



Twin Harbors - Owens Pond North and South Dock Construction

Twin Harbors Homeowners Association (THHA) owns the bottom rights to the north side of south Owens Pond and to the full bottom of North Owens Pond. Since the creation of the Twin Harbors Community, ingress and egress from both ponds has become a controlling depth, thereby limiting the size and type of watercraft able to navigate the ponds.

To maintain the aesthetic views and water quality value of these waterways and to prevent obstruction to navigation in the future as the 'channels' from the mouths continue to change from natural sedimentation, the THHA Board has developed guidelines for docks to be built on the ponds. Any dock permit submitted must fall within these parameters. Exceptions may be considered on a case-by-case basis, and the Board may also determine that a location does not support the full extents listed below based on conditions at the site. All plans must be approved by the THHA Board of Directors prior to submission for a permit.

- 1) On the North and South ponds, docks on properties located within 1,000' of the mouths of the inlets will be limited to short extensions or kayak platforms that will not block future navigational access as water and bottom conditions continue to change. Designs will be considered by location.
- 2) Boat houses are not permitted.
- 3) Docks may extend the minimum distance required to reach 3' MLW, up to a maximum length of 75 feet from shoreline edge to end of dock (to include a T or L).
- 4) L platforms may be a maximum size of 200 SF.
- 5) Docks may be a maximum width of 6' over water and 5' over wetlands/marsh.
- 6) Lights installed on a dock must be shine straight down and be able to be turned off. Unless the dock is in use, lights must be turned off by 9PM.

Plans and designs can be submitted to THHA PO Box 450 Reedville VA 22539. Plans must include the Applicants contact information, contractor information, and contact. A minimum of one month is required for turn-around.