

**BOAT DOCK/OVER WATER PLATFORM/RAMP  
APPLICATION**

**PROJECT ADDRESS:** \_\_\_\_\_

**TKPOA STAFF COMPLETE**

**DATE RECEIVED:** \_\_\_\_\_

- 1. **PROPERTY CODE:** \_\_\_\_\_/\_\_\_\_\_
- 2. **Application is Complete/signed** \_\_\_\_\_
- 3. **Owner's Account is Current** \_\_\_\_\_
- 4. **Compliance Deposit Paid (\$250)** \_\_\_\_\_

**OWNER COMPLETE:** (Print)

Owners Name: \_\_\_\_\_ Phone # \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Representative: \_\_\_\_\_ Phone # \_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

(If applicable)

Contractor Name: \_\_\_\_\_

Contr. Address: \_\_\_\_\_

Contact Name/Phone: \_\_\_\_\_/\_\_\_\_\_-\_\_\_\_\_

**Required Project Information:** New \_\_\_ Replacement \_\_\_ Relocation \_\_\_  
Repair \_\_\_\_\_

- 1. Plan Attached \_\_\_\_\_
- 2. Dock Size: Width: \_\_\_\_\_ Length: \_\_\_\_\_
- 3. Dock Shape (U, L, T, Finger) \_\_\_\_\_
- 4. Over Water Platform Dimensions: Width: \_\_\_\_\_ Length \_\_\_\_\_
- 5. Ramp Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_
- 6. Setbacks: Dock to Property Line Extensions: R. Side \_\_\_ L. Side \_\_\_  
Over Water Platform to PLE: R. Side \_\_\_ L. Side \_\_\_
- 7. Materials and Finishes:  
Dock: Construction Materials \_\_\_\_\_  
Dock: Exterior Finish/Color \_\_\_\_\_  
Dock: Flootation Material \_\_\_\_\_  
Dock: Piling Material \_\_\_\_\_  
Ramp: Construction Material \_\_\_\_\_  
Ramp: Exterior Finish/Color \_\_\_\_\_  
Ramp: Railing Type/Color \_\_\_\_\_  
Over Water Platform Construction Materials: \_\_\_\_\_  
Over Water Platform Exterior Finish/Color: \_\_\_\_\_
- 8. Lighting and Electrical: \_\_\_\_\_

**Required Attachments**

- 1. Signed Owner's (and Representative's, if applicable) Agreement \_\_\_\_\_
- 2. Dock Site Plan \_\_\_\_\_ (Not required for "Repair" Application)

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

**BOAT DOCK/OVER WATER PLATFORM/RAMP  
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The following guidelines have been adopted by the ACC with respect to new, modified, or relocation of boat docks, over water platforms (OWP), ramps and their environs within the boundaries of the Tahoe Keys.

Plans must be submitted to the ACC for approval prior to the commencement of work. A compliance deposit of \$250 is required for each submission.

Plans must be drawn to scale indicating all dimensions and show at least the last 15" of the lot, the location of bulkhead, any paths along the bulkhead, public easements, sail lines, and extended property lines, etc. The relationship of the dock, OWP, and ramp to the high water line and projected property line must be shown. No dock, OWP, or ramp may encroach upon any public easement, common walkways, TKPOA common areas, or another's property. All boat docks, OWP, and ramps are subject to approval of the ACC. Approval by the ACC does not constitute approval from any other agency.

Information showing docks or structures on adjacent or opposite properties may facilitate the approval process.

Dock Guidelines

A minimum 50-foot wide navigation channel, (25 feet on either side of the channel center or sail line) will be used with other factors by the ACC to determine variances that may be approved. This minimum may increase at entrances to long channels. Docks should be located at or near the center of the lot water frontage. Docks piers and boats moored thereto should not encroach on the property of neighboring lots. For docks constructed parallel to the water frontage, access should be within 10 feet of the lot center. Docks constructed vertical to the water frontage should have access on the lot center.

Dock Dimensions: Finger docks: 20 feet long by 6 feet wide; "U" docks: 20 feet long by 16 feet wide. Height: 18 inches above water level or high water mark. All pilings and posts and other retaining materials should be contained within these dimensions. The height of all pilings and posts should not exceed 3 feet above the bulkhead or high water mark. Configurations/square footage previously approved by the ACC are grand-fathered.

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No covered docking facilities nor storage boxes or other covered areas will be approved or allowed.

All floatation materials must be securely fastened to the underside of the dock. Exposed foam will not be approved and black polyethylene floats are preferred.

Over Water Platforms

Dimensions: Width - Measured parallel to the bulkhead or high water mark shall not exceed twenty-five percent (25%) of the lot size or a maximum of twenty feet (20'). A variance to this maximum may be permitted for double lots. Depth - Measured perpendicular to the high water mark, shall not exceed ten feet (10').

Platforms should not be closer than fifteen feet to either adjacent property line and should be generally centered on the lot dimension.

Platforms are to be constructed with appropriate materials to be architecturally appealing and in no manner can they impair or obstruct any lagoon or cove, right-of-way or easement.

All posts, pilings and other structural support members are to be of adequate size to support the live and dead loads that may be imposed thereon and no materials that may deteriorate or discolor due to weather or water will be approved.

No covered storage boxes or other covered areas will be approved or allowed.

Variances

Any docks or OWP that do not conform to the above guidelines may be approved by the ACC subject to variance procedures that will recognize comments from homeowners that may be affected.

Homes on or near various "bottlenecks" in channels and homes on the inside of pie-shaped lots with narrow water frontages will invariably require the use of the Variance process. In such instances, neighbors should try to develop a feasible plan to present to the ACC.

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Special Considerations (open to revision as of 12/1/06)

Bottleneck Points

Venice: to Alpine; Genevieve, Kokanee, Crystal Court, Cascade Court  
Garmish: to Marconi, Christie Drive  
Kokanee: to Lido, Carson Court, Wedeln  
Crystal Court: to Daggett Court, Carson Court  
Traverse Court to Slalom Court  
White Sands Drive to Beach Lane

TKPOA CC&Rs allow for only one dock per property, including conjoined properties. The ACC cannot approve additional docks. Conjoined properties may request a variance for larger dock dimensions. Owners of lots with previously approved boat docks cannot increase the size of the dock when repairing or replacing the dock. Jet Ski docks are not approvable as they are considered to be an additional dock.

Dock repairs and replacements need to have prior approval by the ACC.

Boatlifts are approvable under the ACC review process. The requirements to be met for a boatlift are highly technical. Applications and guidance are available by contacting the ACC Administrator.

General Instructions

All construction shall be limited to the following hours:

7:30 a.m. to 5:00 p.m. - Monday through Friday

9:00 a.m. to 4:00 p.m. - Saturday and Sunday

No construction noises will be allowed that create a public nuisance (i.e., loud radios, dog running loose, etc.)

ACC APPROVAL: The Architectural Control Committee (ACC) approval is evidenced by the committee stamping and initialing plans and/or application(s). No opinion or advice, written or oral, shall constitute approval. On multiple applications (i.e., boat dock, siding, re-roof, etc.) include with Form 1-5A a completed face page of each appropriate form along with required attachments.

ACC approval for minor remodel and other projects is valid for one (1) year. Unless the project is completed, new applications are required after the above expiration date.

**OWNER/REPRESENTATIVE CONTRACTUAL AGREEMENT**

In consideration of the Architectural Control Committee (ACC) granting Owner the right to construct in accordance with the CC&Rs and applicable TKPOA rules and regulations, the parties agree and acknowledge as follows:

A. Owner and legal Representative (if applicable) of the owner of the property identified below acknowledges receipt of and has reviewed the "New Construction/Major Remodel Instructions," the TKPOA rules and regulations, the Architectural Brochure for design and landscaping, the subdivision CC&Rs and the City and Agency requirements applicable to this project with respect to improvements and/or remodeling within Tahoe Keys and hereby agrees to fully comply therewith.

B. Owner and legal Representative (if applicable) further acknowledges that it/he/she will construct in accordance with the approved plans and specifications submitted to the ACC, and further that it/he/she will not make any changes or modifications to the structure without first seeking and obtaining City, Agency and ACC approval o include, but not be limited to, architectural design, chimneys, outside pipes, sheet metal, fences, decks, paint colors, railings, bulkheads, docks and landscaping.

C. Owner and legal Representative (if applicable) further acknowledges and agrees that its/his/her failure to comply with any of the criteria described above would cause irreparable injury to TKPOA and cause damages to neighboring properties which would be difficult to ascertain or quantify. Accordingly, without limiting any remedies that may be available with respect to any violation by the owner or legal representative of the criteria described above. Owner or legal representative hereby consents to the issuance of a temporary restraining order, preliminary injunction and permanent injunction, without bond, by TKPOA to restrain any violation of the CC&Rs and/or rules and regulations. Owner agrees that the deposit posted by him/her may be used to defray any and all costs incurred by TKPOA in enforcing said rules and regulations, including, but not limited to, attorney's fees and costs of suit.

\_\_\_\_\_  
Owner's Signature (required)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Legal Representative's Signature  
(if applicable)

\_\_\_\_\_  
Date

Property Address \_\_\_\_\_, South Lake Tahoe, CA

## **SAMPLE BOAT DOCK/OWP/RAMP SITE PLAN**

Complete a site plan for your property and attach it to the application. Use the following diagram as a guide.

Check off list for your plan drawing:

- Property Address
- Property Lines of lot
- Water levels, high and low
- Dimensions of dock, ramp, OWP
- Dimensions from dock, OWP to adjacent property
- Approximate locations of adjacent docks
- Elevation view of dock
- Electric and lighting

Example of drawing

BOAT DOCK/OWP/RAMP SITE PLAN FOR  

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So. Lake Tahoe

\_\_\_\_\_  
Owner's Signature (required)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Legal Representative's Signature  
(if applicable)

\_\_\_\_\_  
Date