



Boat Dock Guidelines

The following guidelines were developed to allow flexibility in design and function, yet maintain consistency, safety, and value for all property owners:

Location: All docks and boathouses must be located within the scalloped area of the lot excavated for that purpose. For safety and traffic considerations, lot owners' docks may not protrude more than 12 feet beyond the property line towards the middle of the lake.

Design: Overall width of covered area: 16' typical, maximum 22'. Overall length of covered area: 32' typical, maximum 40'. Roofs may be flat or conventional pitched. Roof decks are optional, but must have safety railings, 3' tall with pickets spaced 6" o.c. Roof deck covers are optional, but may not exceed 12' x 16' in size. All covered structures must have approved boat lifts. Uncovered docks are subject to deed restrictions regarding length of time a boat may be moored. Where two boathouses share a common scallop, finished dock and roof elevations, and enclosed wall setbacks must be compatible.

Site-lines setback: The first 10 feet behind the property line may not contain any enclosed wall areas. This is so as not to block the view down the lake for adjacent property owners.

Wave reflection: Because backwash in all skiing areas is to be minimized, the following standards should be followed:

For lots along main ski areas (lots 1-13, 23-33, and lot 44): Shorelines of scallops on the main lakes (i.e. not the canals) must maintain a slope of 10:1 or shallower for the first 10 feet above and below the normal pool level. Bulkheads and similar structures that by their design and position may cause reflection of incoming waves back into the ski areas are strictly prohibited. Docks should be designed to pull straight in to the lot. Horizontally positioned beams and boards must be situated a minimum of 8 inches above the normal pool level. (see diagram)

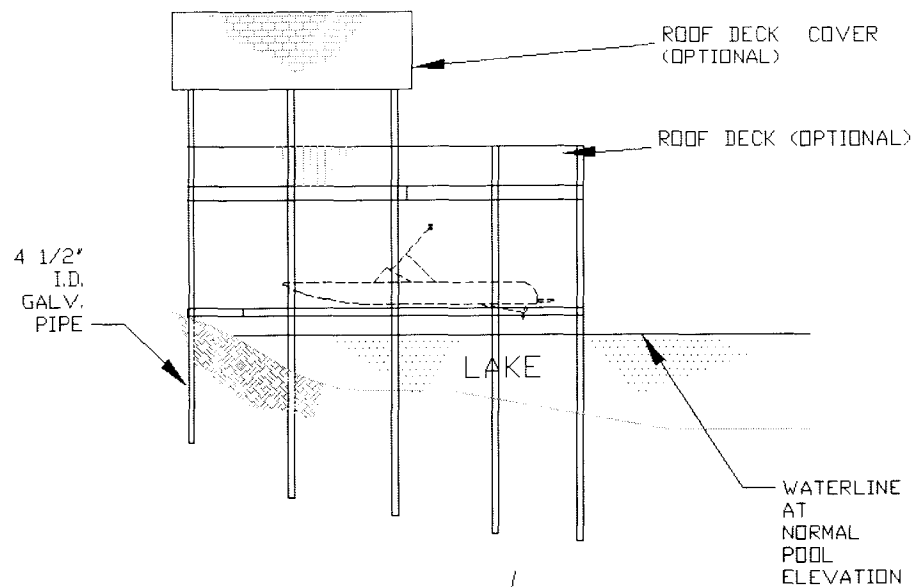
For lots along the no-wake canals (lots 14-22 and 34-43): The 10:1 side slope does not apply to canal lots, and bulkheading or other shoreline treatment is permissible, so long as no waves are reflected into the ski areas. Boat slips may run either parallel or perpendicular to the water line.

Pilings: Pilings must be 5" I.D. galvanized steel pipe. Pilings must be set a minimum 4 feet into the lake bottom, with compacted clay or bentonite backfill of any excavated areas. Owner responsible for structural engineering to support the desired structural load.

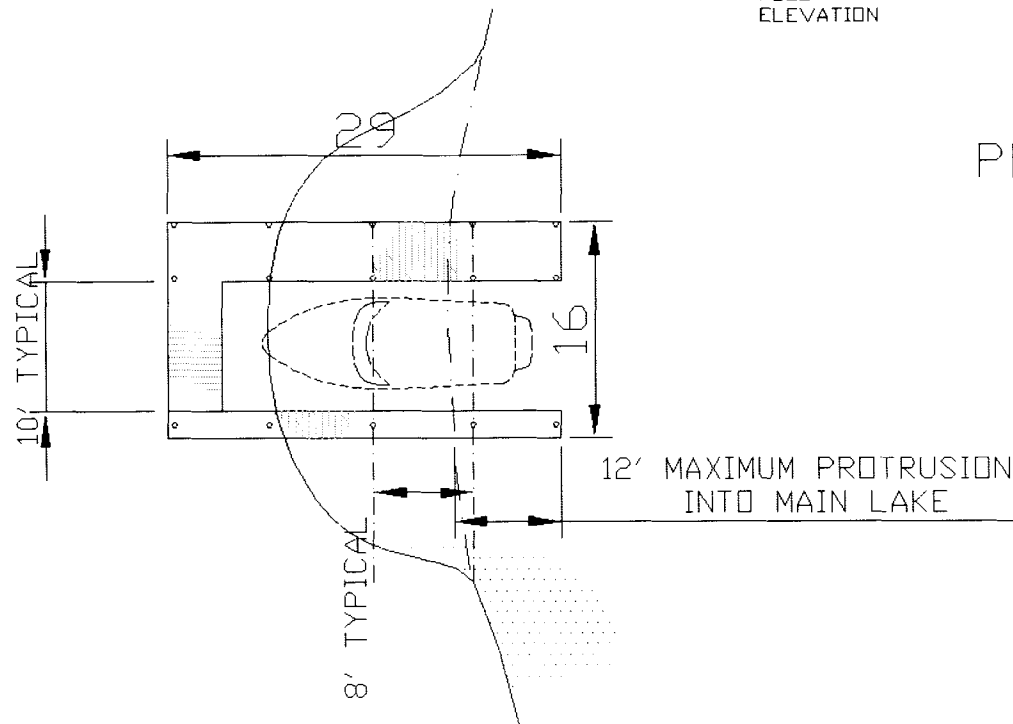
Materials and Workmanship: All materials must be new, and of treated or marine grade quality. All wood must be pressure-treated (CCA 0.40 or better). All structures must be built to generally accepted marine construction standards.

Approval Process: Boat dock plans must be approved the Architectural Control Committee before any construction commences. The ACC may interrupt any construction that is begun without approval or deviates from approved plans.

Construction Time: All structures must be substantially completed no more than 180 days from the date the pilings are set. In the case of pilings set prior to lake filling, the 180 days starts when the lakes are full.



PROFILE
VIEW



PLAN VIEW

General Notes:

1. This sheet to be used for locational positioning only, and is not to be used for structural design purposes.
2. All docks must be approved by the Architectural Control Committee prior to commencement of construction.

BOAT DOCK DETAIL		
SKI AREA LOTS		
LAKE AT TIMBER COVE	BOAT.DOCK.CANAL.DWG	
GRANBURY, TEXAS	SCALE: 1/8" = 1' 0"	DATE: MAY 2003

Adapted by BCD
Stewart, P. McIntosh