

Dock Approval Process

Lake Spivey Civic Association (LSCA) Members,

LSCA wants to ensure homeowners understand the new dock construction approval process. Here are the rules and regulations that govern new dock construction. Samples of the documentation required is provided later in this document.

Submit your documents to Brent Benedetti, LSCA Lake Manager, at lakemanager@lakespivey.org. He will review the information provided and inform you know if additional documentation required. If packet is complete he will inform the homeowner, that the request has been forwarded to LSCA Properties Vice-President. Please allow (30) for the approval process.

LSCA Construct Rules & Regulations

7. CONSTRUCTION: The construction or alteration of all structures including, but not limited to boathouses, pilings, docks (including those created by excavating into private property), retaining walls, walkways, moorings, sea walls, access ramps, and marinas built in or upon Lake Spivey must follow the procedures, general specifications, and conditions.

7.1 APPROVAL PROCEDURE:

7.1.1 Construction approval will be granted only to a property owner whose maintenance fees and assessments are current and up-to-date. In the case of a subdivision marina, approval will be granted to the respective subdivision homeowners' association president acting on behalf of his association.

7.1.2 Prior to starting construction, the property owner or his representative must submit to the Properties Vice President drawings showing elevation views, [general construction plans](#), and [a site plat indicating location of the proposed project with respect to property side lot lines and lake high water line](#). [Property owners in subdivisions with Architectural Review Committees and/or Marina Committees shall obtain written approval of the proposed projects from the subdivision and submit it with the project drawing to the Properties Committee.](#)

7.1.3 Upon receipt of the drawings, site plat, and subdivision approval (where applicable), one or more Properties Committee representatives will review, in a timely manner, the proposed construction project on site with the Property owner or his representative and will either approve the project or state the basis for disapproval.

7.1.4 The Properties Vice-President or his designee will communicate in writing the approval of the project to the property owner. All approvals for any improvement or change at RMS's, Marinas, or private lots shall be conditional upon substantial completion of the project within six months from the start date stipulated on the approval. If significant work toward completion of the project has not been done during this six-month period, the approval is null and void.

7.1.5 The Properties Vice-President will have the right to monitor construction while in progress. Upon completion, the property owner will notify the committee and arrange for final inspection.

7.1.6 The Properties Vice-President for his use in monitoring and for future reference will retain one set of plans.

7.1.7 Only the Board of Directors of the LSCA can approve docks, sea walls, or other improvements on RMS's and Marinas.

7.2 GENERAL SPECIFICATIONS:

7.2.1 No portion of any structure including boatlifts may be built closer than twenty (20) feet from side property lines. (Not applicable to subdivision marinas or docks built on Reserve Mooring Strips).

7.2.2 No portion of any structure including boatlifts may extend more than twenty-eight (28) feet from the high-water line. (Not applicable to subdivision marinas or docks built on Reserve Mooring Strips).

7.2.3 No portion of a boathouse may be enclosed below the rafter plate.

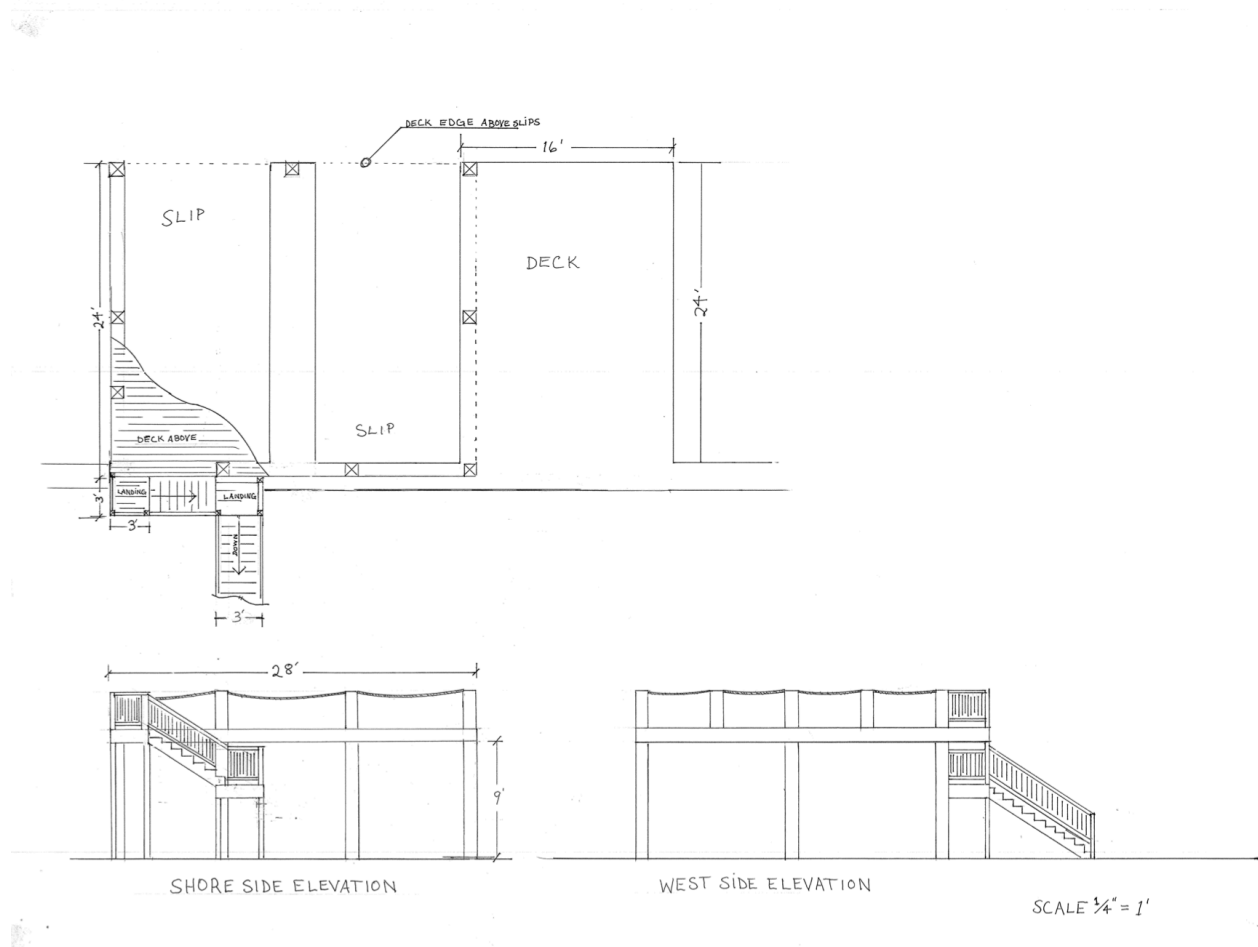
7.2.4 Sea walls should be designed to follow the natural shoreline; however, to allow pleasing curves and avoid abrupt turns, sea walls may encroach into the lake a maximum of three feet from the original high-water line

7.2.5 No structure built in or upon Lake Spivey may contain a commode, urinal, or any other type of toilet.

It is the homeowner's responsibility to obtain any local, state or federal government approvals or permits.

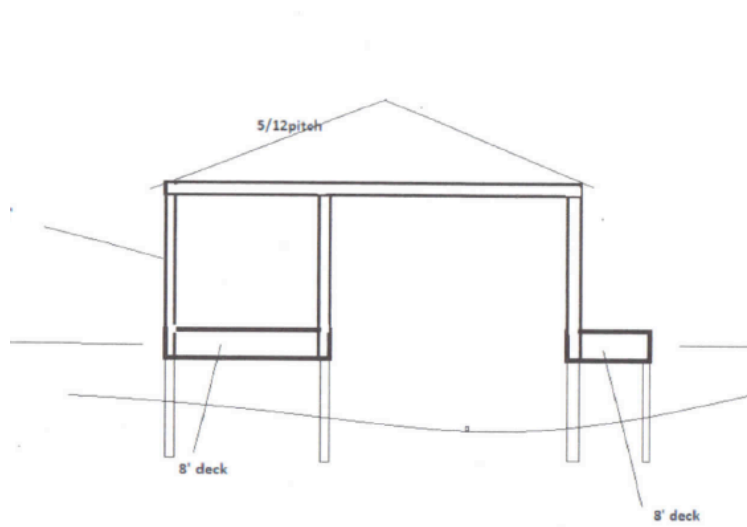
7.1.2 General Construction Plans

Example-1

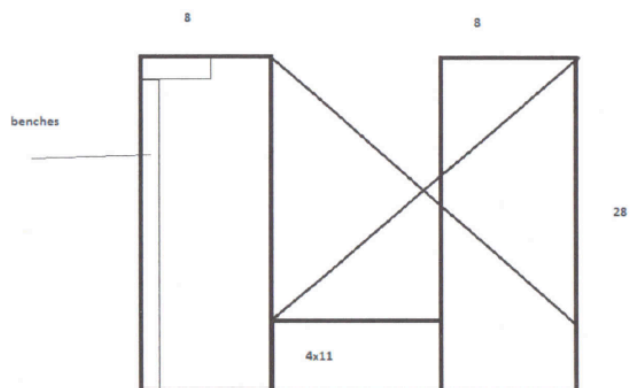


Example-2

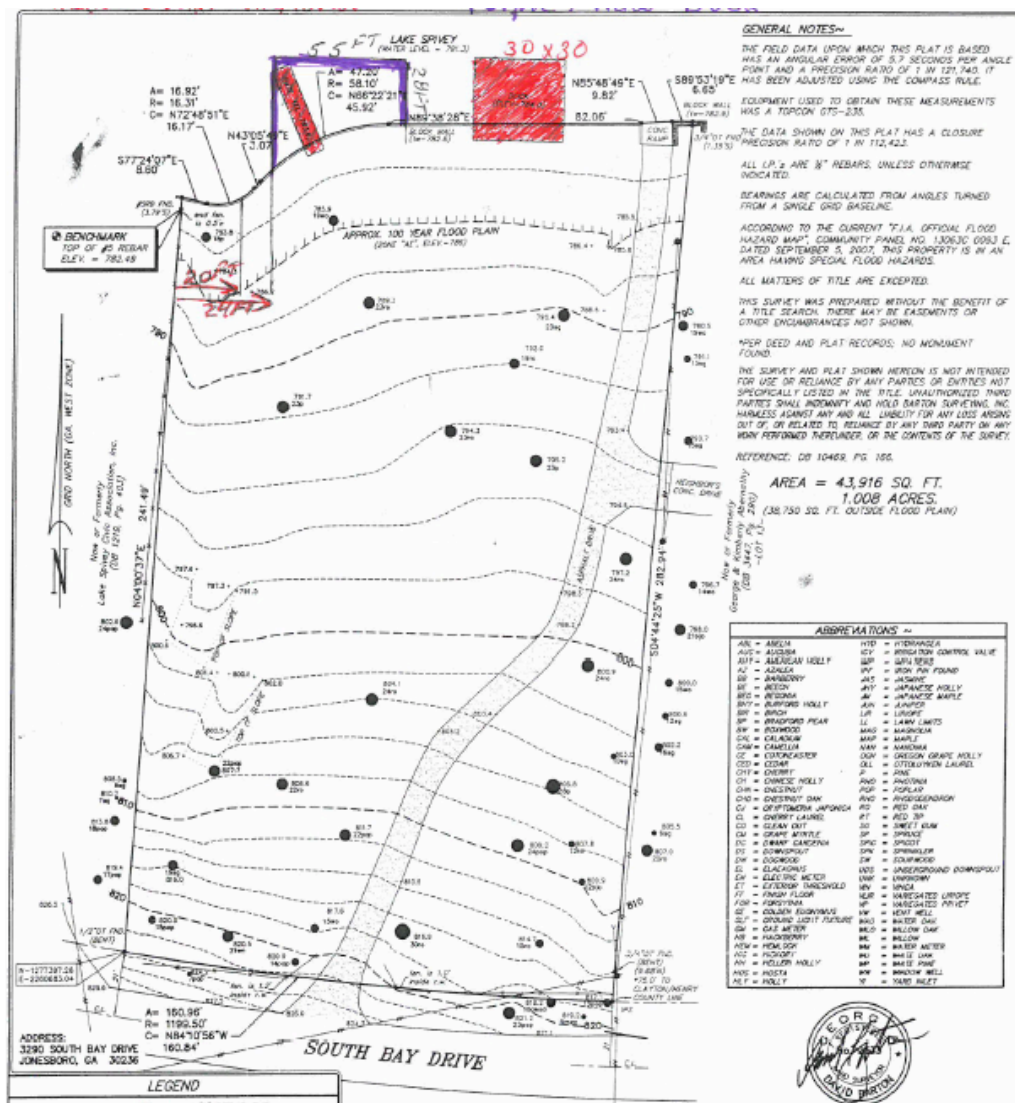
Front Elevation



Top Elevation



Example-1



I have this date, examined the
 "FIA OFFICAL FLOOD HAZARD MAP"
 and found referenced lot (NOT) PARK
 in an area having special flood hazards.

SURVEY	FOR

Direct any question to Brent Benedetti, LSCA Lake Manager, at lakemanager@lakespivey.org or 404-392-9800

Brent Benedetti
Lake Spivey Civic Association
Lake Manager