



THE CRANBERRY BAY HOMEOWNERS' ASSOCIATION INC

P.O. BOX 1565
BUCKEYE LAKE, OHIO 43008

www.cranberrybayhoa.com

Division: Land Management Committee (LMC)

Subject: CBHA WALKWAY GUIDELINES

Applicability: Waterfront Lot Owners of Cranberry and Maple Bay

Regulations:

1. CBHA will consider the installation of walkways that encroach the Waterfront Easement ("Easement") on a case-by-case basis.
2. Only walkways, under the specifications outlined herein, will be considered. No other encroachments (e.g. drain lines, electric lines, conduits, etc.) will be permitted.
3. Walkways are to be used solely for ingress and egress to and from the Lot Owner's home and dock. No items (e.g. furniture, planters, etc.) may be kept on the walkway or in the Easement.
4. Only lots with dwellings that are adjacent to the Easement are eligible for consideration.
5. Your property line must abut the Easement and have a minimum of four feet (4') of frontage.
6. Walkways must be in a straight line from your property to your dock.
7. Walkways cannot be located in the fire lines.
8. Walkways must meet the construction specifications outlined herein.
9. No Walkway will be approved without the legal Lot Owner's signature on the CBHA Walkway License Agreement ("CWLA").
10. CBHA makes no representations or warranties as to the location of any exiting utilities, nor does the CWLA supersede any existing easements. It is the Lot Owner's obligation and responsibility to contact the Ohio Utility Protection Service (OUPS) to mark existing utility lines prior to any digging in the Easement. If, at any time, any utility company requires the temporary or permanent removal of the Walkway, all costs to remove, repair, or replace the Walkway will be at the Lot Owner's expense.

Specifications for Walkway Installation in the Easement

1. MATERIALS:

For Poured Concrete Walkways:

- a. Concrete must have a brushed, anti-slip finish. No exposed aggregate.

- b. Concrete shall be mixed to a minimum compression strength of three thousand pounds per square inch (3,000 psi).
- c. Concrete shall have a 6% air entrainment (+/- 2%).
- d. Concrete must be poured a minimum of 4" thick.

For Concrete Paver Walkways:

- a. Concrete Pavers must have a minimum width of 4 1/4" and a maximum width of 12".
- b. Concrete Pavers must have a minimum length of 6" and a maximum length of 12".
- c. Concrete Pavers must be a minimum thickness of 2 3/8".

2. SUBBASE REQUIREMENTS:

For Poured Concrete Walkways:

- a. All medium/large rocks and/or debris must be removed from the soil.
- b. Soil to be compacted or previously undisturbed.
- c. Minimum of 4" of compacted 3/4" gravel or aggregate must be used as a subbase.

For Concrete Paver Walkways:

- a. All medium/large rocks and debris must be removed from the soil.
- b. Soil should be compacted or previously undisturbed.
- c. Minimum 8 ounce weight of non-woven underlayment fabric followed by 6" of compacted 3/8" gravel or crushed stone followed by a minimum of 1" of paver sand on top of the gravel base.

3. REINFORCEMENT REQUIREMENTS:

For Poured Concrete Walkways:

- a. Fiber mesh shall be installed unless fiber reinforced concrete is used.

For Concrete Paver Walkways:

- a. Pavers must be bound on all sides with flexible plastic paver restraint.

4. PAD LENGTH AND JOINT REQUIREMENTS:

For Poured Concrete Walkways:

- a. Individual pad length must be a minimum of 3' and a maximum of 5'.
- b. Contraction joints must have a minimum 2" depth.
- c. Tooling of pad edges and joints are required to minimize chipping and spalling damage.

For Concrete Paver Walkways:

- a. Joints must be filled with polymeric or jointing sand and may not exceed 1/8".

5. WALKWAY WIDTH REQUIREMENTS:

For Poured Concrete Walkways:

- a. Pads must be a minimum of 3' and a maximum of 4'.

For Concrete Paver Walkways:

- a. Walkways must be a minimum of 3' and a maximum of 4'.

6. SLOPE REQUIREMENTS:

For Poured Concrete and Concrete Paver Walkways:

- a. The Vertical slope of all Walkways must follow the grading of the property.
- b. The Horizontal slope of all Walkways must be a minimum of 1% and a maximum of 2%.

7. WALKWAY GRADING REQUIREMENTS:

For Poured Concrete and Concrete Paver Walkways:

- a. All Walkways must be installed and maintained at grade level. They may not be above or below ground level.

Architectural and Land Management Committee Approved: June 9, 2025

Board Approved: June 11, 2025

LOT OWNER ACKNOWLEDGEMENT:

Lot Owner Signature

Printed Name

Property Address

Date