



# **CINNAMON LAKE ASSOCIATION, INC.**

1443 Laurel Dr. West Salem OH 44287 ~ 419-945-2521 ~ [info@cinnamon-lake.com](mailto:info@cinnamon-lake.com)

January 1, 2025

Effective January 15, 2008 a new policy was established for any and all real estate agents. All agents must register with Cinnamon Lake before they can enter the community. This is to ensure that all agents are aware of the current rules and regulations and all potential buyers are informed of these documents and information. There is a \$1000.00 new member initiation fee effective January 1, 2025 for all properties transferred after that date. And a \$75.00 transfer fee.

It will be up to the agent to notify all prospective buyers of the documents and information that can be viewed on our website: [www.cinnamon-lake.com](http://www.cinnamon-lake.com) under the documents heading. A copy of the documents may be obtained in the office for a nominal fee.

Please fill out the enclosed registration form and return it immediately to the gate house. Also, enclosed is a copy of the potential new buyer form. This form must be filled out and returned to the Cinnamon Lake office prior to closing. No financial information will be provided for closing purposes without prior receipt of this form.

Thank you for your cooperation.

Cinnamon Lake Association, Inc.  
Board of Directors

Revised: 2/18/2014  
1/22/2019  
1/1/2021  
1/1/2025

## Real Estate Agents Registration Form

Agent name and phone: \_\_\_\_\_

Agency name: \_\_\_\_\_

Agent E-mail Address: \_\_\_\_\_

Have you, the agent, received copies of the following?

- |  |           |          |
|--|-----------|----------|
| 1. General information                               | Yes _____ | No _____ |
| 2. Architectural and Property guidelines             | Yes _____ | No _____ |
| 3. Rental Regulations                                | Yes _____ | No _____ |
| 4. By-Laws, Article 11, Prohibition of Sex Offenders | Yes _____ | No _____ |

Please confirm that you are now aware that the following documents are available on our website, [www.cinnamon-lake.com](http://www.cinnamon-lake.com) (under document heading) or can be obtained by email and in our office for a nominal fee:

- |  |           |          |
|--|-----------|----------|
| 1. Articles of Incorporation, By-Laws & Declarations | Yes _____ | No _____ |
| 2. Cinnamon Lake Fees *                              | Yes _____ | No _____ |

\*Certain fees are subject to change without notice. (See By-Laws for specifications.)

- Agent warrants that agent has provided this information to any potential buyer.
- I will advise any potential buyer to make diligent inquiries about all aspects of the community, their documents, and occupancy restrictions.
- I, the undersigned, understand the form and have received the above information.

Agent signature: \_\_\_\_\_ Date: \_\_\_\_\_

## New Buyer Pre-Registration Form

Real Estate Agent Name \_\_\_\_\_

Potential Buyer Name(s) \_\_\_\_\_

Address of Property \_\_\_\_\_

As a potential new member of Cinnamon Lake, I have read and understand the below forms. I have been advised to inspect and make diligent inquiries about all aspects of the community, governing documents, budgets, reserve funds and occupancy restrictions. I further understand that Cinnamon Lake is a deed-restricted community and there are homeowner's dues, assessments initiation fee, transfer fee and sewer charges that are my responsibility.

I have read: (please initial each line)

- 1) Articles of Incorporation, By-Laws, and Declarations \_\_\_\_\_
- 2) Cinnamon Lake fee sheet \_\_\_\_\_
- 3) General information about Cinnamon Lake \_\_\_\_\_
- 4) Architectural and Property guidelines \_\_\_\_\_

**No buyer is permitted to own property or grant access to anyone who is in violation of Article XI, Prohibition of Sex Offenders, contained in the By-Laws of Cinnamon Lake Association, Inc.**

Potential new member signature(s) \_\_\_\_\_

Date \_\_\_\_\_

Real Estate Agent signature \_\_\_\_\_

**CINNAMON LAKE ASSOCIATION, INC.**

**1443 LAUREL DRIVE**

**WEST SALEM, OHIO 44287**

**419-945-2521**

**[info@cinnamon-lake.com](mailto:info@cinnamon-lake.com)**

**[www.cinnamon-lake.com](http://www.cinnamon-lake.com)**

*Cinnamon Lake was established in 1970 by Avland Developers, a lake community developer. Ownership was eventually transferred to the Association. Cinnamon Lake Association, Inc. is a private recreational community located in the farthest northeastern corner of Ashland County. Having 1,724 lots (divided into six units), with approximately 581 homes, which are mostly permanent residences. The subdivision is a total of 883 acres, with 350 acres of common areas. The average lot size is 10,000 feet or ¼ of an acre (70' x 150')*

*Cinnamon Lake's watershed is the origination of the Muddy Fork Creek. Two thousand (2,000) acres of land feeds our lake and is its only water source. The lake is 135 acres with six miles of shoreline stocked with many varieties of fish. The lake depth ranges anywhere from 2 feet to approximately 29 feet. No gas-powered boats are permitted on the lake. Only 5 h.p. electric motors are permitted to be used on boats.*

*Operational funds are provided by the annual dues and assessments billed for each lot. They are used for the maintenance of the Association's property such as the 17 miles of roads, lake, lodge, tennis and basketball courts, beaches, pavilions, docking areas, picnic areas, common areas, campground and office. They also provide the labor costs for the administration, maintenance, gate house, recreational and general operating expenses.*

*A seven-person Board of Directors governs Cinnamon Lake, which are volunteer positions, elected by the membership. Several full time and part time personnel are employed to take care of the daily operations of the subdivision. By acceptance of a deed to property in Cinnamon Lake, owners must conform to the Declarations and By-Laws. Cinnamon Lake also regulates its own building requirements.*

*Lorain County Rural Wastewater District provides the sewer service, and Rural Lorain Water Authority provides the water service. Spectrum is our cable/internet provider and we now have natural gas available in some areas.*

*Cinnamon Lake is a quiet, restful, relaxing community that also offers year-round natural beauty.*

## *Helpful Information:*

*Utility Providers:*

- Electric – Ohio Edison 1-800-633-4766
- Phone – Frontier 1-800-921-8101
- Cable – Spectrum 1-877-904-8527
- Water – Rural Lorain Water – 1-800-842-1339
- Sewer – LORCO 440-647-4882
- Consumer Gas Co-op 330-682-4144
- Mail Service – West Salem Post Office – 419-853-4023

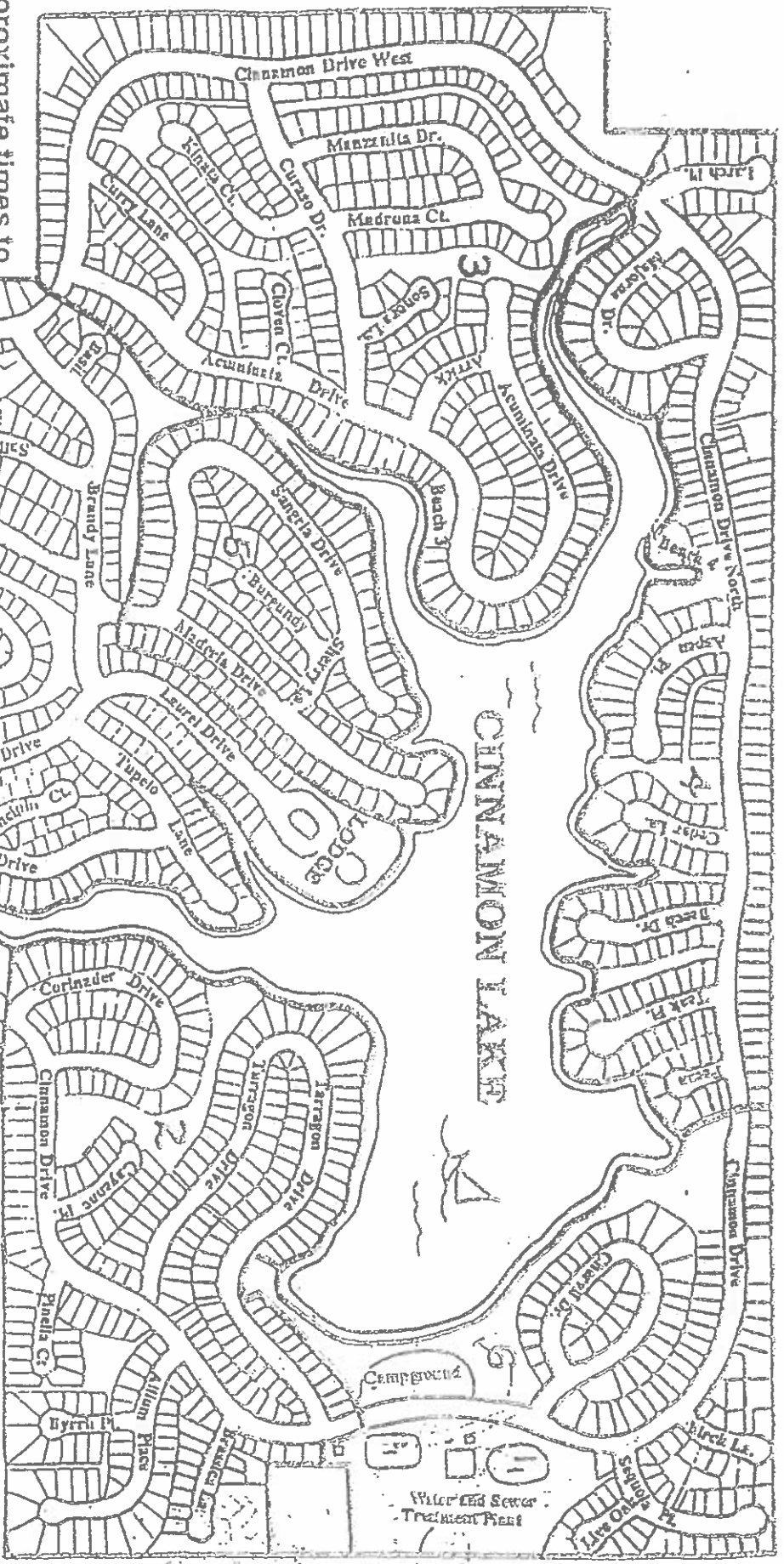
### *Basic Home Building Requirements* – (Contact the office for a detailed policy)

- No modular or manufactured homes. Only homes stick built on site.
- 1200 minimum square feet of living space with a minimum 14 x 20 garage.
- Roofs – No white, bright or reflective colors. Metal roofs require pre-approval.
- Siding – No white, bright or reflective colors. Pre-approval is required for all siding.
- Set back requirements: Front: 30 feet from road right of way (front lot pins)  
Side: Not less than 10 feet from side line  
Rear: 20 feet or 25% of lot depth (whichever is smaller)

**\*\*Corner or lake lots are an exception\*\***

- New home construction permit fee to Cinnamon Lake – \$1250.00  
(\$250.00 refund after final inspection)
- Sewer tap – contact LORCO – 440-647-4882
- Water tap fee – contact Rural Lorain Water – 1-800-842-1339
- Zoning permits are obtained through Jackson Township 419-945-2292

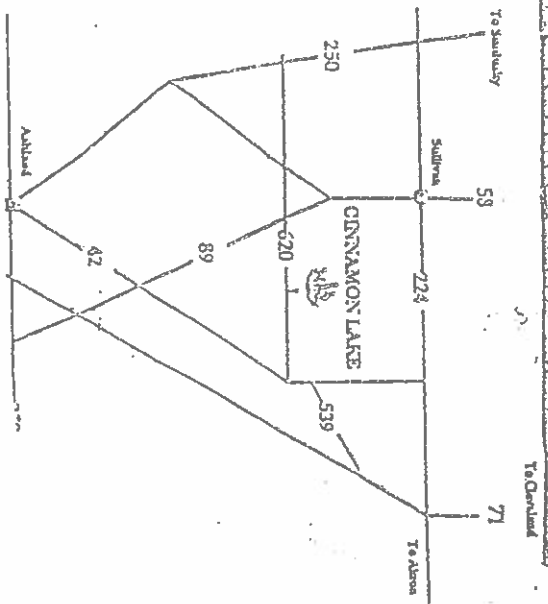
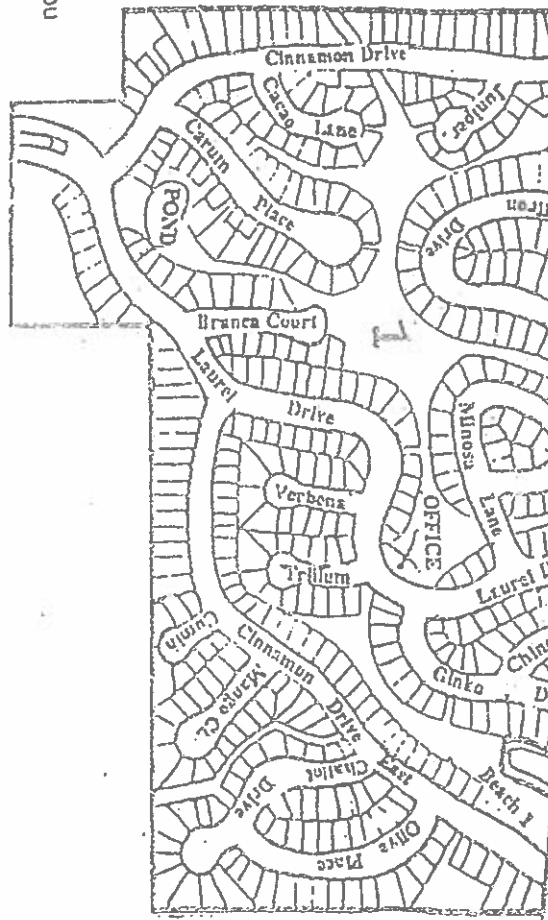
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West Salem OH 44287  
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Approximate times to  
Cinnamon Lake

- From:
- Ashland 15 min.
  - Cleveland 60 min.
  - Columbus 90 min.
  - Akron 60 min.
  - West Salem 7 min.

Office hours are 8:00 - 5:00, if you  
have any questions, please call  
(419) 945-2521.



## 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
Copies, 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, Speculative (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
<b>FINES</b>	
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.



## New Member Initiation Fee Rule

A New Member Initiation Fee equal to \$1000.00, pursuant to conditions 1, 2, 3 and 4 below, shall be assessed and charged per new membership or fractional interest transfer thereof to a "New Member," as hereinafter defined, payable at the time of the Board of Director's approval of the transfer and of the New Member, which if not immediately paid (and said transfer continues in abrogation of this Rule) said fee shall constitute a lien against the Lot thus transferred and which fee also is enforceable as a personal obligation of the new property owners as an additional Association assessment. Said fee shall be determined in accordance with the following guidelines:

1. The term "New Member" shall refer to a person or organization named as a grantee in the transfer document, who is not a current Association Member at that time. However, it shall not include persons or organizations who have been Members within the previous twelve (12) months and terminated their membership in Good Standing. If such persons or organizations were a member within the previous 12 months, that persons or organizations would be responsible for paying the HOA fees (The prorated amount for one-year of Dues, Assessments and any additional Assessments or \$1000.00, whichever is less.) from the previous closing date to the new date of transfer.
2. Also, provided further, that a spouse or acknowledged "life partner" of a current Member shall not be deemed to be a New Member for the purposes of the Initiation Fee herein
3. If Persons or an entity takes ownership to a lot, and one or more beneficial owners of such entity are not, at that time, members of the Association, then such Persons or entity shall be deemed to be a New Member.
4. A reallocation of ownership interests among existing owners of a Lot shall not create a New Member.
5. In all other instances, the Board of Trustees shall have the authority to interpret the meaning of the term, "New Member" in such a manner as to reach a fair, equitable and consistent result.

Approved Feb. 25, 2019  
Amended March 11, 2019  
Amended March 25, 2019  
Amended September 14, 2020  
Amended January 1, 2025



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## **Landlord/Renter:**

**Landlord** - A member who owns a dwelling (and contiguous properties) in which he/she does not reside but rents, leases or has a land contract on the property, is considered a landlord. Non-contiguous undeveloped lots are not to be rented or leased; lots with homes that have contiguous lots, may be rented as one property with the dwelling. It is the Landlord's responsibility to discuss all documents, e.g. the CC&R's, Bylaws, Policies, etc., with the tenant, renter/lessee/vendee. These documents can be viewed on Cinnamon Lake's website [www.cinnamon-lake.com](http://www.cinnamon-lake.com). The Member/Landlord is required to inform the Office that his/her property is being rented/leased/under land contract and to whom. All tenants/lessees/vendees (paying or nonpaying) must be preregistered by the Member/Landlord no less than seven(7) days of occupancy/possession. Occupants must complete the Renter Registration form located in "Forms" on Cinnamon Lake's website.

Landlords offer the benefit of Cinnamon Lake amenities to their renter and are subject to registration and annual fees (see list of "Fee's" on website). The annual fee is non-refundable should a renter vacate the property during the year. A rental will no longer be considered a rental if the owner sells or moves into the property. The Member/Landlord is responsible for any damage caused by the tenant, renter/lessee/vendee to Association owned property and/or any unpaid Association fines or charges. No Member/Landlord is permitted to allow occupancy of any dwelling in Cinnamon Lake unless all assessments, dues and utility charges are paid in full by the Member. The Member/Landlord is responsible for any and all Association billings. In the event the dwelling is occupied, and the homeowner is past due on any billing due date, the homeowner has 2 weeks to pay the amount owed or the renter and landlord will be notified in writing giving the landlord an additional 2 weeks to pay in full. If still unpaid all amenities will be suspended.

All tenants/lessees/vendees' family members and guests who wish to use the pool or any other amenities where a fee is charged, will be charged like a regular member. All membership voting rights are reserved for owners/members; no voting rights will be passed to renters/lessees/vendees. No Member/Landlord will be permitted to rent property or grant access to anyone who is in violation of Article XI, prohibition of Sex Offenders, contained in the Bylaws of the Cinnamon Lake Association.

**Renter** - The Renter acknowledges that he/she leases, rents or occupies Cinnamon Lake Association Members house under an agreement and as such renter/lessee, has full rights to use and enjoy said house and contiguous properties for the period of the agreement. All tenant/renter/lessees that were previously a member of Cinnamon Lake, may rent property but must be in good standing to enjoy member privileges. The renter acknowledges receiving a copy of the CC&R's, By-Laws and Policies which are also located on Cinnamon Lake's website at <https://www.cinnamon-lake.com> and agrees to abide by all rules and regulations contained therein and also to abide by any other rules and regulations that may be adopted by the Board of Directors. Violation of these rules and regulations may result in a suspension of member/renter privileges.

The renter must notify the Gate Office each time they are expecting guests and agrees that access to and use of the common properties and facilities is restricted to them, immediate family and guests and that they must accompany them during the use of any common properties and facilities.

The renter agrees to indemnify and hold harmless the Cinnamon Lake Association, Inc. from any claims, losses or damages (including attorney fees) arising out of the use by the renter or any family member or guest of the common properties at Cinnamon Lake. All membership voting rights are reserved for the owners, no voting rights will be passed to renters/lessee.

[Approved 8/2005, Amended 11/06, 12/10, 7/11, 2/12, 7/13, 6/20, 1/23, 4/24, 12/24]