# LAKESHORE ESTATES HOA
# ARCHITECTURAL GUIDELINES

*Revised: July 2022*

***These guidelines are not intended to supersede the requirements of approval by the Architectural Review Committee (hereinafter referred to as ARC) or the discretion and authority granted to the ARC in the Master Declaration or Supplementary Declaration for each phase. Please see the Supplementary Declaration for this Phase for all other building requirements.***

## *BOATHOUSES AND DOCKS:*

- No portion of the boathouse or dock may extend further than the deeded property line on the recorded survey. For homes with no bulkhead it will be controlled by the survey showing 50' or 75' of water bottom, whichever the survey indicates.
- No more than 40% of useable water per lot. Useable water is the width of the lot times the distance from bulkhead per the survey (i.e. 50' to 75' less the required 10' minimum setback on each side).
  ***Example:*** Lot of 100' wide with 50' of water bottom = 5000 sqft (total square feet)
  Minus setback of 10' x 50' x 2 = 1000 sqft (setback deduct)
  4000 sqft (Usable Water)

  40% of 4000 sqft = 1600 sqft
  **Maximum square footage for dock or boathouse is 1600 sqft for this lot size**

- The covered portion of the boathouse cannot exceed 1600 SF total per each lot.
- Total maximum covered portion of a boathouse is 2500 SF regardless of the number of consecutive lots owned.
- The roof of the covered portion must not exceed a 5/12 pitch except when the roofing material being used to match the roof of the existing house required a steeper pitch to meet the warranty. Roofing materials must match the material utilized on the residence.
- The boathouse cannot exceed one floor; attic space is not deemed to be a second level.
- All lighting must be "down lighting" so as to not cause any glare on neighboring areas or to impede navigation.
- Lots that do not have enough square footage to reach 1200 sqft based on the 40% useable sqft rule will be allowed a 1200 sqft boathouse or dock, but the 10' setback on either side must be kept.
- If a homeowner owns more than one lot side by side both lot footage can be used to calculate the useable water area, but it must be 10' off the adjacent property.
- The dock and pier area are excluded from the under roof area of the boat house.
- No boathouse or dock enclosure is allowed.
- No sheds or storage containers allowed on the boathouse.
- All parish permits and coastal permits must be obtained by the builder/owner, this ARC review/approval does not in any way supersede the parish approvals.

**Architectural Review Committee holds the right to approve or deny any request or offer a variance if particular situations are deemed necessary.**