



WATERSIDE POINTE HOA DOCKS AND LIFTS

Homeowner Workshop – January 15, 2019



OBJECTIVES

- CC&R Review
- Homeowner Obligations
- Future of Docks and Lifts in WSP
- FAQs
- Q&A

WHAT ARE CC&R'S?

- Covenants – Core 'Constitution' for WSP HOA
 - Promise to Homeowners
 - Should be reviewed for any HOA prior to purchase
 - Very difficult to amend - 2/3 vote of entire membership(360/540)
- Conditions
 - Limits you agree to abide by at escrow and closing
 - Very difficult to amend – 2/3 vote of entire membership
- Restrictions
 - Additional limits
 - Modified by HOA Board with public discussion and proper notice

[Documents can be found here.](#)

APPLICABLE COVENANTS

- ARTICLE VI, Section 3, Subsection R:
 - Establishment of rules and regulations regarding the use of the community club house, pool, Crystal Lake, boat docks, canals and other recreation features and Tracts as depicted on the Plat or on any plat of the Property or any Additional Land.
- ARTICLE X, Section 15:
 - Boat Docks. The construction of boat docks is permitted on some Lots, subject to certain design and development guidelines, application and review procedures and building criteria, promulgated by the Declarant and attached hereto as Exhibit "E" (the "Dock Guidelines"), and incorporated herein by this reference. The Dock Guidelines are hereby promulgated on behalf of the Association and shall be binding upon all Owners, builders, developers, and contractors, such that any and all boat docks constructed within the Property shall be constructed in conformance with the Dock Guidelines. The Declarant, its successor and assigns, shall have sole and full authority to prepare and to amend, from time to time, the Dock Guidelines.

APPLICABLE COVENANTS

- ARTICLE VIX

- Section 15

- Crystal Lake is a Class III waterbody and shall be subject to and regulated pursuant to all applicable regulations for Class III waterbodies in the state of Florida; provided, however, the entire waterbody of Crystal Lake shall be a no wake zone.

- Section 16

- (a) Limiting Owner's boats to 4-stroke or electric motors only in the perimeter canals, or a maximum of 10HP gasoline motors (2 or 4-stroke) only in Crystal Lake
 - (c) "no wake" signage along the perimeter canal and in/along Crystal Lake;
 - (e) requiring directional and low-wattage lighting for residents and Owners, and along the boardwalks, docks, and roadways which are adjacent or near wetlands, lakes or canals;
 - (g) no boats or watercraft shall be stored for more than 72 hours...

APPLICABLE COVENANTS

- Section 18. Boat Docks/Davits Use. Docks and davits are expressly prohibited on Crystal Lake, except that on Lots which contain a sea wall constructed and installed by the Declarant, davits may be permitted with the prior written permission of the Board. Some canal front Lots are equipped, or may be equipped, with boat davits and/or docks to allow storage and launching of boats from such Lots. On such canal-front Lots, boats must be stored on the davits, with the davits locked in a position such that the boat is not stored directly in water.
 - Pursuant to Section 17 above, no boat launching other than small craft is allowed within the Property.

SECOND AMENDMENT

- Created Easement
 - Lots 459 through 540 granted perpetual, exclusive, limited-use easement of canal front across from each lot
 - Easement is 30' wide projected from center line of lot across the street
 - Construction requirements defined
 - Elevator Lifts introduced
 - Legal Requirements
 - Insurance Requirements
 - Liability \$200,000 per incident
 - \$10,000 per person
 - \$25,000 property damage



SHORELINE MAINTENANCE OBLIGATION

- Must hire a state-certified vendor to plant CE to a SJRWMD approved planting plan.
- Must obtain approval from HOA of any maintenance to be performed on CE.
- Must not violate conditions of CE.

DOCK GUIDELINES

EXHIBIT "E"

("Dock Guidelines")

CANAL FRONT WALKWAYS AND DOCKS

Each canal front lot can install a walkway, dock and a davit system to lift moored boats out of the water.

For the purposes of this section; a **Walkway** is a raised, 4-foot wide wooden walkway constructed perpendicular from the yard to the dock. **Deck boards** are board, which make up the walking surface of the walkway and dock. The **Dock** is a raised, 4 foot wide wooden structure at the waters edge constructed parallel to the shoreline, the **Davits** are devises to raise the boat out of the water attached /constructed on the dock at the waters edge.

WALKWAYS

A single walkway leading from the yard area is to be constructed perpendicular to the canal. Maximum walkway width is 4 feet with or without handrails. Handrails if installed are to be constructed of wood. The walkway is to be constructed a minimum of two feet above and over any rear or front yard stormwater drainage swale and continues to be elevated at a minimum height of two feet over any buffer, wetland and or conservation areas as the walkway reaches the dock located in the canal. Walkways can have steps and or fixed ramps to allow for elevation transitions necessary to reach from the yard to the dock.

The walkway can be located within any area of the rear or front yard but no closer than 10 feet from either side yard lot line. The dock is also to be located no closer that 10 feet to the side yard lot line as projected out into the canal. There is to be a minium 20-foot separation between walkways and docks on adjacent lots. The walkway and dock layout can form T shaped or L shape configuration.

Walkways are not allowed to conflict with underground utilities by construction nor cover any above ground or flush mounted boxes or equipment.

Water and electric services can be extended to the dock. Service lines are to be hidden under the deck boards of the walkway and

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57

DOCK DESIGN SUMMARY

- MUST BE DONE BY LICENSED GENERAL CONTRACTOR
- Must be wood or composite wood – No floating docks
- 2 boardwalks not to exceed 4' wide
- Perpendicular to shoreline walkway
 - Must be 2' above Conservation Easement
 - 4' wide maximum
 - Handrails required of rope or wood
 - Must be in easement area of 15' on each side of center lot line as projected from Owner's lot
- Parallel boardwalk to shoreline walkway
 - Max 30' wide by 4' deep
 - Must form a 'T' or 'L' with Perpendicular Walkway above

DOCK DESIGN SUMMARY (CONT)

- Top elevation of parallel deck boards no lower than 97.5
- Top elevation of parallel deck boards no higher than 100 (road grade)
- Parallel boardwalk must start at 96' projection of elevation contour
- No paint or stain
- No boat houses, trellis, shade structures or any other structure
- Lights must be off when not loading or unloading
- No storage boxes
- Hurricane or tropical storm requires immediate removal
 - Max 30' wide by 4' deep
 - Must form a 'T' or 'L' with Perpendicular Walkway above

ELEVATOR LIFT DESIGN SUMMARY

- Manual, solar or electrical
- Electrical must be in conduit
- Lift + Boat + Dock must not be a navigational impedance to canal traffic or take more than 25% of navigable canal



DAVIT LIFT DESIGN SUMMARY

- Manual, solar or electrical
- Electrical must be in conduit
- Lift + Boat + Dock must not be a navigational impedance to canal traffic or take more than 25% of navigable canal



FAQS

- Can we have docks on Crystal Lake?
 - Docks on Crystal Lake are prohibited in our covenants. Corrective amendment was denied by Developer unless HOA drops lawsuit.
- How can we change our covenants and conditions on docks and lifts
 - With a 2/3 vote of our entire community.
 - Corrective amendment.
- How can we change our dock guidelines?
 - Dock Guidelines are editable with board action. Dock Guidelines can not conflict with Covenants or Restrictions.
- Why do I have to remove my watercraft from the water within 12 hours?
 - It was a condition you agreed to at the purchase of your home.

PROCESS

1. Planning
2. Surveying
3. ARC Application
4. Florida Notice of Commencement
5. SJRWMD Exemption
6. Groveland Building Permit
7. Construction
8. ARC Inspection and Insurance Validation
9. City of Groveland Final