

# **CBHA ARCHITECTURAL IMPROVEMENT RULES**

1. Homeowner's who are improving their Cranberry Bay or Maple Bay properties must submit an Architectural Review Application (ARA) to the Architectural Review (AR) Committee.
2. Improvements include: New construction, Parking areas, Patios, Fences and Exterior remodeling of an existing structure (It does not include new replacement roofs and replacement siding),
3. The ARA must have the following information attached: The ARA form, a survey plot map of the homeowner's property, a copy of the Auditor's plot map of your lot and the neighbors lots on each side of your lot, a drawing of the project, a complete design drawing for all new construction and a copy of the Zoning permit. If the Zoning permit is issued after CBHA AR committee approval, the project will be tentatively approved until a copy of the Zoning permit is received.
4. Once an ARA is received, the AR Committee has 30 days to review the application and approve or disapprove. It is best if the committee reviews applications ASAP. Failure to review an application within 30 days gives the applicant automatic permission to proceed with their project with Village/Township Zoning approval only.
5. Presently, the Village of Buckeye Lake will issue a zoning permit prior to CBHA AR review approval. Cranberry Bay residents must also get CBHA AR approval prior to starting the project. NO PROJECTS CAN PROCEED WITHOUT CBHA APPROVAL.
6. Licking Township (LT) Zoning requires the Maple Bay homeowners receive CBHA AR approval prior to them issuing a Zoning permit. Once the homeowner receives their LT zoning permit they shall send a copy to the CBHA AR committee for their file. Licking Township Zoning Inspector is John Hohman 740-404-4721.
7. After receiving an ARA from a homeowner, the committee chair will schedule a review meeting and at least 3 or more AR Committee members will evaluate the project.
8. The homeowner shall make sure that their survey pins, that match the survey plot map, are visible for the AR committee when they review the project. No pins, no approval!!
9. If the project is approved the AR committee chair will issue a permit sign to the homeowner. The homeowner will have one year to complete the project.
10. The applicant will receive a final review when the project is completed to make sure the project was completed as proposed.

## **Specific Architectural Improvement Rules to Follow**

1. All projects must stay within the homeowner's property lines following the setbacks listed below (Including Movable Storage Buildings).
2. In Buckeye Lake, any new construction must have set backs from the property lines of 20' from the front (Road), 5' on each side and 10' from the back (including lake front properties on the water front strip).
3. In Maple Bay (Licking Township), any new construction must be 30' from the front (Road), 10' on each side and 15' from the back (including lake front properties on the water front strip).
4. Parking lots and patios that are level with the ground or road may go to the property line, but not over. No raised patios or parking areas are allowed in the setbacks areas.
5. The AR Committee has the right to reject any project for aesthetic or other reasons if in their reasonable judgment the proposed dwelling or building, or additions to an existing building, does not conform to the type of architecture or quality of existing buildings in said additions.
6. Fences must be at least 1" inside the lot line and must follow Village or Township guidelines.
7. No fences on Cranberry Bay or Maple Bay water front lots are allowed to run parallel to the lake or be within the setback limits on the sides and shall not be higher than 36 inches. All fences must be see through type fences (I.E. Picket Fences).
8. In no event shall any new dwelling be erected on any lot that the cost of construction is less than \$50,000.
9. Projects that include replacing an existing structure, in most cases, will be approved unless there is an extreme violation of the required setback that is causing or has caused major problems.
10. All projects must be completed in one (1) year from the date of approval.
11. Flower and Tree plantings shall not be placed within the 10' lake front set back area on all lake front properties.
12. Flower and Tree plantings shall follow Village or Township guidelines for all off lake properties.