



THE CRANBERRY BAY HOMEOWNERS' ASSOCIATION INC.

P.O. BOX 1565
BUCKEYE LAKE, OH 43008

www.cranberrybayhoa.com

June 6, 2022

Dear Cranberry Bay Lot Owners:

I am sending this letter, on behalf of the CBHA Trustees, to all lot owners in Cranberry Bay.

As you all know, the neighborhood has been participating in a vote to determine if we should amend our Protective Covenants to exclude rentals of less than 30 days. This is an important topic in our community, one that many communities around the country are discussing at this time.

The voting period ended May 31, 2022. We asked 2 objective third parties who are NOT Cranberry residents to record and tally the votes. The vote count process concluded just a couple hours ago.

During the voting period, the CBHA Board reached out to attorneys Williams & Strohm to help guide us through this process and answer the many questions that came up. They are a law firm who originally helped to form CBHA 25+ years ago and specializes in HOA matters. In our recent conversations with them, it was determined that a majority vote of total number of lots (which is referenced in our Covenants and that we were originally told would be needed) was not sufficient to amend our Protective Covenants, but rather a 75% vote of distinct lot owners (1 distinct owner = 1 vote) would be required based on the Ohio Revised Code 5312. The Board just received confirmation of this on May 31, 2022.

So, let me share the results based on the ORC 5312 Rules:

Total Number of Lot Owners	161
Total Number of Votes Needed to Pass the Amendment (75%)	121
Total Votes FOR the Amendment	75
Total Votes AGAINST the Amendment (including those that did not vote)	85
Votes contested by the Vote Counters, thus not included in the total	1

Consequently, the Cranberry Protective Covenants will remain as is for now, allowing property owners to rent their properties for any length of time. As a community, we must continue to be vigilant and report any safety incidences or Village violations to Buckeye Lake Police or if there are dock violations, please report those to a CBHA Trustee. I understand that our most recent holiday weekend proved to be a quiet one so hopefully that will continue.

If you have any questions, please let me know. My email is Imp8804@yahoo.com.

Sincerely,

Lisa M. Powell

Lisa Powell
CBHA, President