



## THE CRANBERRY BAY HOMEOWNERS' ASSOCIATION INC.

P.O. BOX 1565  
BUCKEYE LAKE, OH 43008

[www.cranberrybayhoa.com](http://www.cranberrybayhoa.com)

March 1, 20XX

Dear Realtor,

The Cranberry Bay Homeowners Association is aware that your office does a substantial amount of business in the Buckeye Lake area, including Cranberry Bay and Maple Bay.

We have had some issues with recent real estate transfers that have resulted in frustrated and unhappy new homeowners. We would like to remind all local realtors of the unique rules that exist in our area of the lake and what should be communicated to and shared with potential buyers prior to going into contract. Although, we believe that communication of this information is the responsibility of the seller, we thought it was prudent to reach out to you as well.

### **BACKGROUND**

In 2007, the Bounds Family deeded all of the Easements in Cranberry Bay and Maple Bay to the Cranberry Bay Homeowners Association (CBHA). This was done to provide access to all residents to their docks along the waterfront. In short, CBHA is the owner of the land contiguous to the Lake. We call this the Waterfront Strip. These documents describe the governance, rules and restrictions that exist within the Cranberry and Maple Bay area and should be shared at time of contract.

[Cranberry Bay Protective Covenants](#) \* [Maple Bay Protective Covenants](#)  
[Grant of Easements](#) \* [Amended Grant of Easements](#) \* [Lake Lands Agreement](#)

### **DOCK USE AND INDEMNIFICATION AGREEMENT**

All new homeowners who have docks associated with the property, must sign a Dock Use and Indemnification License Agreement (DUILA) with the Association. The DUILA outlines the rules for dock use. This document must be disclosed at time of contract and the Dock Transfer Form with the Transfer Fee must be signed and paid at closing. A copy of these documents will be prepared and sent to the Title Agency ahead of closing.

Please reach out to our Real Estate Transfer Chair, Cindy Wolfe, at 740-975-4789 or email: [cindywolfe57@gmail.com](mailto:cindywolfe57@gmail.com) with any questions.

[Dock Use & Indemnity License Agreement \(DUILA\)](#)  
[CBHA Dock Transfer Request](#)

### **POTENTIAL DOCK ISSUES**

Another recent complaint from new homeowners has been specific to docks. Not all properties in the CBHA footprint come with docks. The land under which the docks are built belongs to the Cranberry Bay Homeowners Association and are leased from CBHA by the homeowner. Only the actual dock pier structure is owned by the homeowner. The docks are sold "AS IS". Please be sure to have the homeowner measure the dock spaces prior to going into contract to ensure that it will be a sufficient size for their needs. Given the shape of the water line within Cranberry Bay and Maple Bay, dock spaces can vary widely in size and shape.

### **SHORT-TERM RENTALS**

We are also experiencing situations where new homeowners are buying a property with the intent of making it a short-term vacation rental property and did not understand until after closing that there are restrictions that could make the rental property less attractive.

- Per the DUILA, docks and dock slips cannot be made available to renters.
- In addition, per the Protective Covenants and Easement documents, guests are prohibited from being on the Waterfront Strip without being accompanied by the owner or registering them with the homeowners' association.

**COMMUNICATIONS: IF UNSURE, PLEASE ASK.**

In the past, we have had homeowners who have complained that they did not receive notification of the documents' existence and/or the documents prior to or at their closing. The homeowners have requested that our Board remind the real estate community of the availability of these documents. If your homeowner cannot furnish the following: the Protective Covenants Document, The Dock Use and Indemnification License Agreement, The Amended Grants of Easements, and the Lake Lands Agreement-Submerged Lands, they can all be found on our website [www.cranberrybayhoa.com](http://www.cranberrybayhoa.com).

If we can be of any assistance in providing these documents or answering your questions, please contact one of the Trustees below:

Lisa Powell, President 614-563-8188 or email: [lp8804@yahoo.com](mailto:lp8804@yahoo.com)

Brian Greene, Vice President 614-560-9625 or email: [bgreene@pjfweb.com](mailto:bgreene@pjfweb.com)

Lisa Bohan, Dock Committee Chair 614-203-1799 or email: [bohanmbs@yahoo.com](mailto:bohanmbs@yahoo.com)

Cindy Wolfe, Real Estate and Transfer Chair 740-975-4789 or email: [cindywolfe57@gmail.com](mailto:cindywolfe57@gmail.com)

Sincerely,



Lisa Powell, President  
Cranberry Bay Homeowners Association