Water-Front Structures – Procedures

Working together to keep Hot Springs Village beautiful, the Architectural Control Committee (A.C.C.) and Community overall appreciate that any water-front structures are aesthetically pleasing and within the procedure.

All water-front structures including Boat Docks, Boat Slips, Swim Docks, Wharfs, etc. require a Water-Front Structure permit as well as an Electrical Permit unless waived by the Permitting and Inspections Department. All Boat Docks require an approved pilings method.

Permits are valid for (6) six-months from the date of issue. There will be a re-filing free for expired permits.

It is the responsibility of the owner and/or contractor to request inspections, call 501.922.5562.

Water-Front Structure Checklist:

1. Application
2. Drawing
3. Survey
4. Roof type and color (when applicable)

General Requirements:

1. A site visit by the A.C.C. to approve the location of all water-front structures will be conducted.
2. A current survey detailing the location of the structure at the shoreline (scale 1”=20’) must be provided.
3. Arkansas State Statute requires all Boat Docks with electrical wiring to post signage similar to one of the options below:
   a. One complete sign: “Electrical Shock Hazard Risk: Swim at Your Own Risk”
   b. Two attached signs: “Warning Electrical Shock Hazard” and “Swim at Your Own Risk”
   c. One sign facing land and one facing the water. Above signage under control of Lakes Committee.

The minimum wire size in Hot Springs Village is 12 gauge. All electrical work is required to meet or exceed the Arkansas Adopted National Electrical Code and installed by an Arkansas Licensed Electrician, licensed journeyman or apprentice electrician.

Restrictions:

1. Only one (1) water-front structure is permitted per lake front lot unless there is written authorization from the A.C.C.
2. No water-front structures are allowed on common property.
3. Water-front structures must be twenty (20) feet from the side property lines unless granted a variance by A.C.C. This dimension is determined by extending the property line out into the lake, maintaining the twenty (20) feet all along the extension; (exception: Boat Slips).

4. **Boat Dock Extension**: Boat Docks can be extended out into the lake a maximum of thirty (30) feet from the shoreline or seawall; (twenty-eight (28) feet of decking and two (2) feet of roof overhang), and the Boat Dock may not interfere with access to existing docks in the area.

5. **Congested Coves**: All Boat Dock locations must be established with consideration for present and future property owners, and as directed by the A.C.C. The maximum extension for Boat Docks, Boat Slips and/or Swim Docks parallel to the shoreline is twenty (20) feet from the shoreline into the lake. In the case of restricted water, such as coves, the maximum extension is twenty (20) feet or 33.3% of the width of the water, whichever is less. A minimum of twenty-five (25) feet of water must be maintained at all times between Boat Docks on opposite shores; any deviation from this dimension will require a request for a variance from the A.C.C. Considering the mandatory clearances, it may be necessary to build a Boat Slip instead of a Boat Dock.

6. **Boat Slips**: All Boat Slips can be cut into the shoreline but must maintain fifteen (15) feet from the side property lines. If the Boat Slip structure is extended into the lake beyond the shoreline the fifteen (15) foot dimension shall be measured from the property line out into the lake; any deviation from the dimension will require a request for a variance from the A.C.C.

**Floating Boat and/or Swim Docks:**

1. The design of all floating Boat Docks must allow for the rise and fall of lake levels or draw down.
2. The design of a new or modified Boat or Swim Dock must incorporate an encapsulated polyethylene shell or an approval equal.

*Modifications of a Boat or Swim Dock defined:*

- Any additions or changes to the existing dock size, configuration or location.
- Any changes or repairs to the existing foam flotation system, including the dock structural elements attached to the system.
- Any changes or additions to roof coverings and their associated structural elements.
- Any changes or additions to dock accessories, including manual or electrical boat lift systems.
- Occurrence of visible deterioration and/or breaking up of the existing foam floatation system which could result in environmental contamination of the lake.

3. If a Boat Dock is moved from one lot to another, the floatation must be replaced with an encapsulated polyethylene shell or an approved equal.

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Dock Roof Coverings:

1. Flat decks for use as sun decks, party decks and/or any other occupancy over Boat Docks, Boat Slips and/or Swim Docks are not permitted.
2. All roof coverings shall be of a shape, construction type and color, and, built of materials compatible with the natural environment of the area and in conformance with its residential character. Colored roofs are permitted in earth tones only. Shiny Galvanized materials are not permitted.

Boat Docks in Townhouse Areas:

1. One (1) Boat Dock is allowed for each Townhouse unit that fronts on the lake. ACC will determine if the Townhouse is lakefront and/or if the Boat Dock should be consolidated into one (1) dock with multiple slips.
2. Boat Docks are to be located directly in front of the individual Townhouse unit and kept, if possible, twenty (20) feet from the side property lines.
3. The owner of the Townhouse unit is also the owner of the Boat Dock; ownership passes with the transfer of the Townhouse unit unless so specified in writing.

Variances: For structures only a thirty (30) day notice will be given to anyone within one hundred and fifty (150) feet around the project before the A.C.C. will give approval or denial. The notice requirement will be at the discretion of the A.C.C.

Disclaimer: No warranty is made or implied to any individual property owner that the actions of the A.C.C. in the approval process to obtain a HSV Permit is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

Administration Fines: Fines will be imposed by the Hot Springs Village Community POA for failure to obtain the proper permit (prior to any work being performed) of $150.00 for any single incident infraction with a $25.00 per day fine for ongoing infractions.

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