, roof type or pitch, window or door openings, internal structure, are subject to the definition section 3.2

### **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. The normal lake pool level is 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.
  - 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).
- 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. Maintenance such as reroofing aterials or repair/replacement to siding or windows, deck board is acceptable. Any changes to existing above or below water structure including but not limited to changes to size, height, footprint, roof type or pitch, window or door openings, internal structure, are subject to the definition section 3.3.
- 3.3.9 No structure may inhibit another neighbor's ability to enter or exit boats from their lot.

#### **3.4 Regulations on Docks and Boat Lift:**

All construction, renovation or installation of docks, structures which are part of docks, boat lifts, and floats (regardless of size), including floating trampolines, must be placed so that they meet all the following specifications:

- a. All new construction of docks, structures which are part of docks, boat lifts, and other structures attached to the shore and the ground beneath the water may not extend beyond 40 feet from original shoreline of Grandview Lake, and
- b. Floats, floating swim platforms, trampolines, (of any size) may not be anchored as to extend more than 60 feet from the original shoreline of Grandview Lake, and

---

c. All docks, structures which are part of docks, boat lifts, and floats generally shall not be more than one-fifth (1/5) the shortest distance from the original shoreline of Grandview Lake to the opposite shore; provided, however, that variations may be considered on a case-by-case basis taking into account pre-existing structures, unique cove shapes, location of the lot in the cove, and other factors, with the primary goal being to allow boats to pass through and maneuver within the cove safely, and

d. Any float or dock that is located more than 40 ft. from shore, must itself, or by attached flag, always extend at least 12 inches above the surface of the water. Reflectors sufficient to reflect light during dark conditions must be placed as high as possible on the existing structure of the float or dock so as to be visible for 360 degrees around each dock and float. This may require a reflector to be placed on every side of such dock or float. As used herein the word "float" includes any floating trampoline.

### **3.5 Regulations on Shoreline:**

Any construction at the Grandview shoreline\* will be done so as to not extend the shoreline into the lake thereby reducing lake area. The shoreline may be recessed into the lot. Riprap may be used beyond the shoreline for shoreline and sea wall protection. Sand (or other small aggregate) may be used at the shoreline for enjoyment as long as it does not affect the neighboring lots.

\*Shoreline is determined using these steps:

- Grandview Lake pool level is 730 feet above sea level. Find the pool level.
- At each lot line and between the lot lines mark points at the pool level on the earth.
- These points are the shoreline following the contour on the earth

### **3.6 Application Process:**

See Section 3.0 (Approval Process) in Architecture 001 Procedure.

### **4.0 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.
- 4.2 This procedure is to be managed in harmony with the Covenants and other Architecture procedures.
- 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 Architecture 001 – Approval Process Procedure.

- 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:

Rev:	Sec Changed	Change Made:	Date:
0	Initial Release	N/A	12/18/2014
1	Several minor changes	N/A	07/21/2016
2	2.3, 3.3.4, 3.3.5	Changes to Overwater structures	10/26/2017
3	2.1	Added reference to Lake 001, 3.9b for clarification purposes.	06/18/2020
4	2.1, 2.2, 2.3 2.7 3.3.2, 3.3.4 3.4 3.5	Added definition for Boat Lift and Cove Removed reference to Lake 001 Several revisions to Overwater Structure definition Deleted reference to Lake Use Regulations Deleted Application Process Inserted Regulations on Docks and Boat Lift from Lake 001 – Lake Use Regulations Inserted Regulations on Shoreline from Lake 001 – Lake Use Regulations	07/15/2021
5	3.2.6 3.3.8	Insert additional information to Grandfather Clause Insert additional information to Grandfather Clause	08/18/2022 08/18/2022
6	2.6, 3.2.1	Changed to one contiguous structure and located wholly or partially. Clarified square footage and height limitations.	01-19-2023