

## Guidelines for building at Indian Lake

Once you own a lot at Indian Lake, you may want to put a structure there. These guidelines are based on the current Indian Lake restrictions, which can be found on the website [www.indianlakeowners.net](http://www.indianlakeowners.net) under “documents.”

1. **Contact** - Call the Indian Lake Office (512) 237-8500 and provide your contact information -- this may have happened already if you utilized a title company in the purchase of your lot.
2. **Lot Survey** - You will need a survey, which may have come from the previous owner. The survey document will be the basis for the placement of buildings, septic systems and other items. The survey (and scale drawings on it) of what you are adding to the lot will be necessary to get permits from Bastrop County and Indian Lake.
3. **Restrictions and Rules** - follow these for planning your home and septic system
  - Structural setbacks from property lines:
    - 5' from side lines (or 10' if utility easements are included)
    - 10' from rear property line
    - 20' from street side **property line** (note that this is not 20' from the road as the county has a 10' easement along all county roads in the subdivision, so it would be 30' from the road)
  - In Section 3, only site-built homes allowed, no mobile homes (see GIS map on [www.indianlakeowners.net](http://www.indianlakeowners.net))
  - Minimum square footage of any home is 550 sq.ft. (excluding porches, garages, carports)
  - Must be built of new material
  - Mobile homes no more than 5 years old
  - Exterior finished within 6 months of permit issuance
  - All homes and mobile homes skirted within 90 days of construction finish or mobile home placement.

### 4. Permitting Process

- Bastrop County Permits
  - Bastrop County requires a permit for any building 25 sq. ft. or larger
  - You will need to apply for permits from Bastrop County for construction, septic system, driveway and 911 address (<https://www.co.bastrop.tx.us/page/ds.home>)
  - Bastrop County will require your deed, a copy of the survey with your layout for the home, septic and driveway, and payment of appropriate fees to obtain permits
  - Bastrop County permits are required for:
    - Construction or mobile home placement
    - Septic system, with qualified septic installer maintenance plan
    - Driveway - The county will determine the size of culvert that must be in place before the driveway material you choose is laid
    - 911 street address permit - a proper street number is required once improvements are started
- Indian Lake Permits
  - As you are working with Bastrop County on the development permits, provide all of the same documentation to the Indian Lake Architectural Control Committee, so we can begin reviewing in parallel
    - Indian Lake Development permit application is available on the Indian Lake website [www.indianlakeowners.net](http://www.indianlakeowners.net) under “documents.”
    - You must email the documents listed below to the Architectural Control Committee at [christophercrobbins@gmail.com](mailto:christophercrobbins@gmail.com).
      - Completed Indian Lake application
      - Permits issued by Bastrop County
      - All documents that were provided to Bastrop County

- You must receive a permit from the Indian Lake Architectural Control Committee before any work is started on your property.
- Work must begin within 8 months of the approval or another application must be completed.
- Mail the \$150 Indian Lake permit fee, payable to the “Indian Lake Owners Association,” to John Keller, Treasurer, at Indian Lake Owners Association, P.O. Box 808, Smithville, TX 78957

## **5. Questions**

- If you have questions about this process or need additional help, please call/text Christopher Robbins of the Architectural Control Committee at (512) 695-3740 or email at [christophercrobbins@gmail.com](mailto:christophercrobbins@gmail.com).