

# **Camp Creek Water Company Building Permit Guidelines**

**No construction is allowed on Camp Creek Water Company's property which includes but is not limited to the lake and the space between surveyed lot lines and the lake's shoreline without an approved building permit application. Any construction on Camp Creek Water Company's property without a building permit shall be subject to immediate removal at the owner's expense.**

**THE FOLLOWING BUILDING PERMIT GUIDELINES ARE FOR GENERAL GUIDANCE DURING YOUR PERMIT APPLICATION PROCESS. EACH BUILDING PERMIT APPLICATION IS REVIEWED ON A CASE-BY-CASE BASIS. CAMP CREEK WATER COMPANY MAY, AT ITS SOLE DISCRETION, (A) REVISE THESE GUIDELINES AT ANY TIME, AND/OR (B) REJECT ANY APPLICATION WITHIN THEIR SOLE DISCRETION**

## **Projects that require review by the Building Committee:**

### **New boathouses/piers –**

- Shall be located within projected property lines. Due to the non-uniform lot shapes, the property line projections are at the sole discretion of the Building Committee.
- Total length of boathouses, including walkways, should be consistent with adjacent boathouse distances from shoreline. Lake level fluctuations shall not constitute a basis for extending boathouses/piers further into the lake.
- If the proposed boathouse will be located on a cove, inlet or branch, the boathouse may not extend more than one-third the distance of the width of the cove, inlet or branch in order to provide adequate ingress/egress for boaters.
- Boathouses are to be single story with maximum roof height not to exceed 18-feet above normal lake level.
- Boathouses may contain a maximum of 2 boat slips and 2 jet ski slips. The total square footage of the boathouse may be limited based on shoreline availability and existing dock density in the immediate area and is at the sole discretion of the Building Committee.
- New boathouses must be open but may include an enclosed storage area not to exceed one quarter of the footprint or 200 square feet (whichever is less).
- Storage areas must be located within the boathouse area and be non-habitable.
- No plumbing, air conditioning/heating, or connections to septic systems will be permitted. No windows will be permitted.
- Projects requesting an open sun deck above the boathouse may be permitted. Enclosed areas above the boathouse will not be permitted.
- **Floating docks/piers** – Buoyancy for all floating facilities shall be of polystyrene, multiple air-filled internal compartments, or a similar floatation material that is encapsulated in an approved

rust-proof, non-corrosive, UV resistant shell that is a minimum of .15 inches in thickness (such as high impact polyethylene). Boats of any kind, barrels, drums, or other improvised equipment anchored or attached to existing docks/piers used as floating platforms are prohibited on CCWC property.

### **Electrical/water or irrigation lines –**

- The National Electric Code (NEC) is to be followed for new construction and alterations. This includes installation of GFI equipment and burial of electric lines to boat houses.
- **Lighting** – Any lighting located on CCWC property, must not extend further than 20-feet across the lake or create a nuisance of any kind to any adjacent property owners.

**Concrete sidewalks** – not to exceed 6 feet in width. No driveways will be permitted.

**Pump houses** – not to exceed 10 square feet or a height of 5 feet.

**Fire pits** – May be permitted if they are open and do not encroach projecting property lines.

**Patios** - Brick paver or flag stone patios (no concrete or mortar) not to exceed 100 square feet.

**Bulkheads** – New bulkheads may not extend beyond the projected lot lines. Replacement or reinforced bulkheads may not extend more than 1 foot from the existing bulkhead or shoreline into the lake. Walk-in areas may not exceed 4 feet in width.

**Repairs of existing septic systems and field lines** – The Building Committee will review and make a recommendation to the Board of Directors only if it has been determined that the property owner cannot locate items within their own property lines. A Building permit, site plan, survey, Robertson County TECQ approved building permit and current photographs of the site must be submitted by the property owner to CCWC Secretary/Treasurer to be placed on the next Board of Directors meeting agenda. Additional reviews from the Board may be necessary

**Driveways** – will be reviewed for adjacent property owners only, in order, to allow access to their lot from a main/lateral road only. The driveway must be located within their projected property lines. This request will require a Building permit, survey and accurate site plan indicating placement of the driveway and location of all live trees as well as noting which trees need to be removed. The applicant must make a good faith effort to avoid the removal of any live trees and design the driveway in a way to minimize the loss. No driveways will be permitted from the applicant's lake side property line to the water.

### **Construction of the following will not be permitted on Camp Creek Water Company property:**

- Buildings (other than small pump houses)
- Septic systems and field lines
- Fences (Any fence constructed by lot owner must be upon lot owner's property)
- Private Boat Ramps
- Propane Tanks
- Permanent structures (including wood decks, pergolas, etc...)

**Items that do not require a Building Permit, include:**

**Boathouse/pier repairs** – Repairs may be made, if the footprint does not change from its current dimensions.

**Land clearing** – Removal of dead trees/brush from CCWC property.

**Temporary items** – Such as lawn chairs, stand-alone metal fire pits, open burn piles, movie screens, small boats and games may be placed on CCWC property. However, property owners, will hold CCWC harmless, should any accidents arise from the placement of these items.

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