



# **CINNAMON LAKE ASSOCIATION, INC.**

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

**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 \$750.00 new member initiation fee effective January 1, 2021 for all properties transferred after that date. And a \$50.00 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

## **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 \_\_\_\_\_

## 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: \_\_\_\_\_

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**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 551 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.*

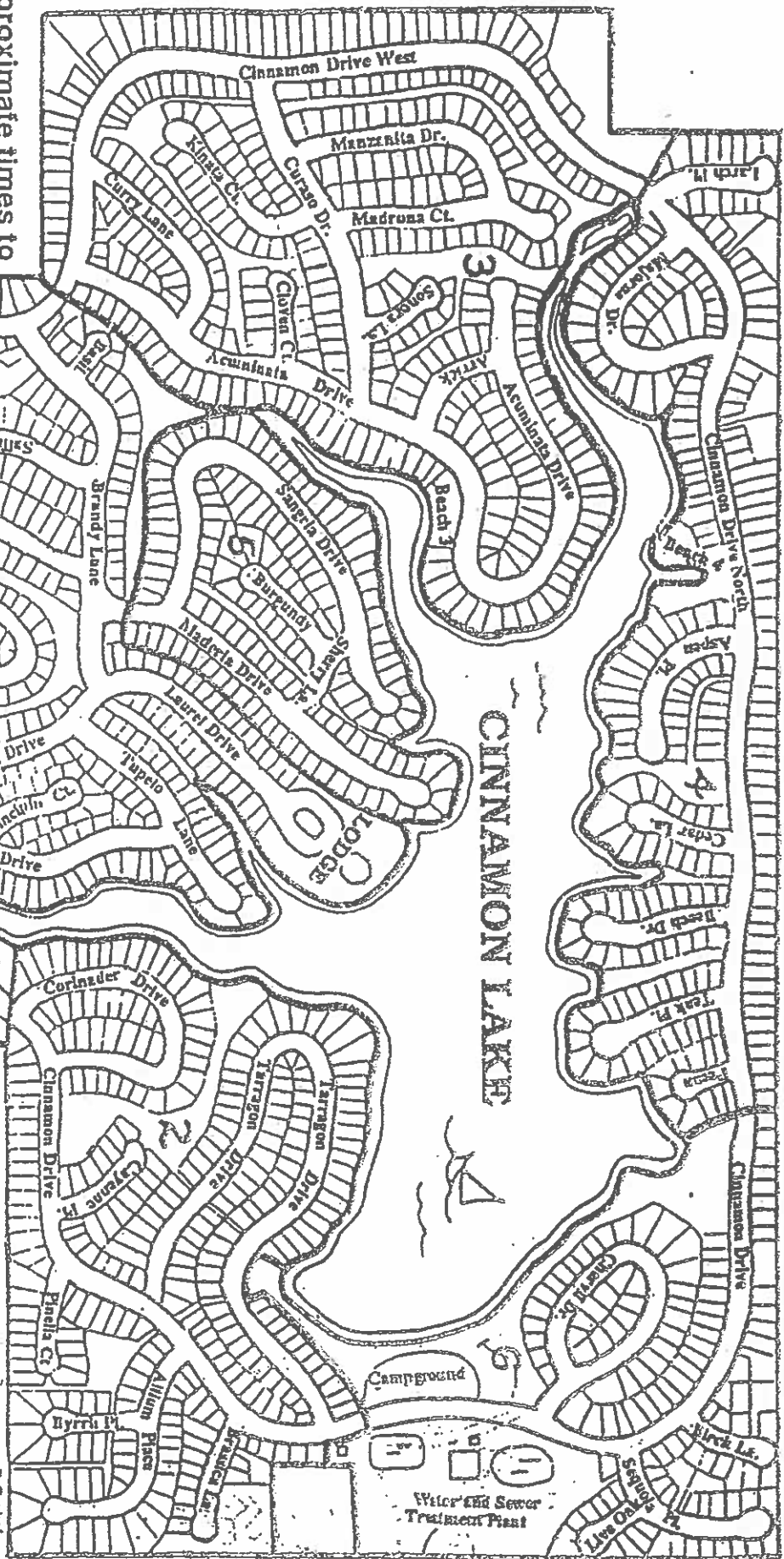
*Operational funds are provided by the annual dues and assessments billed for each lot. They are used for the maintenance of the Association's property such as the 17 miles of roads, lake, lodge, tennis and basketball courts, beaches, pavilions, docking areas, picnic areas, common areas, campground and 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.*

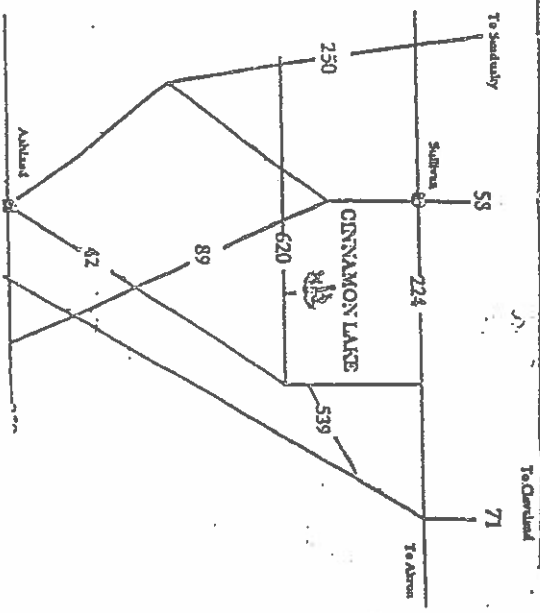
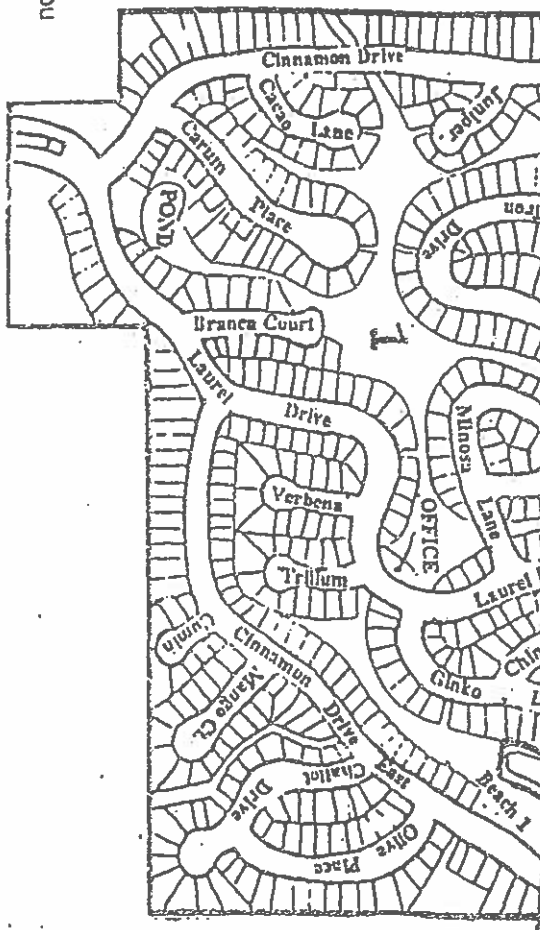




Approximate times to  
Cinnamon Lake

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 AND SERVICES    EFFECTIVE DATE: JANUARY 1, 2024**

**VACANT LOT**

LORCO IS THE SEWER PROVIDER FOR CINNAMON LAKE  
CONTACT THEM FOR SEWER CHARGE      440-647-4882  
\$30.23 PER MONTH PER LOT

ASSOCIATION DUES      \$75.00 BILLED IN JANUARY  
ASSOCIATION ASSESSMENTS      \$309.60 \$154.80 BILLED JAN. & \$154.80 JULY  
ASSOCIATION ROAD ASSESSMENT      \$360.00 BILLED IN APRIL \$180.00 & OCT. \$180.00  
TOTAL PER YEAR      \$744.60 JAN. BILLING TOTAL \$229.80 JULY BILLING TOTAL \$154.80

**TOTAL PER LOT PER YEAR      \$744.60**

**HOME**

LORCO IS THE SEWER PROVIDER FOR CINNAMON LAKE  
CONTACT THEM FOR SEWER CHARGES      440-647-4882  
\$59.56 MINIMUM PER MONTH PER HOUSE

RURAL LORAIN CO. WATER IS OUR WATER PROVIDER FOR CINNAMON LAKE  
CONTACT THEM FOR WATER CHARGES      800-842-1339

ASSOCIATION ASSESSMENTS      \$309.60 \$154.80 BILLED JAN. & \$154.80 JULY  
ASSOCIATION DUES      \$75.00 BILLED IN JANUARY  
TRASH      \$150.00 HALF--\$75.00 BILLED JAN. & JULY  
ASSOCIATION ROAD ASSESSMENT      \$360.00 BILLED IN APRIL-\$180.00 & OCT.-\$180.00  
TOTAL PER YEAR      \$894.60 JAN. BILLING TOTAL \$304.80 JULY BILLING TOTAL \$229.80

**TOTAL PER HOME PER YEAR      \$894.60**

**\*\*\*A HOME BUILT ON 2 LOTS IS BILLED (1) HOUSE CHARGE AND (1) VACANT LOT CHARGE**

**\*\*\$750.00 NEW MEMBERSHIP INITIATION FEE**

**\*\*\$50.00 TRANSFER FEE**

**GATE PASS CARD (per card)**

New      \$20.00  
Replacement      \$10.00  
Reactivation for non-payment      \$15.00  
Yearly renewal      \$5.00

**OMV REGISTRATION**

New      \$25.00  
Yearly renewal      \$15.00

**WATERCRAFT REGISTRATION**

WATERCRAFT REGISTRATION NUMBER      \$30.00  
YEARLY BOAT STICKER  
All Watercraft except:      \$35.00  
Kayaks & Paddle boards      \$20.00

**DOCK RENTAL**

DRY DOCK      with 1 watercraft      \$125.00 + Tax  
DRY DOCK      with 2 stackable watercraft      \$150.00 + Tax  
WET DOCK      1 watercraft only      \$325.00 + Tax

STORAGE      \$150.00 + Tax

**CAMPING**

TENT/NIGHT      \$25.00 + Tax  
PAD/NIGHT      \$50.00 + Tax  
SEASONAL (4/15 - 10/15)      \$650.00 + Tax  
OFF SEASON STORAGE      \$100.00 + Tax

**RENTALS**

**PAVILION**  
SECURITY DEPOSIT      \$50.00  
FIRST 6 HOURS      \$50.00  
EACH ADDITIONAL HR      \$10.00  
IF PAVILION IS NOT RENTED, IT IS ON FIRST COME,  
FIRST SERVE BASIS

**LODGE**

SECURITY DEPOSIT      \$150.00  
FIRST 8 HOURS      \$250.00  
EACH ADDITIONAL HR      \$50.00

**COMMUNITY CENTER**

SECURITY DEPOSIT      \$100.00  
PER HOUR      \$20.00

**SUBJECT TO CHANGE WITHOUT NOTICE (EXCEPT AS PROHIBITED BY BY-LAWS & CC&R'S)**

UPDATED 1/1/2024

## New Member Initiation Fee Rule

A New Member Initiation Fee equal to \$750.00, 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 \$750.00, 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



## Homeowner-Landlord Policy:

Approved Aug 16, 2005, Amended 11/21/06,  
12/21/10, 7/19/11, 2/21/12, 7/16/13,  
6/20/20, 1/9/23

The homeowner owns the dwelling and contiguous properties in which he/she does not reside but rents, leases, or by land contract allow tenant of said dwelling and thus, becomes a Landlord. Non-contiguous undeveloped lots are not to be rented or leased, lots with homes that have contiguous lots are to be rented as one property with the dwelling.

It is the responsibility of the Homeowner/Landlord to discuss all documents such as the CC&R's, By-Laws, Rules and Regulations and Policies with the tenant, renter/lessee. Copies of the three documents can be provided by the office for a cost of \$5.00. The Homeowner/Landlord is required to inform the Office that his/her property is being rented /leased and to whom. **All tenants, renters/lessee (paying or nonpaying) must be per-registered by the owner no less than seven (7) days prior to the date of occupancy/possession.** Registration must be done in the Office during normal working hours. A two hundred dollar (\$200.00) annual fee will be charged for each rental. Payments are due January 31<sup>st</sup> of every calendar year. If the first year of occupancy is not a full year then, January thru June will be charged at the full year rate (\$200.00) and June thru December will be charged for a half year (\$100.00), then yearly at \$200 going forward. Occupants must be instructed to report to the Office to complete the Renter Registration Forms. The fee can be paid by either the Homeowner/Landlord or tenant.

**Failure to comply will result in immediate denial of residency.**

The Homeowner/Landlord of the single-family residence shall be responsible for any damage caused by the tenant, renter/lessee to Association owned property, any unpaid Association fines or charges. **No Homeowner/Landlord shall be permitted to allow occupancy of any dwelling in Cinnamon Lake unless all assessments, dues, trash, fines, special assessments, etc. charges are paid in full by the owner. All monies owed to Cinnamon Lake Association, must be paid in full by the due date on the billing invoice.** All payments for any and all billings for the Association will be the responsibility of the homeowner. No billings will be put in the tenants, renters/lessee name. No payment agreements will be made through the Office with the tenant, renter/lessee or homeowner. All billings must be paid by the due dates.

**In the event the dwelling is occupied and the Homeowner/Landlord is not current with the Association by the billing invoice due date, the Homeowner/Landlord has two (2) weeks to pay the amount owed or the tenant, renter/lessee will be notified in writing with copy to Homeowner/Landlord that Homeowner/Landlord has two (2) weeks to pay the amount owed or tenant, renter/lessee will be denied access at the end of thirty (30) days.**

All tenants, renters/lessee 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 tenants, renters/lessee that were previously a member of Cinnamon Lake, but were a member NOT in good standing, will be permitted to rent/lease a home, but ALL member/associate member privileges will be suspended until such time their account has been paid in full.

All membership voting rights are reserved for the owners, no voting rights will be passed to renters/lessee.

No homeowner 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 By-Laws of Cinnamon Lake Association, Inc.