

## West Harbor Lagoons Boataminium/Condominium Association Building and Improvements Rules and Regulations 2020

### Building Guidelines:

- Building plans affecting structure square footage through expansion, roof upgrades, decks, concrete work of any type, siding (including color change), or skirting, **must be submitted to Continental Management Company for WHLBCA Board approval prior to securing the required local building permits.**
- Any structure change of 200 sq. ft. or more, including, but not limited to building additions, deck, car port awning, etc., will be bound by local building codes and Board approval. This excludes windows, doors or siding.

Building permits are obtained through the Ottawa County Building Department located at the Ottawa County Courthouse.

- Failure of obtaining approval from WHLBCA Board prior to starting any project will result in a \$1,000.00 fine and work stopped immediately until approval is obtained from WHLBCA and fine is paid.
- No decks or any other structures may be built closer than 18' from water side of the canal sidewalk.
- Maximum roof height floor to peak is 15', which includes stick built roof upgrades and room additions.
- Maximum width of trailer and side additions not to exceed 28' for Rows 2 and 3, not to exceed 24' for Row 1.
- Room additions minimum setback from front of trailer (street side) is 18'.
- The State of Ohio Manufactured Homes Commission Laws and Rules Sections 4781-12-08 (G) and (H) states there must be at least 15' allowable space from home to home. Any type of structure (sidewalks, patio's, concrete pads, etc.) cannot exceed 6" in total height and be within 10' of your neighbor's home.

- Fences are not permitted around perimeter of property line.
- Row 1 lots are inconsistent and non-conforming to these regulations and present a greater challenge. Proposals submitted will require greater evaluation for approval on an individual basis.
- Roofing, siding, gutters,downspouts,and skirting must be maintained in satisfactory condition.
- If, and when, a home is removed from an owner's lot, it must be replaced with a new, untitled home only. No used homes. Prior to removal, unit owner must get approval from WHLBCA Board on total size and placement of new home.
- All homes must follow the Ohio Manufactured Home Commission laws and regulations pursuant to ORC Chapter 4781.
- No propane tanks over 20 lbs. are to be used at any time on unit owner's/lessee's property.
- Air conditioning or generator unit placement must be pre-approved by the WHLBCA Board before installation.

#### **Utility Building Guidelines (Sheds):**

- Tiedowns required.
- Minimum distance from neighboring structure 5'.
- Acceptable sizes 8' x 8' or 8' x 10', 10' maximum height.
- Lot placement at edge of parking pad, off the parking pad maintaining a minimum of two parking spaces.
- Sheds must be painted a neutral color or the same color of the trailer.
- Sheds must be free standing and not connected to the trailer.