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Dear Cranberry Bay Homeowners Association Members:

I write to you on behalf of the CBHA Board. It is the Board's hope that each of you will enjoy the lake and the neighborhood this 2013. The Board also knows that the first step in enjoying the neighborhood is being respectful of your neighbors and cognitive of the privileges and obligations you have as a neighbor.

The Board has asked I write a letter to you summarizing how the CBHA property and docks are to be used and enjoyed.

As each of you know, the CBHA owns the waterfront strip, which is the property located between the lake and the lots/homes in the Bounds' Additions and Maple Bay. Lot owners in these subdivisions have an easement (a right) to use the strip "to pass on foot" over it. In sum, the strip is private property owned by the CBHA and you have the right as a lot owner to walk on it and to use it in accordance with CBHA rules. As an owner of the strip, CBHA oversees its use with the goal of keeping it open for you to walk on and have access to docks. Therefore, your use of the strip should be respectful of others' use of the strip. You do not have exclusive use of the strip at any point or location on the strip. Also, you are not permitted to build decks/patios, fences, porches, or such improvements on the strip. Any personal improvements placed on the strip by lot/home owners are encroachments and are trespassing. The CBHA has worked very hard to make the strip open and "passable" so you can use it for walking and viewing the lake.

Also, as stated in the Protective Covenants governing the Bounds' Additions and Maple Bay, owners of lots abutting the strip are required to maintain and keep in good repair the retaining wall in front of his/her lot except for any portion that is adjacent to a boat landing, dock or pier owned by someone else. The owners of all boat landings, docks and piers are required to keep them and the retaining walls adjacent to them in good repair. Although the Covenants do not require this, many of the owners of lots abutting the strip requested and are permitted by the CBHA to mow the portion of the strip in front of their lots. Areas of the strip not maintained by owners of such lots are mowed by the CBHA.

In sum, the goal of the CBHA is for you to use the strip for walking, access to the lake, seeing neighbors, and meeting to enjoy public activities. When using the strip, treating others as you want to be treated is a good place to start.

If during the year you have questions regarding what you can and cannot do on the strip, please contact the CBHA.

Sincerely,

Connie J. Klema