

Dock and Lift Requirements

Docks

Maximum Length: 35' total in the water, unless granted a waiver. See below.

Maximum Width: 48' (No 3 slip docks)

Dock Material: Rust resistant (aluminum, galvanized steel, wood, etc.)

Dock Type: Floating or Stationary (aluminum, galvanized steel)

Maximum Dock ramp on shore: Prefer: 0' Maximum: 5', unless granted a waiver. See below.

LIFTS

Lift Types: Floating or Stationary (aluminum, galvanized steel); No painted steel

Canopy/Cover: Vinyl or Canvas look. Like that seen on ShoreStation, ShoreMaster or Hewitt, etc. lifts. No boat houses or large roof structures (metal or otherwise). However, a rigid metal roof may be approved if the roof pitch is no greater than 2' rise/12' run, while the distance from the overhang to the dock floor is no greater than 7'. The DRB will consider a height greater than 7' based on the size of the watercraft. Discreet and low-profile, unobtrusive designs are strongly recommended. No submerged or decorative lighting allowed on docks or lifts. However, low intensity lighting will be permitted for the purpose of identifying docks in the dark. Lift canopy cover colors should be earth tones, i.e., sandstone, green, beige, white. Other colors will be considered based on the colors of the home.

PLACEMENT

Docks shall not extend more than 35 feet into the Lake unless a waiver is granted by the DRB (in some cases, where a potential conflict exists, the DRB may require shorter docks). Docks and Boat Lifts shall not be placed within 15 feet of either Lot line, unless two adjoining Owners have joint docks or unless written approval is received from the adjoining Lot Owner. An exception to this rule is if a Lot has less than 100' of shoreline. In this case the Dock or Boat Lift may be located at the Lot line.

APPROVAL PROCESS

Dock designs should be sent to the Design Review Board and need to include:

- 1.) Dock materials used
- 2.) An electronic drawing (PDF preferred) with dimensions (including size dimensions and how far the dock will extend into the water)
- 3.) Canopy/Cover style
- 4.) Placement on lot

Email plans and specifications to: info@bigsandylake.net