

Dock Guidelines

1. The Waterfront Strip was conveyed to Cranberry Bay Homeowners Association (CBHA) from the Bounds Family in 2007. The protective Covenants, the Easement documents, and the Lake Lands Agreement, and the power to enforce these documents was assigned in 2007.
2. Only docks with a CBHA Dock Use Indemnity License Agreement (DUILA) signed by the lot owner are permitted on the Waterfront Strip.
3. At the time of the conveyance of the Waterfront Strip, CBHA honored all docks assigned to lot owners by the Bounds family and were on file with the Ohio Department Natural Resources (ODNR). These lot owners entered into lease agreements with the CBHA by signing and receiving the CBHA DUILA. All DUILA's are on file with the CBHA in the CBHA lock box.
4. There are several dock spaces granted by the Bounds Family that transferred to CBHA that do not have docks in the water. CBHA honors the agreement between the Bounds Family and those lot owners where there has been no time line established as to when the docks should be built. The lot owners have DUILA's on file and pay annual fees for the right to retain these reserved spaces for their docks.
5. CBHA manages all docks and open spaces along the Waterfront Strip. It is not the desire of the lot owners, or the intent of CBHA to turn all open spaces into docks.(General Meeting, Fall 2007).
6. In accordance with ODNR regulations, CBHA maintains records of all lot owners with DUILA's, the ODNR plate number for each dock, and the mylar numbers assigned to each dock.
7. All dock and seawall repairs and replacements must be to ODNR and CBHA guidelines and specifications as posted on the ODNR and CBHA website. You can find a link to the ODNR website on www.cranberrybayhoa.com.
8. All homeowners must file CBHA forms with CBHA to request a dock and seawall repair or replacement (DUILA). Use the CBHA Dock and Seawall Request for Construction form.(CBHA website: www.cranberrybayhoa.com)
9. All lot owners with docks, must pay the annual dock fees on time or their lease agreement is terminated.(DUILA)
10. If the CBHA does not receive this fee in 45 days, the license is terminated, and the dock becomes the property of CBHA.(DUILA)
11. The Dock Season in Ohio is April 1st to November 30th. (ODNR)

The invoicing process begins with the January President's letter that contains the proposed budget and dock fees for that year. The dock invoice is sent out in February, 30 days after the President's letter. All fees are due in accordance with the due date on the invoice. CBHA purchases all mylars from the ODNR and distributes them to all licensed dock owners by April 15. All fees not collected by the due date are subject to a late fee as established by the CBHA Trustees. The dock may not be used after March 31st. The dock license holder will receive a letter from the CBHA attorney terminating the DUILA with 45 days to remedy by paying the invoice plus the late fee.

12. All docks forfeited by previous owners for any violation of the CBHA DUILA that resulted in termination, are returned to CBHA. Reassignment is done according to the following guidelines:
- To lot owners with an inhabitable dwelling that has no dock assigned to it.
 - A lot owner that is building a new inhabitable dwelling may apply for a dock if there is no dock assigned to the lot and the owner has an approved architectural review by CBHA and a building permit from the appropriate government agency. A dock cannot be assigned until the occupancy permit is provided to CBHA.
 - In case of a foreclosure on the lot has occurred and docks were terminated for nonpayment of fees, the best dock will be reserved by CBHA to offer to the new owner at a cost determined by the CBHA Trustees. Unpaid fees and any work done by CBHA will be part of the cost assessed to the new owner. The new owner will be sent a Dock Application form. Upon receipt, the President of CBHA will send an invoice and a DUILA.
 - All requests for a dock on lots that meet the above criteria for eligibility for consideration for a dock lease must be submitted on the CBHA Dock Application form.
 - The Dock Management Chair will notify those who qualify for a dock whenever a dock comes available.
13. The following adopted formula will be used if a seawall has been rebuilt and a dock space is then assigned to the open area on that seawall.

Years of Seawall Life remaining

Years of original seawall life expectancy *cost per linear foot*#of linear feet

Example: $\frac{16 \text{ years}}{20 \text{ years}} = (0.80) * (\$95) * (13 \text{ feet}) = \988.00

Type of Material	Cost per linear foot	Number of years duration
Wood	\$95	20 years
Steel	\$250	40 Years
Rip Rap	\$60	Maintenance every 3-5 years

Approved June 11, 2014