

DOCKS, PIERS AND OTHER STRUCTURES ON FOREST LAKE WATERS

Statement of Purpose

To reaffirm existing construction guidelines and restrictions adopted by the Homeowner's Association and specify that docks, decks and piers on lakefront property are included. Restrictions governing size, shape and type of structures allowed are included here.

This was initiated by Motion at the Annual Meeting of January 21, 2003 and by further direction of the Board of Directors at a regular association meeting on February 4, 2003.

It is the intent of the Forest Lake Homeowner's Association to establish firm guidelines for the construction of anything that extends over the waters of Forest Lake for which it has jurisdiction, i.e., areas West of Highway 103 (Knollwood Road). See Florence County Tax maps 101-01 and 101-03.

GUIDELINES AND RESTRICTIONS

The following guidelines and restrictions shall apply to any structure extending to and over the waters of Forest Lake west of Highway 103 (Knollwood Road). This is to include docks, decks, piers, gazebos, pergolas, boat houses, benches, tool or storage buildings or sheds that may extend in whole or part over lake waters.

Property owners may request a waiver from these restrictions when such restrictions or guidelines conflict with reasonable use of lake property.

1. No dock, deck or pier shall extend beyond fifty (50) feet from the shoreline.
2. Any structure will keep within the middle one-third of the rear lot boundary (facing water) and be no less than 25 feet from neighboring property.
3. Any structure shall not contain walls of a solid roof.
4. Any railings shall be "see through", not solid.
5. No structure shall enclose any portion of the lake water
e.g. perpendicular walks joined horizontally.
6. Any deck shall not exceed 300 square feet.
7. Seawalls must conform to property lines and cannot be filled-in
in any manner which would extend property line.
8. Plans must be submitted to the FLHA Board prior to construction
for approval.