

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.
Boat Dock and Landing Platform Guidelines
October 2015

The lakes, canals and waterways in Rotonda Heights are owned and maintained by The Rotonda Heights Conservation Association (“Association”) along with a portion of land surrounding each body of water. Lot owners desiring to construct a boat dock or landing platform (“Dock”) along the Association owned Lake bank shall be subject to the following Board adopted guidelines.

License Agreement

1. All Dock owners shall be required to sign and uphold the Association’s License Agreement For Docks.
2. The license agreement, among other provisions, requires proof of liability insurance on an annual basis. It shall be incumbent on each Dock owner to supply the Association with proof of insurance upon each annual renewal period. Failure of a Dock owner to submit proof of insurance to the Association may result in the imposition of fines.

Size and Location

1. No Dock shall be permitted to extend more than four (4) feet from waters edge or more than ten percent (10%) of the width of the water body, whichever is less. Waters edge shall be measured at a water level of 3.0 feet above mean sea level.
2. No Dock shall be placed within fifteen (15) feet from each extended side lot line.
3. No Dock shall exceed a maximum length (along the bank) of sixteen (16) feet and a width of eight (8) feet including that portion extending over the waters edge.
4. No Dock shall be installed adjacent to any Lot which lacks an approved primary use (residence).
5. Only Docks without cover shall be permitted.
6. All Docks must be constructed using environment and weather tolerant materials (composite decking, PVC, treated woods etc.)

Fees

1. The Association Management Company will collect a one-time administrative fee of \$100 from any Owner who requests to construct a Dock on Association owned property.
2. The administrative fee shall cover the cost of initial application processing, inspections, and annual proof of insurance administration and shall be payable by check to Grande Property Services.
3. The owner of any Dock in place as of the date these Dock Guidelines are originally adopted (October 21, 2015) shall be permitted to have the application fee waived upon execution of the Association’s License Agreement For Docks.