

**Regulations For Structures Built On Lake Bob Sandlin**  
**Approved and Adopted by the Board-Effective January 1, 2016. Revised December 12, 2022**

**Water Level.** The water level in the lake will not be constant. Lake Bob Sandlin is a water supply and conservation project. While it is the desire of the Titus County Fresh Water Supply District No. 1 (District) to keep the lake as full as possible, the level of the water will vary, depending on the amount of water used from the lake, evaporation rates, amounts of rainfall and runoff upstream, and other factors. The District will not credit, pro-rate, refund, or provide any form of compensation for the inability of Permittee to utilize permitted structures.

**Boathouse and Piers**

1. The privilege of installing a structure on the lake is not an inherent right with the control or ownership of waterfront property. If a structure is permitted for construction, it is to be used responsibly and should not contribute to domestic wastes, especially human waste, entering the lake.
2. The District exercises the right to grant or deny structure permits and any modifications to structures as deemed appropriate at the sole discretion of the District.
3. The District may permit no more than one boathouse and one pier on any one shoreline lot with a minimum of 100 feet of shoreline. A minimum of 25 feet of shoreline is required for a pier and 50 feet of shoreline is required for a boathouse. Structures shall not be built within 5 feet from the property line, which is determined by projecting an imaginary line along the same alignment as the existing lot line into the lake. Adjoining lots owned by 1 owner may build 1 structure per lot unless the lots have been joined in a manner prohibiting the separation of the lots.
4. Construction plans, including floor plan, elevation plan and walkway, must be submitted with the permit application, along with the permit fee, and approved by the District prior to any work being done. A visual inspection will be required prior to approval. A permit/placard must be obtained and placed in plain view from the lake and kept there until all work is completed. Permits are to be obtained before repairs are made to structures.
5. All structures built adjacent to one lot may not exceed an aggregate total of 2,800 square feet. The footprint of a boathouse, including boat slip(s) and deck area, may not exceed 2,400 square feet. Additional square footage will be allowed for a walkway to the structure provided the walkway does not exceed 8 feet in width. The footprint of a pier may not exceed 400 square feet. Additional square footage will be allowed for a walkway to the structure provided the walkway does not exceed 8 feet in width. Neither temporary nor permanent living will be allowed on any structure.
6. Boathouses or piers are permitted to have a covered second story, providing no portion of the second story is enclosed in any way. This means that a boathouse or pier may have a roof covering a second story, but that second story will not be allowed to have walls enclosing the structure. The roof of a structure shall be a flat top or have a maximum of 5 in 12 pitch.
7. Outer walls may be used to protect lifted boats from the weather so long as the bottom of the wall is not lower than 4 feet below the roof edge or 4 feet above the floor. The District will allow fully enclosed storage area, not to exceed 100 square feet floor space, with one dimension of the enclosure not to exceed 6 feet.
8. Lakefront property owners should be aware that the District may, at its discretion, remove the un-permitted structure/portion if you build a new structure, or add on to an existing structure without first obtaining a permit and a fee of \$250.00 payable to the District may be imposed in addition to a possible written citation and/or removal of structure. Make sure all permits are obtained.

**Permit Guidelines**

1. The permit will become invalid if the project, including plans and specifications of the approved permit, is altered or deviated from in any substantive manner without prior authorization from the District. The Applicant will remove all unauthorized modifications or deviations and the shoreline will be restored to its original condition at the Applicant's expense.
2. All construction permits will expire 90 days from issuance. If construction is not completed within the 90 days the contractor or property owner will contact the District by phone at 903-572-1844 or email [nferro@tcfreshwater.com](mailto:nferro@tcfreshwater.com) or [lrodgers@tcfreshwater.com](mailto:lrodgers@tcfreshwater.com) to request one extension of an additional 90 days. No more than one extension may be granted. (If additional time is required, requests will be considered on a case-by-case basis.)
3. Once constructed, the construction permits become a renewable annual permit. Failure to keep appropriate fees paid each year may result in the structure being removed from Lake Bob Sandlin at the expense of the owner. In the event an annual fee is not kept current, the District will notify the owner and allow 60 days to bring fees current before further action is taken.
  - Structures built with more than 1 walkway will be assessed an annual fee for the waters that are enclosed within those walkways.
  - An annual fee will be assessed on the entire structure built over the waters of the lake regardless of property lines or pool elevation.

**Inspections**

1. The District may inspect the structure on a periodic basis during construction to ensure compliance with all rules, regulations and guidelines. After all construction is completed it shall be the duty of the contractor, his designee or the property owner to contact the District by phone at 903-572-1844 or email [nferro@tcfreshwater.com](mailto:nferro@tcfreshwater.com) or [lrodgers@tcfreshwater.com](mailto:lrodgers@tcfreshwater.com) for final inspection of the structure.
2. The District reserves the right to perform an inspection of this structure for compliance at any time, during or after construction.

**Plumbing and Electrical**

1. Toilets, showers, sinks, faucets, or any similar plumbing fixtures in an enclosed area will not be allowed to be installed on structures over the waters of Lake Bob Sandlin. Exterior exposed plumbing (sinks and faucets) will be permitted.
2. The electrical services shall be installed in accordance with the National Electric Code as amended and revised. The District performs cursory electrical inspections for general compliance only. The property owner is advised to have a licensed electrician, electrical inspector, or other professional with expertise in electrical installations to inspect all electrical components to ensure that the installation meets all requirements specified in the National Electric Code.

**Safety and General Repair**

1. The distance the entire structure is allowed to extend into the lake shall not exceed 75 feet measured from the water line; that is, elevation of 337.50' MSL. The District, at its discretion, may allow such facilities to extend onto the reservoir to a maximum total length of not more than 150 feet perpendicular to water line; that is, elevation of 337.50' MSL, and will be determined by the Executive Director or their designee.
2. No structure may be situated in a manner that interferes or obstructs access to other permitted structures or neighboring properties or that may be a safety hazard as determined by the District.
3. It is recommended that the property owner install the 911 property address with 4 inch reflective numbers and letters on the structure that are visible from the lake.
4. Safety lights (wired, battery or solar) shall be installed on the lake end of all structures. Additional lights shall be installed at 50 feet intervals if structure extends more than 50 feet into the lake or at least half the distance between shore and lake.
5. A maximum of 30 gallons of fuel may be stored on the structure in D.O.T. approved containers as long as doing so does not create a potential health or environmental hazard. Storage of pesticides, herbicides, fertilizers or other poisonous substances over the waters of Lake Bob Sandlin is strictly prohibited.
6. Insecticide misters are not to be installed on structures over the lake.
7. All piers, boathouses, or other like structures must be kept in a safe condition and be kept in good repair. Owners of unsafe or rundown structures will be given 90 days to make necessary repairs, as determined by the District.
8. Structures may be required to be removed or modified if, in the opinion of the District, they constitute a hazard to navigation, public health, safety, welfare, or a hazard to anyone occupying or utilizing the lake or structure.

**Dredging**

1. All dredging in Lake Bob Sandlin (including that associated with retaining walls, shoreline leveling and/or contouring, and boat ramp construction) shall be performed in accordance with rules and guidelines established by the U.S. Army Corps of Engineers. All dredging requires a dredging permit from the District (including those projects where no permit or notice is required by the Corps of Engineers). If a dredging permit is issued from the District, dredging will be allowed only under the footprint of the structure or for backfill of retaining wall.
2. Acceptable erosion control measures must be utilized throughout the construction period (i.e. containment, silt screens, other physical structures to minimize the amount of sediment entering the reservoir).
3. Retaining walls may be constructed along your property line. If an eroded area along the shoreline is approved by the District to be reclaimed, not to exceed 50 cubic yards of the backfill material may also be reclaimed from the reservoir. Any material used to backfill must be pre-approved by the District. Soil testing may be required at property owner's expense.
4. If more than 50 cubic yards of nontoxic dredged or fill material (native soil, concrete, sand, gravel or rock) are to be discharged below elevation of 337.50' MSL in the construction of the requested structure, Permittee must obtain a Department of the Army permit for such structure from the U.S. Army Corps of Engineers.

**Exceptions and Variances**

1. Existing structures that were built prior to these revisions of the rules and regulations and that were built in compliance with the approved permit that was issued upon construction, and are still in compliance, may remain in the lake without modifications at the discretion of the District. Those structures with un-permitted modifications or additions which make them no longer compliant with their approved permit will be addressed on a case-by-case basis by the District to bring the structure into compliance with these revised rules and regulations.
2. Any variance to the rules and regulations stated in this document must be brought before the Board for consideration and ruling. Applicable fee will apply.
3. Violations to any of the above District rules and regulations will result in appropriate penalties in accordance with Federal, State and local laws.
4. Variance fee will apply.