



Dock and Pier Policy Guidelines

- All new buildings and modifications for docks and piers must comply with NC DEQ regulations. Please see Specific Conditions at the following NC DEQ link. [download \(nc.gov\)](#).

OHE Specific Guidelines

- Any modification or addition to the dock, pier, boat house, or lift shall require prior approval from the board of OHE.
- The board will accept any new construction or retrofit applications provided the owner has received an approved CAMA permit. Property owners must be current with all association fees when the application is submitted. Contractors or property owners must also have local building permits before beginning any construction and the selected contractor must be licensed and insured.
- The common area boardwalk cannot be used to transport equipment or heavy materials to ICW for any purpose.
- In accordance with architectural guidelines, site plans must be drawn up and provided by an authorized architect, engineer, and agent. The applicant must provide a new construction site plan per scale with materials or brochures provided to the ARB.
- Access piers, gazebos, and boat house elevation heights will need to be reviewed and approved by the ARB for sight lines and view impacts of neighboring riparian properties.
- Piers and docking facilities shall not interfere with the access to any riparian property and shall have a minimum set back of 15 feet between any part of the pier, or docking facility and the adjacent property line extended into the water at points that they intersect the shoreline.
- Survey company must stake out riparian 15-foot setback areas prior to start of construction. As built survey must be submitted after completion to ensure no encroachment of 15-foot setback.
- Boat docking is only permitted on approved floating docks. No docking or mooring will be permitted on any structure that will encroach on neighboring 15-foot setbacks.
- All small recreational craft like but not limited to jet skis, kayaks, canoes and John boats, and building materials must be secured against movement caused by nature, e.g. wind, waves or current caused by nature by tie downs, when not in use.
- All motorized watercrafts must be in good working order with the ability to be moved during a major named storm event.
- Piers and docking facilities authorized by this permit and OHE board shall be for the exclusive use of the landowner, and shall not be leased, rented, or used for commercial use.
- The proposed build must not endanger adjoining properties, and must not affect the historical, cultural scenic, or recreational value of OHE
- No fire pits or chimineas are permitted on docking or pier structures.

- Only wood or composite wood materials can be used to build dock and pier structures. Metal catwalks are permitted for floating docks. Roofing materials can be shingle or metal and must be a similar color to home roofing.
- All lighting fixtures shall be mounted and maintained to avoid light trespassing and glare on the shoreline. Lights directed or projected, including TVs shall not be visible from the shoreline.
- Article 5 section 2 and 8 of OHE declarations apply for any noise violations on dock areas and regulations related to community boat and trailer storage.
- Dock property owners shall allow representatives of the OHE board and authorized agencies to make inspections at any time deemed necessary to be sure that all activities being performed under the authority of the issued permits and OHE, ARB regulations.
- Dock property owners must maintain liability insurance coverage and be responsible for maintaining all waterway structures in good condition. Dock property owners will also be responsible for any cleanup due to damage from weather events.