

Camp Creek Water Company

Building Permit Guidelines*

Projects that require review by the Building Committee, only:

Electrical/Water or Irrigation lines

Lighting – Any lighting located on CCWC property, must not extend further than 20-feet, cross the lake or create a nuisance of any kind to any adjacent property owners.

Concrete sidewalks – not to exceed 6 feet in width. No driveways will be permitted.

Pump houses – not to exceed 10 square feet or a height of 4 feet.

Brick paver or flag stone patios (no concrete or mortar)– not to exceed 100 square feet.

Wood decks – will not be permitted.

Driveways – will be reviewed for adjacent property owners only, in order, to allow access to their lot from a main/lateral road only. The driveway must be located within their projected property lines. This request will require a Building permit, survey and accurate site plan indicating placement of the driveway and location of all live trees as well as noting which trees need to be removed. The applicant must at all costs, avoid the removal of any live trees and design the driveway in a way to minimize the loss. No driveways will be permitted from the applicant's lake side property line to the water.

Bulkheads – new bulkheads may not extend beyond the projected lot lines. Replacement or reinforced bulkheads may not extend more than 1 foot from the existing bulkhead into the lake. Private boat ramps will not be permitted by either the Building Committee or the Board of Directors. Walk-in areas may not exceed 4 feet in width.

New Boathouses/piers/storage areas – shall not encroach projected property lines. If the proposed boathouse will be located on a cove, the boathouse may not extend more than one-third the distance of the width of the cove, in order, to provide adequate ingress/egress for boaters. New boathouses should be open and may include an enclosed storage area must be completely enclosed and not exceed one quarter of the footprint or 200 square feet (whichever is less), in area of the boathouse. Storage areas must be non-habitable. No plumbing, air conditioning/heating, or connections to septic systems will be permitted.

Boathouses may contain a maximum of 2 boat slips and 2 jet ski slips. Projects requesting open sun deck above the boathouse may be permitted. Enclosed areas above the boathouse will be considered a building and will not be permitted. Boat houses are to be a single story with a roof pitch not to exceed six feet in height from the top plate to the top of the roof. Length of boathouses – If the proposed construction exceeds the length of the adjacent boathouses, the Building Committee will consider half the distance between the two. If half the distance does not allow 5 feet of water, in order, to launch the boat, a maximum depth at the end of the boathouse shall not exceed more than 6 feet.

Boathouse height may not exceed 18-feet in overall height from normal lake level. Lake level fluctuations shall not constitute a basis for extending boathouses/piers further into the lake. No windows will be permitted. For lots which do not have projected lot lines into the lake, the Building Committee may make recommendations to the lot owner for possible placement.

Floating docks/piers – Buoyancy for all floating facilities shall be of polystyrene, multiple air filled internal compartments, or a similar floatation material that is encapsulated in an approved rust-proof, non-corrosive, UV resistant shell that is a minimum of .15 inches in thickness (such as high impact polyethylene). Boats of any kind, barrels, drums, or other improvised equipment anchored or attached to existing docks/piers used as floating platforms are prohibited on CCWC property.

Repairs of Existing Septic systems and field lines – The Building Committee will review and make a recommendation to the Board of Directors, only if has been determined that the property owner cannot locate items within their own property lines. A Building permit, site plan, survey, Robertson County TECQ approved building permit and current photographs of the site must be submitted by the property owner to CCWC Secretary/Treasurer to be placed on the next Board of Directors meeting agenda. Additional reviews from the Board may be necessary

Arbors, Gazebos, Pergolas and Fire pits – May be permitted if they are open and do not encroach projecting property lines. No decks will be permitted.

No construction is allowed, without an approved building permit application. Any construction without a building permit shall be subject to immediate removal at the owner's expense.

Items that do not require a Building Permit, include:

Boathouse/pier repairs – repairs may be made, if the footprint does not change from its current dimensions.

Land clearing – Removal of dead trees/brush from CCWC property.

Temporary items – Such as lawn chairs, stand-alone metal fire pits, open burn piles, movie screens, small boats and games. However, the adjacent property owners, placement of these items located on CCWC property, will hold CCWC harmless, should any accidents arise from the placement of these items.

The construction of buildings (other than small pump houses), septic systems/field lines, propane tanks or private boat ramps and fences, will not be permitted.

***THE ABOVE BUILDING PERMIT GUIDELINES ARE FOR GENERAL GUIDANCE IN YOUR PERMIT APPLICATION PROCESS. EACH BUILDING PERMIT APPLICATION IS REVIEWED ON A CASE BY CASE BASIS. CAMP CREEK WATER COMPANY MAY, AT ITS SOLE DISCRETION, (A) REVISE THE ABOVE GUIDELINES AT ANY TIME OR FOR ANY CASE, OR (B) REJECT ANY APPLICATION THAT MAY FOLLOW THE ABOVE GUIDELINES FOR ANY REASON.**