



THE CRANBERRY BAY HOMEOWNERS' ASSOCIATION INC

P.O. BOX 1565
BUCKEYE LAKE, OHIO 43008

www.cranberrybayhoa.com

Division: Dock Management Committee (DMC)

Subject: CBHA DOCK AND SEAWALL APPLICATION PROCESS

Applicability: Lot Owners of Cranberry and Maple Bay

Procedure:

1. **NO WORK CAN BEGIN BEFORE THE APPROVAL PROCESS IS COMPLETE.**
2. The following are the Cranberry Bay Homeowners Association (CBHA) procedures for initiating the application process to work on a dock and/or seawall for repair and/or replacement.
Submit the following to the Dock Chairperson to begin the approval process.
 - A. The CBHA Dock and Seawall Request for Construction Application
 - B. A plan for the work to be done including:
 - a. Construction details and specifications with drawing of the construction on a Separate sheet.
 - b. Indicate the material to be used (such as wood, steel)
 - c. The contractor for the job with contact information on the application.
 - d. The targeted timeline of the project
 - C. \$25.00 check made payable to CBHA. The \$25.00 fee is the Ohio Department of Natural resources (ODNR) requirement.
3. The dock chairperson and two other dock committee members will visit the site and review the application.
4. If a plan can be approved as submitted and ODNR and CBHA have approved the request the homeowner will be given a permit that must be clearly displayed at the work site.
5. If the plan must be modified before approval can be given those changes will be provided to the homeowner and contractor. When all parties have been notified and ODNR and CBHA have approved the request the homeowner will be given a permit that must be clearly displayed at the work site.
6. Upon completion of the project a final review will be done to verify that the project meets the approved plan. If the project is not completed as approved any necessary corrections will be completed at the homeowner's expense.

Specific Rules for Dock and Seawall Repair and or/Replacement

1. The dimension for a dock:
Pier 24'X4' (ODNR) or 2' platform over the water with a 22'x4' pier
4' platform over Waterfront Strip (CBHA)
2. New Covered Docks will **NOT** be approved (CBHA) including covered lifts, i.e. Shore Stations.
3. The dock, adjacent sea wall and waterfront erosion is the responsibility of the homeowner assigned to the space. (Protective Covenant and DUILA)
4. The homeowner whose lot is contiguous to the Waterfront Property is responsible for all of the seawall and waterfront erosion adjacent to their property except for the linear footage assigned to another homeowner's lot. (Protective Covenant and DUILA)
5. 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

Dock Committee Approved June 8, 2014 Board Approved June 11, 2014
 Revised February 2017
 Revised March 14, 2017
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Barry Zwick

10/8/2018

CBHA Board of Trustees President

Date