

## Guidelines for Improvements 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. Sometimes this will come from the previous owner when you purchase your lot. The survey document will be the basis for the placement of structures, 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 rules for planning improvements to your lot
  - 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.

- All homes at Indian Lake are for “single-family use only” which is defined as
  - No renting out individual rooms to unrelated people (e.g., like a boarding house)
  - No operating a business that involves clients, employees, or foot traffic from the home
  - No multi-family use, such as dividing the home into separate units for different families

#### **4. Permitting Process**

- Bastrop County Permits
  - Bastrop County requires a permit for any structure 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:
    - Structures (mobile home, custom built home, shed)
      - You will need to apply for a Bastrop County permit
      - If you are placing a mobile home on your lot, you will need to provide documentation showing the age of the mobile home, the floor plan, an elevation, and a list of materials that will be used on the exterior. The mobile home support structure and piers will need to be covered with skirting.
    - Septic System
      - You will need to apply for a Bastrop County permit
      - If you are installing a new system, or utilizing an existing system, Indian Lake requires documentation from a septic engineer that

shows the layout of the system (tank, drip field or sprayer locations and arcs) on the survey of the lot that includes setbacks and easements, analysis and approval of the current underground tank, and an approval that the design of the distribution system is appropriate for the size of the mobile home you are placing on the lot.

- You will need to work with a qualified septic installer and purchase an annual septic maintenance plan
- Driveway
  - You will need to apply for a Bastrop County permit
  - Placement of a pipe or culvert in the drainage ditch and covering it with gravel / dirt requires a permit
  - The county will determine the size of culvert that must be in place before the driveway material you choose is put down
- 911 Address
  - You will need to apply for a Bastrop County permit
  - Lots are named by the lot numbers until improvements are made to the lot. A street address will be assigned once improvements are started and this address is registered with the county so 911 emergency personnel can locate you.
- As you are working with Bastrop County on the development permits, please provide all of the same documentation to the Indian Lake Architectural Control Committee, so we can begin reviewing in parallel and accelerate the Indian Lake permitting process.

- 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 to get those permits approved.
- 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 Treasurer, Indian Lake Owners Association, P.O. Box 808, Smithville, TX 78957

## **5. Travel Trailers**

- Travel trailers are not intended for permanent residence at Indian Lake.
- You are allowed to live, or have your guests live, in a travel trailer on your lot for only 14 consecutive days.
- Travel trailer waste is not allowed to be connected to your home septic system. Septic tanks for travel trailers will need to be emptied off site, so the trailer will need to be driven elsewhere.

## **6. 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).