

The Waterfront Strip and Easement

As we know, the Cranberry Bay Homeowners Association (CBHA) owns the Waterfront Strip and its access areas (fire lanes). Over the past 6 years we have had questions about what lot owners can and cannot do. Many of these questions have been sent to the Association attorneys for clarification. This past year the Trustees have had a number of questions and complaints regarding what other lot owners were doing on the Waterfront Strip. So, here are some of the comments that our attorneys have given us. We hope this helps us all to live together better.

1. There are 2 Easement documents for the Village of Buckeye Lake the Easement Documents: the Grant of Easements and the Amended Grant of Easements. The Grant of Easements was written by the Bounds family prior the Village of Buckeye Lake accepting the streets in Cranberry Bay. The Amended Grant of Easements was done to distinguish between the streets owned by the Village and the access areas owned by the Bounds family and conveyed to CBHA as part of the Waterfront Strip.
2. The street names on the Grant of Easement and Amended Grant of Easement documents differ from the names of the streets on today's signs because the Village asked the Cranberry Bay residents to change street names since there were 3 areas in the Village that had numbered streets and it created confusion for 911 calls. The residents of each street made up the name of the street and the Village Council approved each name.
3. Maple Bay and Cranberry Bay have separate Grant of Easements. The two areas are in different townships and were founded at different times. The Grant of Easements names the streets in each area. The people who live in Maple Bay have privileges only in Maple Bay and the residents who live in the Village have privileges only in Cranberry Bay.
4. The Waterfront Strip describes the land along the lake and the access areas that are owned by CBHA. The Grant of Easement allows all of the residents that live in Cranberry Bay or Maple Bay the right to walk on the Waterfront Strip and the access areas. The Grant of Easement is an ambulatory document. It is not a parking area for any type of motorized vehicle nor is it to be used for a golf cart path or for any other motorized vehicles. CBHA has permitted golf carts for the transportation of handicapped people to

and from docks. At such times, the golf cart is not to remain on the Waterfront Strip or its access areas.

5. In the past when the Bounds family owned the Waterfront Strip and our lots, the Bounds family required the people who lived along the Waterfront Strip to mow down to the water. Today CBHA allows residents along the Waterfront Strip and the access areas to continue mowing it to give their yards a uniform look. We have a beautiful waterfront and access areas because these people continue to mow it today.
6. Since the Waterfront Strip is owned by CBHA, none of the lot owners have any more privileges than anyone else. When the land was conveyed to CBHA, all residents were asked to file a Declaration of Encroachment with CBHA. Most residents filed this form declaring the structures that they owned that were on the Waterfront Strip. This permits all who had things, a part of their house, deck, dock, patio to continue to enjoy these amenities.
7. We all live here because we enjoy the Lake and being around water. CBHA has permitted off the water to build patio/docks that extend partially over the water and partially over the land where there is room for people to walk unobstructed on the Waterfront Strip. A good example of this is along Dockside between Nautica Way and Lighthouse Lane the lot owners have an extensive boardwalk where off water and on water have connected their patio/docks.
8. You can walk, sit, stand, and fish from the Waterfront Strip. You cannot block people from moving about freely on the Waterfront Strip.
9. Can we have a party on the Waterfront Strip? Every summer families that live along the Waterfront Strip have parties. No one marks off the Waterfront Strip and tells their friends and family not to cross the line-nor should they. At the same time, people should not have to ask you to move to get to their boats. Keep a walk way clear and party on!
10. At the same time, people who live off the water can sit on their docks and boats as well as along the Waterfront Strip and enjoy the Lake. They cannot share the yards of those who live along the Waterfront Strip. We are not encouraging loud music or loud talk.
11. For community safety, all guests should be accompanied by the lot owner. CBHA Trustees have had complaints about people showing up to fish on the Waterfront claiming to be guests of residents. None of us should have to confront strangers in our front yards. We will ask them to leave if you are

not with them. At the same time, confronting lot owners every time they show up at their docks is harassment and will not be tolerated.

12. For community safety and courtesy, do not offer to let your friends keep their boats in a neighbor's dock. Last summer we had someone pull a boat into one of our lot owner's docks and keep it there for a week. Finally, someone called the dock owner and asked them who these men were that were parking in their drive and walking down and getting on the boat and going fishing every day. The dock owner called ODNR Watercraft and reported the OH numbers. The boat was removed in 24 hours. These guys noticed the empty dock and thought they would park here until they got caught.
13. No fireworks on the Waterfront Strip or on the docks.
14. The Waterfront Strip is not a dog park. If you have your dog with you, keep it on a leash and pick up after it.
15. The Waterfront Strip is not to be used to park boats and trailers for the off season.
16. The Protective Covenants are clear about fires on the Waterfront Strip.