



# *Waterford on Lake Travis*

**Property Owner's Association Architecture Committee**

## **BOAT DOCK SPECIFICATIONS AS OF OCTOBER 12, 2010**

**(This document supersedes all previous dock specifications)**

This specification is to insure uniformity of all boat docks in the Waterford community and to clarify design requirements for all approved dock builders resulting in complete understanding of what is required. In addition to the following standards the boat dock must also meet any and all LCRA requirements and restrictions. It is up to the home owner having the dock built to contact the LCRA and obtain and comply with their standards and restrictions.

An ARC permit is required for a boat dock in Waterford. A permit application fee of \$300.00 must accompany the permit application **before** construction can begin. Make checks payable to "Waterford POA".

Prior to starting construction, complete plans are to be submitted to the Waterford ARC for approval. Three (3) sets are required. These plans should clearly denote all "optional additions" and compliance with all of the requirements of Waterford ARC **AND** LCRA. After the plans are approved, construction can begin. Following completion of construction and **before** delivery of the dock to the home site, a final inspection is required by the ARC. After final inspection and approval by the Waterford ARC, a portion of the application fee (potentially as much as \$200.00) may be refunded to the home/dock owner. After initial construction/approval, any subsequent additions/changes must be approved prior to implementation.

A list of dock builders which has been approved for Waterford docks can be obtained from the ARC.

Following are the Waterford requirements:

### i. Flotation

- A. All flotation will be fully encapsulated.
- B. Under full loading of dock, 30% of flotation will be above the water line.
- C. Support steel resting on flotation devices whether channel iron, I-Beam or truss is to be shielded from view on exterior sides by Trex 1" x 6" skirting.



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### **2. Roof Support Columns**

- A. All roof support columns to be 4" x 4" square tube as well as headers tying the columns together in the roof area.
- B. All roof support steel and columns to be painted Forest Green.

### **Boat Dock Specifications (continued)**

### **3. Roofs**

- A. A 5/12" pitch hipped on all four (4) sides is required.
- B. Roof material will be R-Panel roof tin, painted Forest Green.
- C. A 12" R-Panel fascia painted Forest Green is required.
- D. Bottom of fascia to must not be less than 10 ft. off the water.
- E. The cupola is to be made of fiberglass and must be off white in color. The dimensions required are shown on Drawing Nos. CU350404 and CU3504045 attached.
- F. Any upper decks must be recessed into the hip so the roof line is revealed from all sides.
- G. No uncovered slips for boats are allowed. Uncovered lifts for floats for jet skis are allowed.
- H. 16" roof overhangs are required on all four (4) sides as measured from the fascia to the roof support columns. The roof support columns outside face is to be even with the outside of the steel supporting the dock on the floatation.

### **4. Ceilings**

- A. The color of the ceilings (if painted) must match the dock color specifications.
- B. No wood material can be used on ceilings or ceiling support members.

### **5. Decks**

- A. All decks will be constructed of Trex 1" x 6" or stained cement panels.
- B. No wood decking is allowed.
- C. All deck edges are to be hidden by an approved ARC boat bumper extension in a light tan color. 90 degree corners are to be covered by a suitable 90 degree bumper.



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- D. Stainless steel or coated screws are to be used to attach Trex 1" x6" panels to the dock frame. Concrete panels are to be supported by panel frames.

### 6. Electrical

- A. All electrical must meet N.E.C. codes.
- B. All docks must have marker lighting as per L.C.R.A. specifications.

### **Boat Dock Specifications (continued)**

### 7. Colors

- A. All decks are to be light tan or grey in color.
- B. All skirting is to be light tan or grey in color.
- C. All bumper material is to be light tan in color. 90 degree bumper corners can be tan, white or black.
- D. Roof columns must be Forest Green in color.
- E. Roof tin must be Forest Green in color.
- F. Exposed roof structure must be Forest Green in color.
- G. Cupola must be an off white in color.
- H. Remote controlled covers for boats or jet skies must be Forest Green in color.
- I. Storage cabinet(s), if used, must be either off white, tan or gray in color.

### 8. Optional Additions to Boat Docks

- A. Boat lifts.
- B. Jet ski lifts or floats.
- C. Underwater lights
- D. Upper or lower storage.
- E. Upper decks.
- F. Diving boards.
- G. Slides.



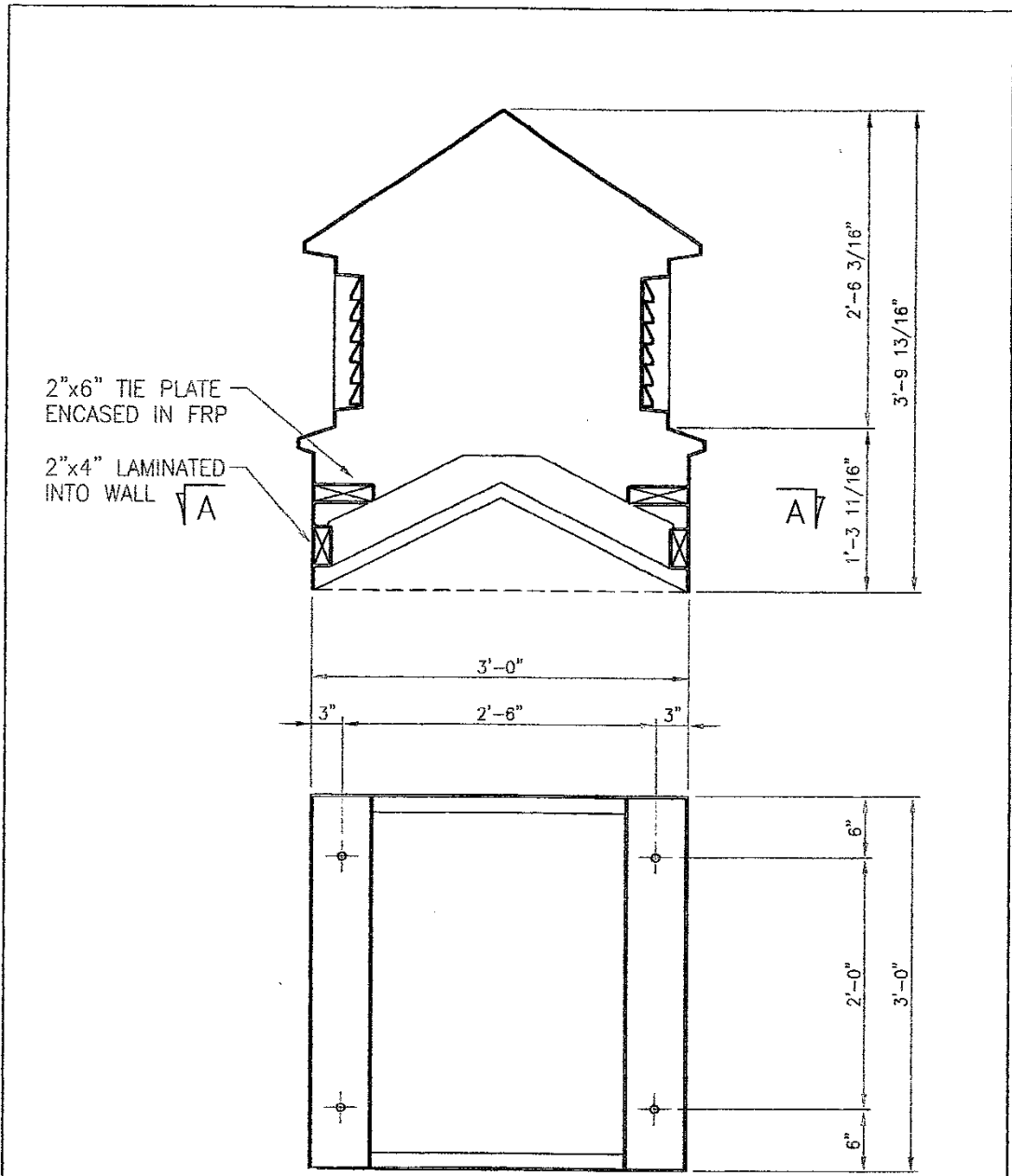
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- H. Trapeze frame.
- I. Swim ladder(s).
- J. Swim chair(s).
- K. Ceilings
- L. Cleats
- M. Column bumpers.
- N. Automatic spray systems for spiders
- O. Remote controlled cover for jet ski(s).
- P. Remote controlled cover for boat(s).
- Q. Water pump(s) must be screened from view.

Please call a member of the Waterford ARC with any questions.

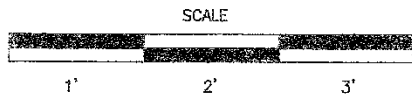
**NO PERMITS WILL BE ISSUED TO A DOCK BUILDER THAT IS NOT ON THE WATERFORD APPROVED DOCK BUILDER LIST.**



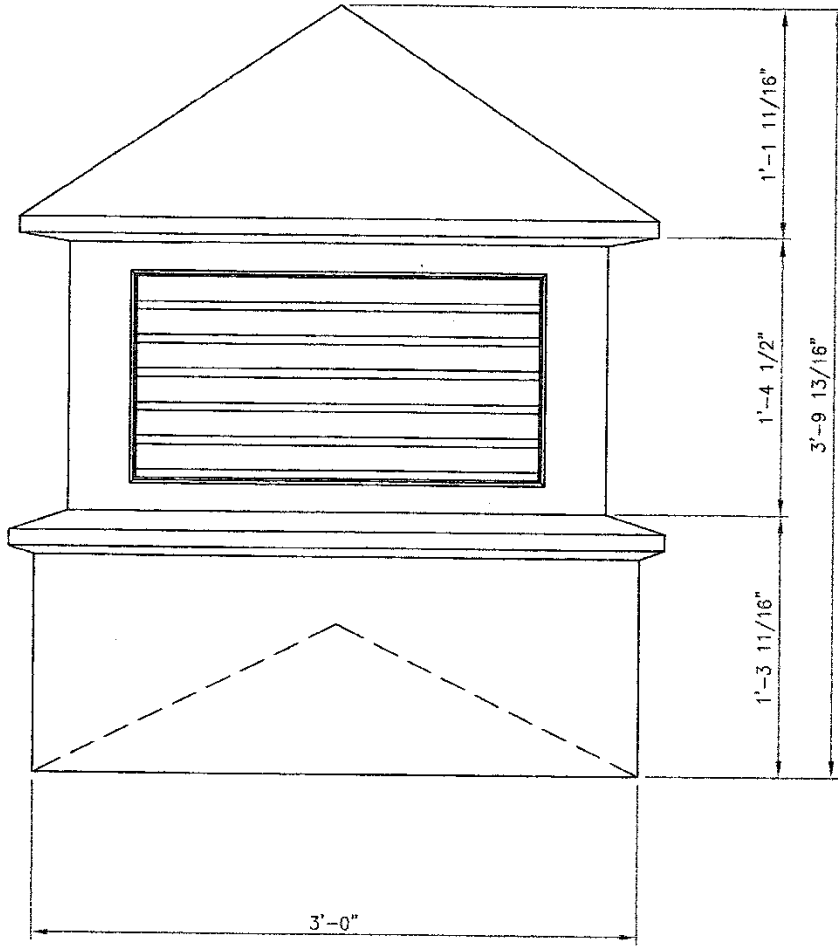
2"x6" TIE PLATE  
ENCASED IN FRP

2"x4" LAMINATED  
INTO WALL

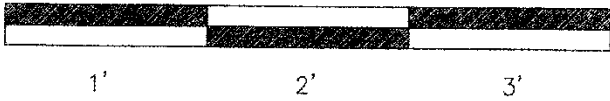
SECTION 'A-A'



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