

Boathouses

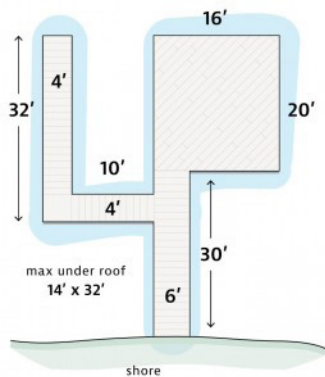


Any lot platted after the year 2000 must have at minimum 100' straight line shoreline (pin to pin) as well as 100' at the project boundary/Georgia Power property to qualify for any shoreline structures other than a seawall.

Lots platted BEFORE the year 2000 must have a minimum of 75' straight line shoreline (pin to pin) as well as 75' at the project boundary/Georgia Power property may qualify for a single stall boathouse.

Lots with 100' of shoreline or greater may qualify for a double stall boathouse.

SINGLE



Boathouses, like docks, must be a minimum of 15' from either side lot line including the projection of those lot lines into the lake. To avoid the potential of removal/relocation of a new boathouse, Georgia Power strongly encourages lake residents and their builders to locate these structures in the center 1/3 of the lot. Structures built inside 15' of the property line may be subject to modification or complete removal. Projected property lines cannot be expected to apply in every instance and are managed on a case-by-case basis.

A residential structure must be located on the lot (regardless of ownership type) before Georgia Power will permit boathouse construction.

New construction (including boathouse/dock combos) must be built so that a single walkway from shoreline leads to the combination structure.

Metal/aluminum carport covers are not allowed for use as a boathouse shelters.

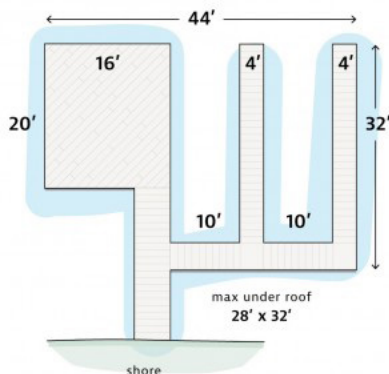
Free standing boatlifts, outside the permitted roofline of a boathouse structure, are prohibited.

Boathouses must be open sided.

Georgia Power may allow TWO full size boat slips under the roofline of a double stall boathouse. If a lake resident elects to deck over one of their slips, we will allow this modification, but this is still considered a double stall boathouse.

At least one slip must remain open under the roofline of a double stall boathouse.

DOUBLE



Boathouses



A storage room no greater than 5' x 12' is allowed under the roofline of a boathouse. Should be parallel with shoreline on the back side of boathouse structure.

A boatlift/lean too/additional covering etc. outside the maximum roofline dimensions of a single or double stall boathouse, is prohibited.

A single stall boathouse should not exceed 14' wide x 32' long (post to post/under roof) with a max roof overhang of 24". Base of structure including outside walkways should not exceed 18' x 32'.

A single stall boathouse/dock combination structure may not exceed 30' wide x 32' long. Post to post/under roof dimensions should not exceed 14' wide x 32' long. Total uncovered dock dimensions may not exceed 16' x 20' (see diagram).

A double stall boathouse should not exceed 28' wide x 32'. These dimensions are post to post/under roof. Boathouse base should not exceed 32' wide x 32' long.

A double stall boathouse and dock combination may not exceed 44' wide x 32' long overall. Post to post/under roof dimensions should not exceed 28' wide x 32' long. Total dock platform dimensions, uncovered may not exceed 16' wide x 20' long.

Boathouse structures may not be constructed or renovated to allow temporary or permanent residence.

Plumbing and permanent appliances are not allowed.

No gas lines are allowed from shoreline to boathouse.

Roofs should be constructed of shingle, nonglare baked on enamel or other nonglare surfaces.

Roof must be either hip or gable style and may not be less than a 3/12 or greater than 5/12 pitch.

Boathouse roof posts should be no greater than 9' above dock height.