

# Corey Lake Isles Property Owners Association, Inc.

## Design Review Committee

### Dock and Retaining Wall Installation Policy

Pursuant to Article IX Section 9.2 Design Review Committee

The architectural and landscape review and control functions expressly reserved by and unto Developer pursuant to Section 9.1 of the Declaration, as aforesaid, shall be and are hereby delegated by Developer to a Design Review Committee composed of not less than one (1) nor more than three (3) persons appointed from time to time as hereinafter provided in Section 9.3 of the Declaration. The members of the Design Review Committee need not be Owners or Members of the Association. The action of a majority of the members of the Design Review Committee as are present at a meeting of the Design Review Committee shall determine the action taken by the Design Review Committee at such meeting. The Design Committee shall have rights, within budget limitations, to retain such professional advice and assistance as it deems necessary to the proper discharge of its duties, obligations and liabilities. **Any** decision of the Design Review Committee may be appealed by an aggrieved Owner or Owners to the Developer while the Developer controls the appointments of the Design Review Committee and thereafter to the Board of Directors provided that such appeal shall be in writing, signed by such Owner or Owners and shall in detail state the basis upon which such Owner or Owners believe The Design Review Committee has abused its discretion or acted unreasonably or violated any covenants, conditions, restrictions. Easements, reservations, assessments, term or provision of this Declaration, the Design Review Manual or the Rules and Regulations and provided that such appeal shall be mailed to the President of the Association, as the case may be, within thirty (30) days after the decision of The Design Review Committee. The Developer of the Board of Directors, as the case may be, shall in detail state the basis upon which such Owner or Owners believe the Design Review Committee has abused its discretion or acted unreasonably or violated any covenants, conditions, restrictions, easements, reservations, assessments, term or provision of this Declaration, the Design Review Manual or the Rules and Regulations and provided that such appeal shall be mailed to the President of the Association, as the case may be, within thirty (30) days after the decision of the Design Review Committee. The Developer of the Board of Directors, as the case may be, shall hold a hearing and render a determination on the matter within thirty (30) days after receipt of such appeal. The determination of the Board of Directors shall be final and conclusive.

**Please refer to Sections 9.3, 9.4, 9.6, 9.7, 9.8, 9.9, 9.10, 9.11, 9.12, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19 and 9.20 for further rights and responsibilities and authority of the Design Review Committee for Cory Lake Isles Property Owners Association.**

Pursuant to Article XII, Section 12.15(1) -(8), 12.16(1) -(2) Lakes, Docks and Shoreline.

12.15 Docks, Boathouses and Gazebos. No boathouse shall be permitted or allowed to remain on, in or near Lakes, ponds, or Property within Cory Lake Isles. No dock shall be constructed except upon the prior written approval of the plans and specifications therefore by the Design Review Committee, which shall be in its sole discretion. In considering any application by a LOT Owner for a dock. The Design

Review Committee shall consider the width of the Lake in the vicinity of the dock, the effect of the dock on the shoreline, neighboring LOTS or other Property and such other matters as the Design Review Committee may consider relevant. **The Design Review Committee will approve a limited number of dock designs which shall be made available to all affected Lot Owners.** Prior to the construction or installation of any dock, the plans and specifications therefore must have been first approved in writing by the Design Review Committee and provided further that any such dock shall be in compliance with the following requirements:

(1) All necessary governmental permits and approvals for such dock and for any associated dredging or filling in connection with construction of such dock, **must have been issued**, including but not limited to, the City of Tampa, Hillsborough County, the State of Florida Departments of Environmental Regulation, Natural Resources, the United States Army Corps of Engineers and such other governmental authorities as may have jurisdiction over the construction of such dock, if any.

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(2) No more than one (1) dock shall be permitted for any lakefront Lot or combination of lakefront. Lots owned in common and developed and improved as a single unified home site.

(3) All docks shall project into the water approximately perpendicular to the shoreline not more than the distance approved by the Design Review Committee for such dock. Right angles to such projection may be approved by the Design Review Committee for such dock.

(4.) All docks shall be set back at least fifteen (15) feet from a side Lot line; provided, however, that such setback may be reduced to as little as five feet ( 5') with the written approval of the Design Review Committee.

(5.) No dock or dock ramp railings shall exceed three feet (3') in height.

(6.) No dock shall contain toilets or shall be constructed in such a fashion as to contemplate occupancy as a living space, whether temporary or permanent. Lakefront gazebos shall not exceed a maximum of 144 square feet and 56 square feet of deck area around or adjacent to the gazebo. The maximum height of gazebo roofs shall be twelve feet and the roof must be the same color and material as the residence roof. Site approval for gazebos is required by the DRC.

(7.) No davits for storing boats out of the water shall be allowed. Canoe hangers will be allowed for attachment to docks.

(8.) All lighting for docks shall be approved by the Design Review Committee. One 110-volt light, with a light sensor, will be mounted on each dock.

#### Dock Designs:

All dock installations are dependent on the size and location of the Lot. Floating or fixed docks shall be constructed as expressly and specifically approved in writing by the Developer or the Design Review Committee.

Docks may be up to 16' in length (horizontal to shoreline) and 6', 8', or 10' in depth (perpendicular to shoreline.) All lumber used in construction is to be marine grade or equivalent. Galvanized or stainless fasteners will be used. Flotation drums are to be black and 2' x4' x16" and a minimum of six for each

dock. Depending on the size of dock chosen, two benches (with or without backs) may be installed on the dock decking. **The dock shall not project into the water greater than 15' (at high water mark on shoreline).** All dock construction is to be accomplished by a contractor who is properly licensed, bonded and insured for the same in Florida and the City of Tampa.

12.16 Lakeshore Retaining Walls. No retaining walls or bulkheads shall be constructed on or butting any lakeshore Lot or other Property, whether on or abutting any Lot or any Common Property, except as the Developer or the Design Review Committee, in its reasonable discretion, may determine in writing to be necessary to prevent erosion and for grade changes, and then only in accordance with plans and specifications for such retaining wall expressly and specifically approved in writing by the Developer or the Design Review committee. No retaining wall or bulkhead shall be constructed on or abutting any lakeshore property, unless:

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- (1) All necessary governmental permits and approvals for such retaining wall or bulkhead and for any associated dredging or filling in connection with the construction of same have first been issues, including but not limited to, the City of Tampa, Hillsborough County, the state of Florida Department of Environmental Regulation, Natural Resources, the United States Army Corps of Engineers and such other governmental authorities as shall have jurisdiction over the construction of same, if any, and
- (2) Such retaining wall or bulkhead is constructed in accordance with all applicable governmental laws and regulations and such other conditions as many be reasonably imposed by the Developer of the Design Review Committee, in its sole discretion.
- (3) All applications must include a letter from a certified engineer stating that the installation of proposed retaining wall will not affect the water flow on adjacent properties.

#### Wood retaining wall r bulkhead design specifications:

As a minimum, all designs for a wood retaining wall or bulkhead must be provide the following detailed design information. Only wood retaining walls or bulkheads will be approved.

- (1) Dimension of piles.
- (2) Centerline distance between piles (maximum of 6' between post centerlines).
- (3) Length of piles and depth piles are to be driven into ground (**minimum of 36" recommended.**)
- (4) Design, dimensions and location of anchors form retaining wall piles.
- (5) Depth of anchors below top of retaining wall and surrounding yard surface.
- (6) Dimension of tie rods.
- (7) How the tie rods are fastened to piles.
- (8) Number of whaler boards to be used for nailing panel boards.
- (9) Depth to which the filter fabric will be fastened on the backside of the panel boards (minimum of 18" below level at which posts meet the ground).
- (10) Dimensions defining the location of the retaining wall in relation to the current water edge and property lines.
- (11) Dimensions and construction details of the returns.
- (12) Maximum elevation of the top cap in relation to the high water level of the lake.
- (13) Type of fasteners.

All retaining wall construction is to be accomplished by contractor who is properly licensed, bonded and insured or the same in Florida and the City of Tampa.