

CORDRY-SWEETWATER CONSERVANCY DISTRICT

RESOLUTION NO. 2025 - 5

RESOLUTION AMENDING RESOLUTION NO. 2008-15

WHEREAS, the Cordry-Sweetwater Conservancy District ("District") is an Indiana Conservancy District organized and operating pursuant to I.C.14-33; and,

WHEREAS, the affairs of CSCD are managed by a Board of Directors ("Board") pursuant to I.C.14-33-5-20; and,

WHEREAS, Resolution No. 2008-15 places certain restrictions on the size of docks constructed adjacent to unimproved lots and prohibits the construction of boat houses and party-decks adjacent to unimproved lots; and,

WHEREAS, Resolution No. 2009-5, Article 4, Section 4.2.1.11, prohibits the construction of boat shelters on lots without a dwelling; and,

WHEREAS, the Board now determines that it is unreasonable and not in the best interest of the District to regulate the size of docks constructed adjacent to unimproved lots any differently than docks constructed adjacent to improved lots, and to prohibit the construction of boat houses and party-decks on unimproved lots.

NOW BE IT THEREFORE RESOLVED by the Board of Directors of the Cordry-Sweetwater Conservancy District that:

1. Resolution No. 2008-15 is amended as follows:

The following language shall be deleted:

"THEREFORE, BE IT RESOLVED, that the Board of Directors of Cordry Sweetwater Conservancy District hereby adopts this revision to the CSCD Building Rules and Regulations, Rule V. Section M. – 4, to include "Undeveloped lots may only have a single plane, square or rectangular dock not to exceed 100 square feet in size.

AND BE IT FURTHER RESOLVED, In congruence with Covenant #1, no "building structure" may be constructed, placed, or located on an undeveloped lot until and unless a dwelling in compliance with Covenant #1 is located on the lot or an adjacent lot owned by the same person or persons. If the building structure is constructed, placed, or located on the lot adjacent to the dwelling-improved lot and the ownership of that lot and the adjacent-improved lot subsequently becomes dissimilar in any way, the building structure located on the lot not containing the dwelling shall become a nonconforming building structure in violation of Covenant #1 and must be removed.

(A “building structure” is a structure which contains or includes a roof over any part of the structure. The term includes, but is *not* limited to, sheds, shacks, garages, boat houses, and party-decks, any part of which is constructed, placed, or located on a lot. The term does *not* include a structure that is only temporarily located on a lot and which can quickly and easily be removed without damage to the subject real estate (for example, camping trailers). A roofed-structure that is allowed to remain on a lot indefinitely will not be deemed to qualify for the foregoing exclusion, whether or not the structure can quickly and easily be removed without damage to the subject real estate).

In addition, and apart from Covenant #1, no non-building structure (for example, fences, steps, decks, retaining walls) may be constructed, placed, or located on an undeveloped lot without an approved motion of the Building Control Commission, except that such motion approval shall not be required for picnic tables and other similar temporary structures that can quickly and easily be removed without damage to the subject real estate;”

AND IN LIEU THEREOF, INSERT THE FOLLOWING:

“AND BE IT FURTHER RESOLVED, In congruence with Covenant #1, no “building structure” may be constructed, placed, or located on an undeveloped lot until and unless a dwelling in compliance with Covenant #1 is located on the lot or an adjacent lot owned by the same person or persons. If the building structure is constructed, placed, or located on the lot adjacent to the dwelling-improved lot and the ownership of that lot and the adjacent-improved lot subsequently becomes dissimilar in any way, the building structure located on the lot not containing the dwelling shall become a nonconforming building structure in violation of Covenant #1 and must be removed.

“(A “building structure” is a structure which contains or includes a roof over any part of the structure. The term includes, but is *not* limited to, sheds, shacks, and garages, any part of which is constructed, placed, or located on a lot. The term does not include boat houses or party-decks, nor a structure that is only temporarily located on a lot and which can quickly and easily be removed without damage to the subject real estate (for example, camping trailers). A roofed-structure that is allowed to remain on a lot indefinitely will not be deemed to qualify for the foregoing exclusion, whether or not the structure can quickly and easily be removed without damage to the subject real estate).

In addition, and apart from Covenant #1, no non-building structure (for example, fences, steps, decks, retaining walls) may be constructed, placed, or located on an undeveloped lot without an

approved motion of the Building Control Commission, except that such motion approval shall not be required for picnic tables and other similar temporary structures that can quickly and easily be removed without damage to the subject real estate;"

2. Delete Resolution No. 2009-5, Article 4, Section 4.2.1.11, in its entirety.
3. Except as amended herein, Resolution No. 2008-15 and Resolution No. 2009-5 shall remain in full force and effect.
4. This Resolution shall be in full force and effect from and after its passage.

Adopted this 20th day of May 2025.


CORDRY-SWEETWATER CONSERVANCY
DISTRICT BOARD OF DIRECTORS




Michael Leavitt, Chairman




Ted Adolay, Secretary



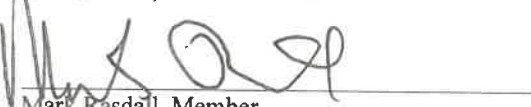
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Randy Brumfield, Member



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