



Memo

To: District Personnel
From: David I. Weidman
CC:
Date: 8/19/2014
Re: Guidance Memo Regarding Issuing Simultaneous Building and Pier/Boathouse Permits

It has come to the District's attention that substantial cost savings may sometimes be realized by lessees who are wanting to build both a house and a boathouse/pier if that construction can be accomplished at the same time.

This necessitates that a pier/boathouse permit be issued that would run counter to the requirement of the District's Rules and Regulations, more specifically Article 14.16 Piers and Boathouses. "A boathouse may not be the primary structure on a lot and shall only be constructed on a lot containing an existing single family residence." This rule is meant to prohibit a pier/boathouse from being on a District lot without a house, to maintain the intent of a Lake Cypress Springs single family lot.

The District has determined that lessees may request and get approved a variance to the 14.16 requirement that will allow either a building and a pier/boathouse permit to be issued together or for a pier/boathouse permit to be issued to a lessee that has a currently issued building permit.

The lessee will also execute an addendum to the permits that both structures, building and pier/boathouse, will be complete before the building permit expires and before either permit will be finalized.

Per Article 14.8 "Failure to complete any construction, improvement or replacement prior to the expiration of the applicable permit shall constitute a default under these Rules, which shall entitle the District, in addition to any other rights and remedies it may have hereunder, at law or in equity, to forced removal of any incomplete structures or improvements at the Lessee's sole expense."

The District will terminate the lease and remove the structures in violation.