



CINNAMON LAKE ASSOCIATION, INC.

1443 Laurel Dr. West Salem OH 44287 ~ 419-945-2521 ~ info@cinnamon-lake.com

Revised 12/24

Architectural & Property Guidelines: Cinnamon Lake Association uses the Ohio Residential Building Code as the basis for minimum home building requirements. A building permit must first be obtained at the Cinnamon Lake office during regular business hours and approved by the Cinnamon Lake Association prior to new construction or modification of any structure within the Development. Check with the office prior to any exterior work to verify if there are any permits or Environmental approvals needed, such as roofing, siding colors, tree removal, etc. Any changes to any existing structure must be pre-approved by the Environmental Control Committee prior to the start of construction. Anyone requesting a building permit with Cinnamon Lake must have their accounts current in order to apply for permits. Permits are good for 6 months from the date of the permit approval. If extensions are necessary, two, three-month extensions are available for a fee (See list of Fees on website). If both extensions are used, you may be required to reapply for a new permit and go through another pre-construction permit process. The first security deposit is non-refundable.

A. Permit Processing for Approval:

1. All trees for removal must be clearly marked.
2. The building(s) are to be staked out with proper setbacks.
3. All driveways must be staked out.
4. Side lot pins need to be located and marked with string.
5. The building footprint(s) must be shown on plot map.
6. The survey must be completed and presented to the office.
7. The required building permit fee must be paid.
8. A green 911 address sign will be placed on the lot and lakeside.
9. Paperwork to be included with application:
 - a. One set of construction drawings, to include:
 1. Foundation Plan
 2. Floor Plan
 3. Four (4) elevations drawings and two (2) elevations for a detached garage.
 4. Cross Sections
 5. Location of downspouts, sewer and water lines, any culvert over 12 inches or drainage pipe, underground utilities including Geothermal indicated on plot map.
 - b. A professional lot survey of the property is to include elevations and benchmark horizontal control points.
 - c. Color samples of roof & siding choices.
 - d. Bank or loan confirmation letter or \$5,000.00 building deposit.
 - e. A Pre-Construction Meeting takes place after the plans have been reviewed. The Environmental Committee, the new owner and the builder are required to attend.
 - f. After Cinnamon Lake approves the application, contact Jackson Township for a zoning permit. Jackson Township Zoning, 799 Co Rd 175 West Salem, OH 44287. Their website is: jacksontwpohio.com/zoning.

B. Construction Specifications and Requirements

1. All tree stumps must be removed or ground to level within the permit time frame.

2. 1200 minimum square feet of above grade living space with a minimum 4/12 roof pitch and a maximum of 18/12. Flat roofs, modular or manufactured homes are not permitted. Garage measurements are not included in the required square footage.
3. Garages - All homes must have an attached or detached garage with these specs.
 - a. Size: Minimum - 14x20, Maximum 28x32.
 - b. Must have a roof pitch to match the house.
 - c. Wall height: Maximum 10 feet.
 - d. Roof height of a detached garage cannot extend 15 feet or be higher than the house roof. The peak cannot be higher than 15 feet or 5/12 pitch.
 - e. Only one (1) attached and one (1) detached garage is permitted with a home, even if multiple lots are owned.
 - f. All garages are required to have cement floors.
 - g. Sheds - Only one (1) shed is permitted per home, even if multiple lots are owned. Maximum size: 12x16 with approved anchors.
 - h. Pole barns are not permitted.
4. All lots must have a professional survey showing property lines, elevations and benchmarks and topographical map/survey. A copy must be provided to the office before work starts. A professional survey is not required for a shed unless the environmental committee determines on is necessary due to the shed location.
5. Down spouts are to be installed and inspected before final grade. This includes new buildings, additions, garages, etc. Downspouts must run to the ditch or lake.
6. Sewer - A sewer clean-out and back flow preventer must be installed on the line between the house and the street connection. LORCO requires you to put in a new sewer tap. You cannot use any existing taps. You are required to bore under the roads and not dig up the roads. Any road damage is the responsibility of the builder and/or homeowner to pay for any replacement or repairs. (See Attachment "A", "LORCO Sewer Tap Guideline Drawings" at the end of these policies).
7. Water tap in – Contact Rural Lorain County Water Authority (RLCWA) 800-842-1339.
8. Natural Gas – Available in most areas, contact Consumers Gas 330-682-4144.
9. Preapproval is required for all siding.
10. No industrial buildings or used structures or building material are permitted without prior environmental committee approval.
11. Fencing of property or car ports are not permitted. Privacy screens may be allowed by the Environmental Committee providing adherence to the following:
 - a. The Patio Screen may begin no more than 4 feet from the house.
 - b. The privacy screen may not be erected on property lines and must comply with setback requirements.
 - c. The screen may not be erected in front of the home and must be a permanent structure, temporary canvases or other materials are not permitted.
 - d. A maximum of 2 sides of the patio may be screened and must have a finished appearance towards the neighbor, and not block the neighbors view of the lake.
 - e. Privacy Screen Specs: max height 6 feet 2 inches, max length 8 feet or end of patio.
 - f. Posts must be permanently anchored.
 - g. The siding material for patio screens must be preapproved by the Environment Committee.
12. Colors – must be approved by the environmental committee and blend in with the natural environment. Roofing, no white or bright colors, Siding, no white or bright colors, Trim, no bright colors.

13. Set Back Requirements:
 - a. Front: 30 feet from road right of way, front lot pins.
 - b. Side: Not less than ten (10) feet from side lot line.
 - c. Rear: Twenty (20) feet or 25% of lot depth, whichever is smaller.
 - d. Corner or lake lots are an exception.
14. Variances - The Environmental Committee may recommend to the Board of Directors reasonable variances or adjustments of these Restrictions where literal application thereof would result in unnecessary hardship. Any such variance or adjustment shall be granted in conformity with the general intent and purposes of these policies and procedures, and that the granting of a variance or adjustment will not be materially detrimental or injurious to other lots in the Development. The decision by the Board of Directors is final.
13. Swimming Pool Structures - Private residential pools are allowed in Cinnamon Lake but must be safely enclosed. Pools are defined as any indoor or outdoor structure, chamber or tank containing a body for swimming, diving or bathing intended for use by the homeowners and their guests. Broadly, in-ground pool enclosures must comply with Chapter 4101, Section 3109.4 through 3109.4.3 of the Ohio Administrative Code (OAC) excepting Section 3109.4.1.5 (Chain Link Dimensions). Chain link fences are not permitted; existing chain link fences are grandfathered until there ceases to be a pool. Any gates must accommodate a locking device, open outward, be self-closing and have a self-latching device with a release mechanism located on the pool side of the gate. Fences must not infringe on lot easements. Above-ground pools must comply with Chapter 4101, Section 3109.4.1.9 of the OAC. If a pool is removed, the pool enclosure must be removed.
14. Boat Docks may extend only 15 feet into the lake.

C. The Building Process

1. To ensure quiet times for all Cinnamon Lake residents construction times are from 7:00 A.M. to 9:00 P.M. Contractors are permitted to enter Cinnamon Lake at 7:00 A.M.
2. A construction drive is to be installed for heavy equipment prior to the start of any construction. The construction drive is to be maintained in serviceable condition during all phases of construction.
3. Some type of drive is required upon completion of the home and before occupancy, to prevent mud and debris from entering the road and ditches.
4. Unit and Lot numbers, along with proper permits, must be displayed during construction. The lots must be properly staked off and side lot lines stringed prior to construction. All materials and equipment must stay on the building lot itself. Everyone must be careful to respect private property and Cinnamon Lake roads.
5. A port-a-pot is to be on site before groundbreaking and should remain there until the occupancy permit is approved and all final occupancy requirements are complete.
6. A dumpster is required to be on site after the foundation is complete. The dumpster is to be used for all discarded construction materials. The building site needs to be kept clean of debris at all times.
7. A silt screen must be in place when necessary to keep all materials from entering the lake.
8. Any changes from the original submitted plans for additions, colors, materials, size etc., or to any submitted permits must be approved by Environmental Committee prior to implementation along with paying the required change request fee.
9. Inspections must be conducted by the Cinnamon Lake Association during "The Building Process", prior to moving forward with additional construction. The owner will be responsible to see that the required timely inspections are requested as per these guidelines. Inspections are to be scheduled with the office at 419-945-2521 at least 24 hours in advance for:

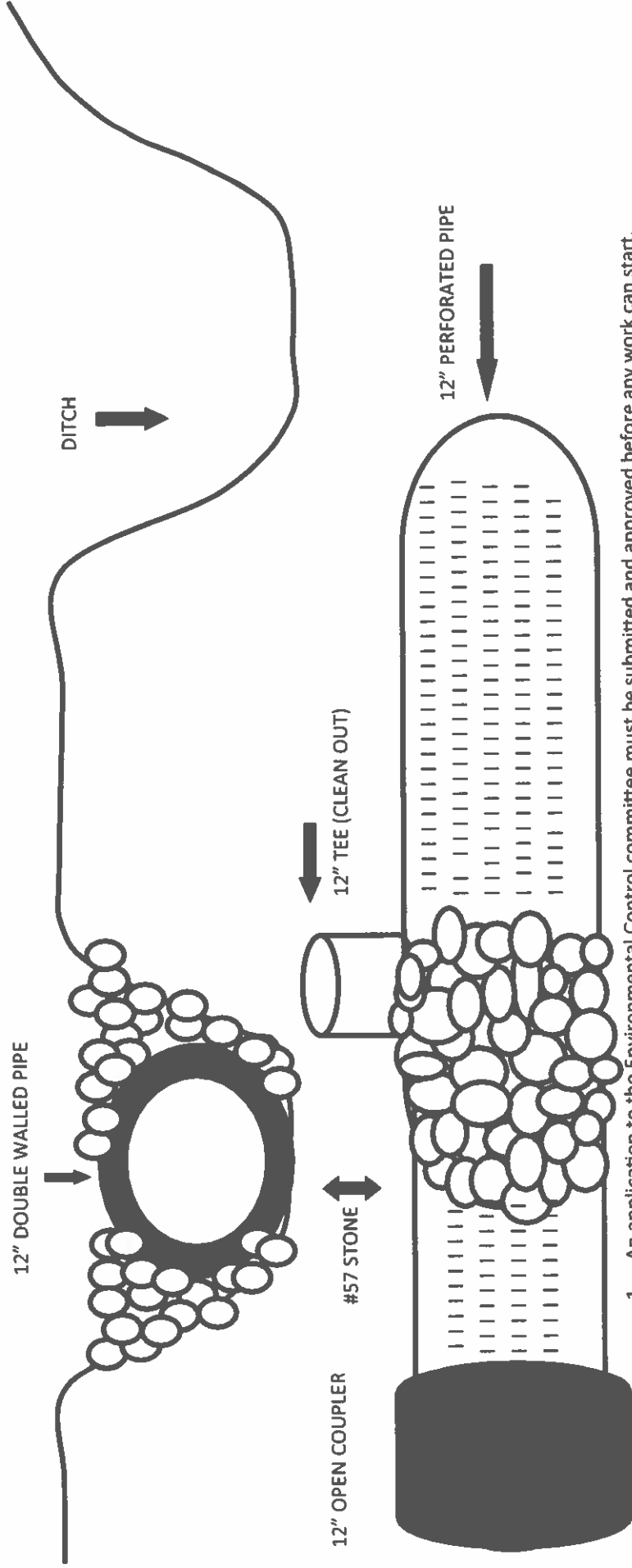
- a. Footer - to verify set back and sideline requirements.
 - b. Sewer Tap – lateral and connection to house to be inspected before covering.
Contact LORCO 440-647-4882. (mike Simmons) 330-466-8362
 - c. Occupancy - before moving in.
 - d. Final - before building deposit is returned.
10. Work completed without a permit is subject to Environmental Committee review and is subject to any required remediation to meet approved building guidelines. Any construction found in violation of not having the required inspection and/or Additional work has continued, making it impossible for the inspection to be done, will be subject to penalty and fines. The Cinnamon Lake Association has the right to “Red Tag” any construction. The owner and/or builder may each be charged for such actions. Work on any “Red Tagged” site may not continue until written permission is received from Cinnamon Lake.
11. Loading and unloading equipment and supplies on a curve or hilltop shall require the assistance of traffic control. It is prohibited to park trucks or equipment on streets or right of ways. Track or crawler type vehicles may not be driven on any Cinnamon Lake roads. The owner and/or builder will be responsible for road damage or right of way damage including mud and debris that may occur. The road must be cleaned as needed to keep mud off of roadways.
12. All dumpsters, materials, debris, and equipment must stay on the lot being built upon and emptied as needed so that it does not become over full. Adjoining lots are not permitted to be used at any time for any reason.

D. Building Completion - After the final occupancy requirements are met and before the Deposit is returned:

- 1. The dumpster and port-a-pot must be removed.
- 2. The propane tank must be enclosed or screened as per the CC&Rs.
- 3. All decks, railings, steps and entrance ways must be completed.
- 4. The final grade must be complete to include the road ditch and approved by the maintenance department and the lawn seeded.
- 5. A green 911 address sign must be placed by the road and dock if applicable. House numbers may be used in leu of the road sign and must be permanently affixed to the house and viewable from the road.
- 6. All construction debris, dead trees or underbrush must be cleaned out and removed.

Revised: 02/04, 03/06, 09/13, 09/15, 02/16, 04/17, 07/17, 09/17, 03/18, 01/19, 03/19, 03/20, 06/20, 10/20, 12/20, 04/21, 08/21, 03/22, 04/22, 03/23, 04/23, 09/23, 08/24, 09/24, 12/24

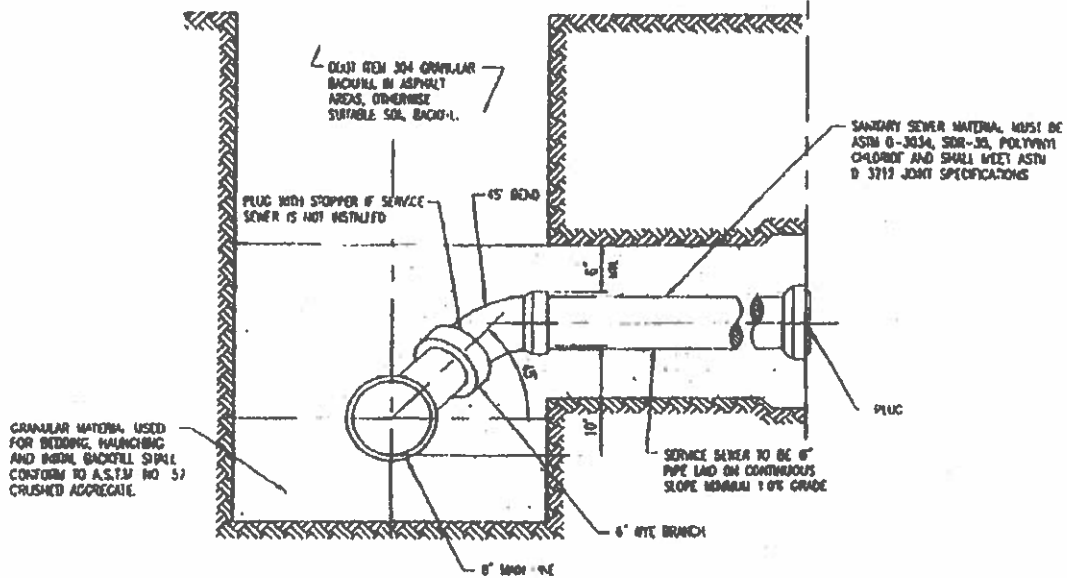
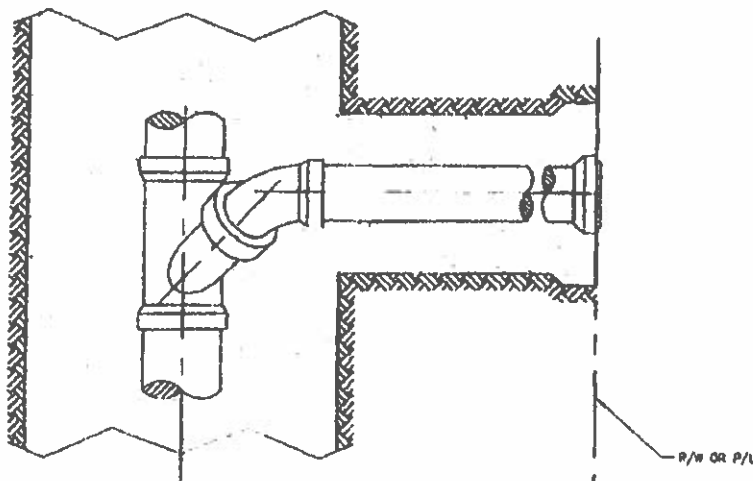
Culvert installation—2019



1. An application to the Environmental Control committee must be submitted and approved before any work can start.
2. An inspection must be made by the Maintenance Department BEFORE the pipe can be covered.
3. Couplers must be used to connect all sections of pipe.
4. Tees must be installed to serve as a surface drain and cleanout. Tees should be installed every 40 feet.
5. Grate or cover that will allow water into the pipe must be installed.
6. 12-inch perforated pipe must be used to allow drainage under road.
7. 12 inch double walled pipe must be used under driveway.
8. #57 Stone must be used to allow water from under and around pipe to drain.
9. Final grade must allow water from road to enter pipe that has been installed.
10. Maintenance must give permission to install driveway pipes and pipes extending along property lines.

Sewer Tap Guidelines: LORCO requires that you put in a new sewer tap following the attached guidelines. You cannot use any existing taps. You are required to bore under the roads, not dig up the roads. Any road damage is the responsibility of the builder and/or homeowner to pay for and/or repair.

Sewer Tap Guidelines



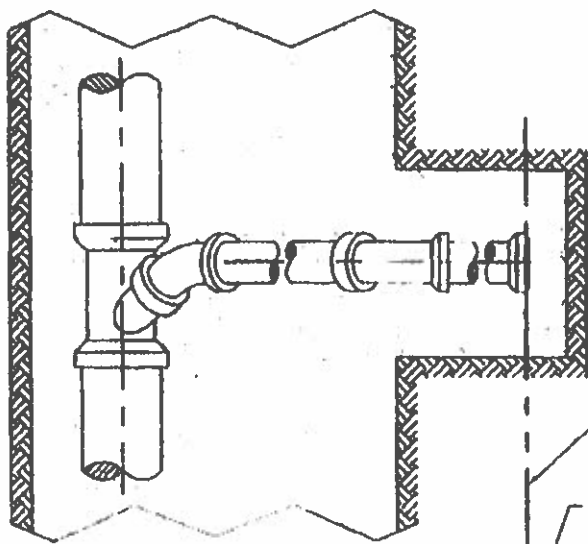
NOTE
 2" x 2" HARDWOOD MARKER POLE SHALL BE PLACED AT THE END OF EACH PLUG. THE MARKER POLE SHALL EXTEND FROM THE PIPE PLUG TO A POINT FLUSH WITH THE BACKFILL GROUND SURFACE.



SANITARY SEWER

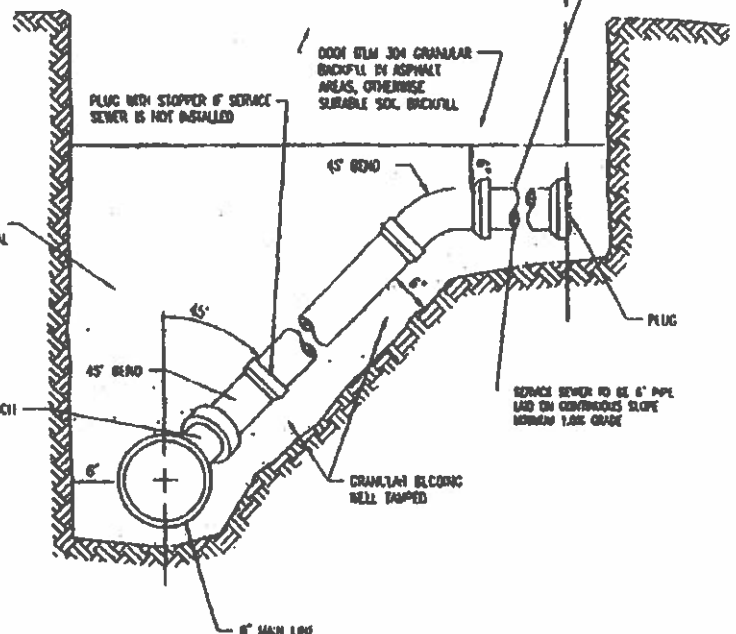
STANDARD SERVICE CONNECTION

STANDARD
 DWG NO
SAN-1



R/W OR P/L

SANITARY SEWER MATERIAL, MUST BE ASTM D-3034, SDR-35, POLYPROPYLENE CHLORIDE AND SHALL MEET ASTM D-3212 JOINT SPECIFICATIONS



CRANKLEHUT MATERIAL USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL CONFORM TO A.S.T.M. NO. 57 CRUSHED AGGREGATE

100% GUM JOB GRANULAR BACKFILL BY ASPHALT AREAS, OTHERWISE SURFABLE SOX. BACKFILL

SERVICE SEWER TO BE 6" P.P.E. LAD IN CONTINUOUS SLOPE MINIMUM 1.0% GRADE

NOTE:

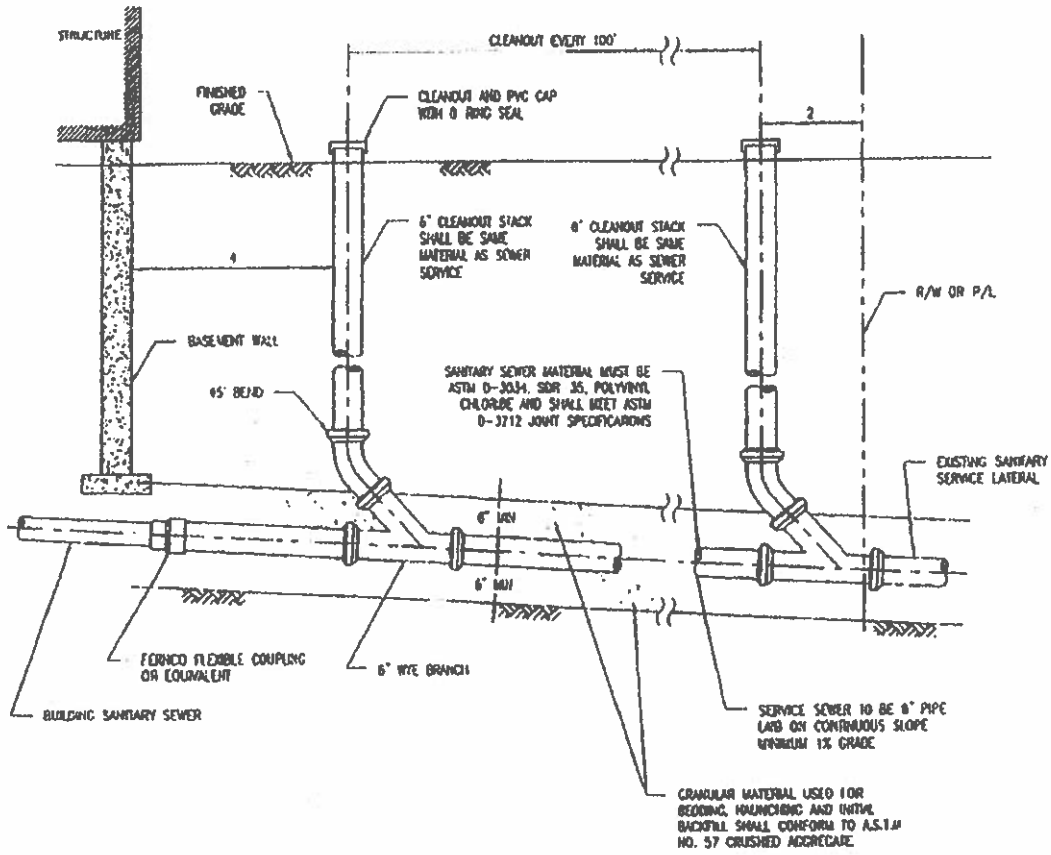
2" x 2" WOODEN MARKER POLE SHALL BE PLACED AT THE END OF EACH PLUG. THE MARKER POLE SHALL EXTEND FROM THE PIPE PLUG TO A POINT FLUSH WITH THE BACKFILL GROUND SURFACE.



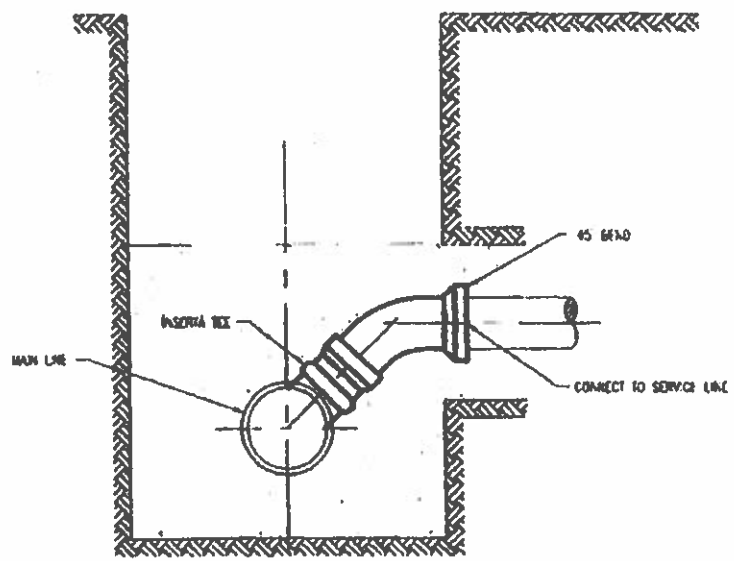
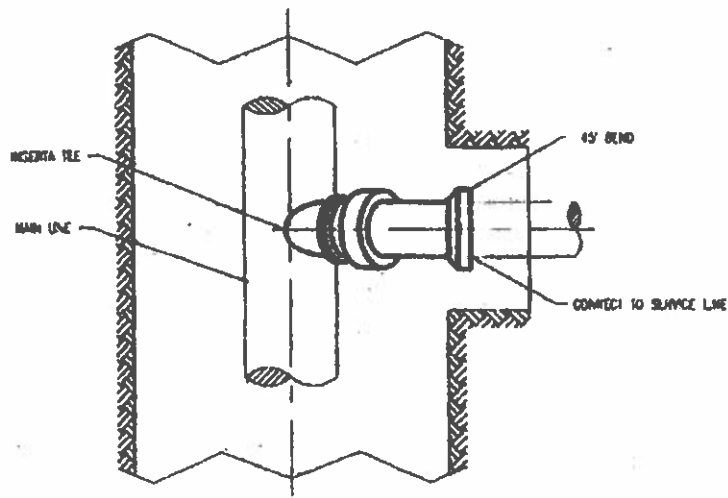
SANITARY SEWER

DEEP SERVICE CONNECTION

STANDARD DWG. NO. SAN-2



	SANITARY SEWER	
	RESIDENTIAL SEWER SERVICE INSTALLATION	STANDARD DWG. NO SAN-3



NOTES:

1. 6" INSERTA TEE SLEEVE SHALL BE PROVIDED FOR EXISTING SANITARY SEWER MATERIAL.
2. 6" INSERTA TEE CASHEVED PVC HUB SHALL BE FOR ASTM D-3554, SD-33, POLYPROPYLENE CHLORIDE AND SHALL MEET ASTM D-3212 JOINT SPECIFICATIONS.
3. 6" INSERTA TEE SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.



SANITARY SEWER

INSERTA TEE INSTALLATION

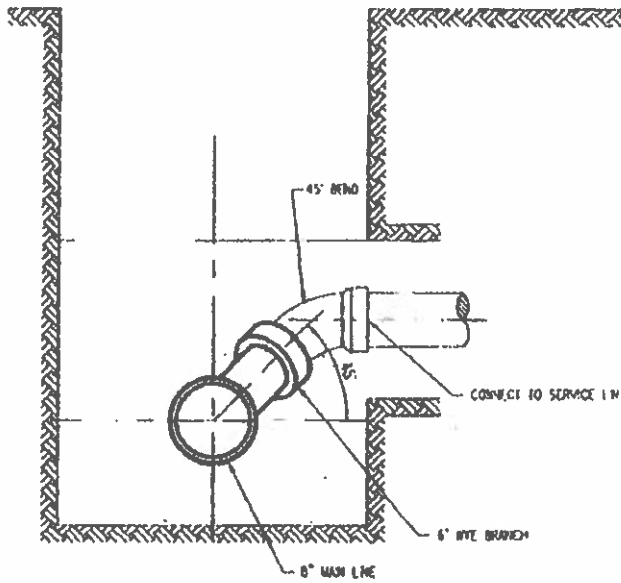
STANDARD
DWG. NO
SAN-4

FERRULO OR EQUIVALENT FLEXIBLE COUPLING

CUT AND REMOVE SECTION OF EXISTING MAIN SEWER LINE. INSTALL (2) FLEXIBLE COUPLINGS AND (1) PVC WYE (SEE NOTE #1).

FERRULO OR EQUIVALENT FLEXIBLE COUPLING

CONNECT TO SERVICE LINE



NOTE.

1 SANITARY SEWER WYE FITTING MATERIAL MUST BE ASTM D-3034, SDR-35, POLYVINYL CHLORIDE AND SHALL MEET ASTM D 3212 JOINT SPECIFICATIONS



SANITARY SEWER

WYE INSTALLATION

STANDARD
DWG NO
SAN-5

Cinnamon Lake Fees

FEES

Assessment, HOA (Billed in January \$154.80 & July \$154.80)	\$309.60	/lot/yr
Assessment, Road (Billed in April \$180.00 & October \$180.00 ends October 2029)	\$360.00	/lot/yr
Association Dues (Billed in January)	\$75.00	/lot/yr
Camping, Off Season Storage (10/16 - 4/14)	\$100.00	+ tx
Camping, Pad	\$50.00	/nt + tx
Camping, Seasonal (4/15 - 10/15)	\$700.00	+ tx
Camping, Tent	\$25.00	/nt + tx
Community Center Rental	\$20.00	/hr
Community Center Rental, Security Deposit	\$100.00	
Copies, Document (small)	\$0.20	pg
Coopies, Document (large in 15 minute increments)	\$8.00	hr
Dock Rental, Dry, with 1 watercraft	\$150.00	/yr
Dock Rental, Dry, with 2 stackable watercraft	\$175.00	/yr
Dock Rental, Wet, with 1 watercraft only	\$350.00	/yr
Gate RFID Card, New or Replacement	\$20.00	
Gate RFID Sticker, New or Replacement	\$20.00	
Gate RFID Sticker or Card, Reactivation	\$15.00	
Gate RFID Sticker or Card, Renewal	\$5.00	/yr
Home, Boat Dock Permit	\$65.00	
Home, Deck/Patio Permit	\$65.00	
Home, Detached Garage Permit	\$190.00	
Home, Miscellaneous Permits (Check with Office)	\$25.00	
Home, New Construction Change Fee	\$25.00	
Home, New Construction Extension Fee	\$250.00	
Home, New Construction Permit (Includes a \$250.00 deposit)	\$1,250.00	
Home, Pool, Above Ground Permit	\$65.00	
Home, Pool, In Ground Permit	\$125.00	
Home, Remodeling/Additions Permit	\$190.00	
Home, Storage Shed Permit	\$65.00	
Home, Specutative (Spec) Home	\$500.00	
Ice (from ice machine)	\$2.50	bg
Landlord, Home Rental Fee (Billed in January, 1st year prorated)	\$200.00	/hs/yr
Landlord, New Renter Fee (1 time per each renter)	\$100.00	
Lodge Rental, (1st 8 Hours)	\$250.00	
Lodge Rental, (Each Additional Hour)	\$50.00	
Lodge Rental, Security Deposit	\$150.00	
Lot Mowing (twice per season)	\$150.00	/Seasn.
New Member Initiation Fee	\$1,000.00	
Notary	\$5.00	/signature
OMV Registration	\$25.00	
OMV Yearly Sticker	\$15.00	/yr
Pavilion Rental, 1st 6 Hours	\$50.00	
Pavilion Rental, Each Additional Hour	\$10.00	

Pavilion Rental, Security Deposit	\$50.00	
Pool, Rental (1st 4 Hours up to 40 people)	\$150.00	
Pool, Rental (Each Additional Hour)	\$100.00	
Storage	\$200.00	/yr + tx
Transfer Fee	\$75.00	
Trash	\$200.00	/hm/yr
Watercraft, Boat Sticker	\$35.00	/yr
Watercraft, Kayaks & Paddle Boards	\$20.00	/yr
Watercraft, Registration Number	\$30.00	
FINES		
Permits, Failure to Obtain for Home Remodel/Miscellaneous	\$50.00	
Permits, Failure to Obtain for New Home Construction	\$500.00	
Rule, Regulation Violations (After Initial Warning Letter)	\$50.00	
Rule, Regulation Violations (For multiple incident violations)	\$100.00	
Rule, Regulation Violations (For egerious violations, Board to determine)	TBD	
Rule, Regulation Violations (For unresolved violations)	\$50.00	/mo.