

Hampton Cove Owners Association
Seawall Specifications Approved August 21, 2006

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Article VI Section 10 Architectural Standards is hereby amended to include the following regarding the erection of Seawalls in and along the lakes and common properties of the Association. This amendment is in addition to the existing Section and in no way restricts the application of all its provisions.

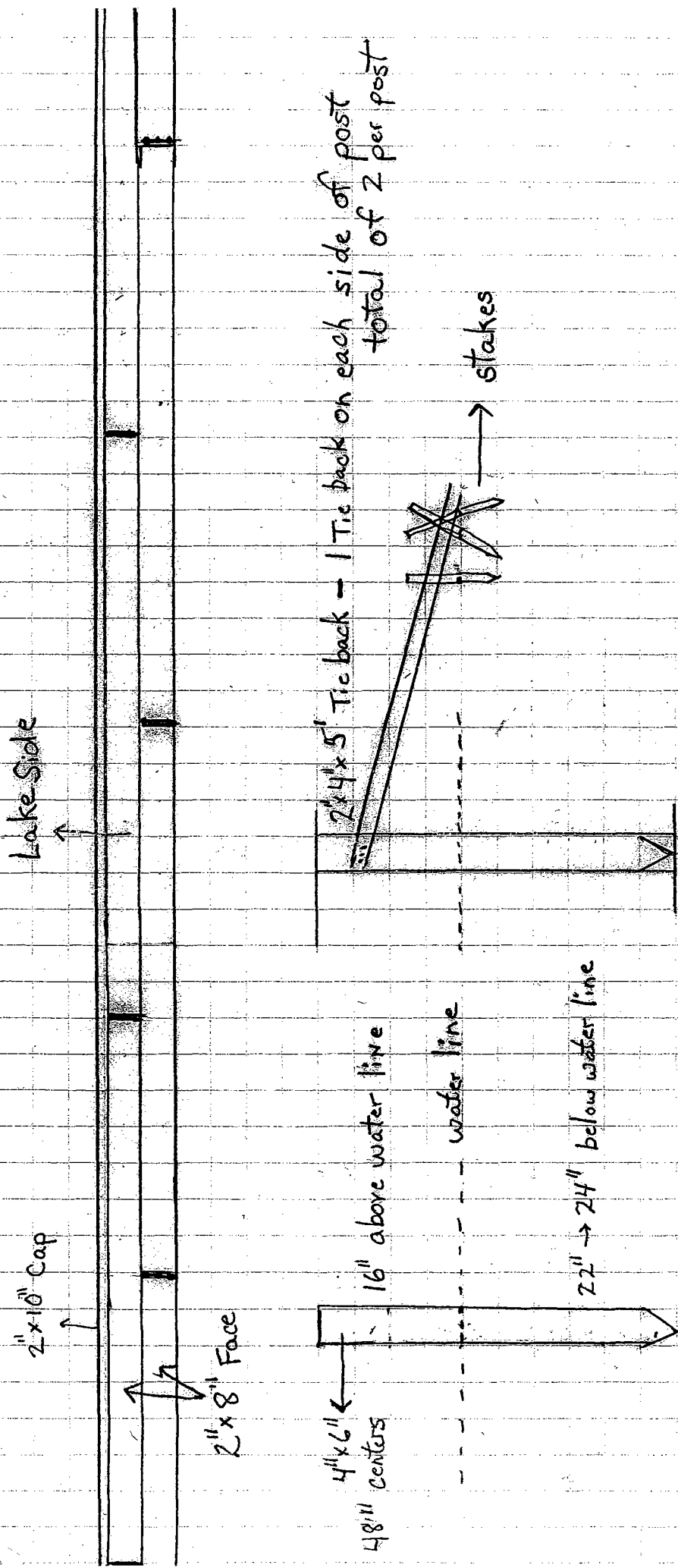
The following paragraphs define the elements to be considered for the approval of the construction of a Seawall by an adjoining lake lot property.

- a. Approval of the erection of a seawall by the applicant does not convey any exclusive rights to the structure, beyond that of any member of the Hampton Cove Owners Association.
- b. **Permits responsibility:** The applicant applying property owner assumes and indemnifies the Association, its members, directors, employees and its agents damages that may be incurred by the applicant not having secured and complied with all applicable laws and regulations of the governments of Federal, State and Local jurisdictions.
- c. **Lake Preservation and Environmental Requirements:** The preservation of lake liners should be a major consideration in the placement of piles and posts. Piles, posts and bracing should be driven in lieu of digging up and unnecessarily damaging the liner. If liners are present,, boots should be applied around the base of driven posts. All materials used in the construction shall be environmentally safe for persons and wildlife.

Seawall Appearance: The exterior facing of the completed seawall shall have a minimum of 2 X 8 facing applied to, the front (facing the water) and a top cap of 2 X 10. The front facing shall extend into the water to the lake bottom. Normal pool lake elevation, as determined

by the elevation of the lake's standpipe opening, shall be the reference for the height of the Seawall. The height of the completed seawall should be approximately 13 inches above the normal pool elevation. Where sidewalks are present, the finished height of the Seawall shall be no higher than the sidewalk surface. All exposed material shall be stained no later than three to six months after completion of the seawall. The stain color shall be Sherwin Williams Harbor Mist (SW 3541) or equivalent.

- e. **Construction of Seawall:** The seawall shall be constructed with sufficient strength & bracing to maintain its vertical alignment to assure continued aesthetically appealing appearance. All lumber used in construction of the seawall shall be pressure treated. The seawall shall be anchored per Southern Building Code Section 1609.1.2 1997 Ed. and subsequent re-issues thereof. "Stability, Anchorage shall be to resist excess overturning, uplift and sliding forces." Anchorage shall be no more than 8ft on center. All fasteners shall be a minimum of #10 stainless steel screws. Encroachment into the lake pool is not permitted
- f. **Backfill and surface elevations:** The Seawall shall have backfill to equalize forces with a minimum of 6 inches of Number 2 rock with a graduated fill of gravel, and then finished out with top soil, then sod. This will allow for the drainage of water. Care should be taken to insure that the fill between the sidewalk and the seawall does not impair the proper drainage of the sidewalk; generally, the fill at the sidewalk should be 2 inches below the sidewalk surface and sloped to drain to the lake.
- g. Where there is an existing seawall that does not match the finished height stipulated herein, the new seawall will be tapered on the top to match the top surface. The matching top shall slope 36 inches to minimize the visible mismatch.
- h. Maintenance of the seawall will be the responsibility of the building lake lot homeowner and subsequent owners of the lake lot homeowners. This shall not limit self-help provisions granted the Hampton Cove Owners Association in other portions of the covenants, should corrective action be deemed necessary.
- i. Title to the Seawall erected upon Hampton Cove Owners Association common property will remain with the Association and the continued use or the removal of the same will be at the discretion of the Hampton Cove Owners Association, with notice to the current lake lot owner responsible for maintenance.



- Seawall should be 8' from Lakeside edge of walkway
- Seawall should follow the embankment as close as possible
- When adjoining a culvert homeowner may request an 8'x12' sitting area similar to the one behind the residence at 3024 Lake Hampton.

Not to scale