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Titles 1 and 2: Lakeside Chautauqua Rules and Regulations

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Welcome

Welcome to Lakeside Chautauqua! Whether your visit is for an hour, a day, a week, a month, a summer, or a lifetime, we hope your experience is fulfilling, relaxing, fun, and all you hoped it could be.

Lakeside has a rich history beginning with our being founded in 1873 by lay and clergy members of the former Methodist Episcopal Church through today's opportunities for spiritual, intellectual, cultural, and physical renewal and growth. Today, Lakeside is owned and operated by the Lakeside Association.

In 1983, Lakeside gained designation as an Historic District on the National Register of Historic Places. The National Register is the official list of the nation's historical places worthy of preservation. As the application for inclusion stated, Lakeside "architecture, from simple frame cottages to the 3,000-seat auditorium, is an excellent representation of both indigenous and unique 'camp meeting' forms." Lakeside was recognized for its historically significant community planning, education, religion, music, social/humanitarianism, theater, and resort development.

As we continue to celebrate our history, flourish in today, and shape our future, Lakeside welcomes all who choose to enter the grounds subject only to the limitations stated in our Rules, Regulations and policies. Admission to the Lakeside Grounds and participation in any Lakeside programs or activities will not be denied by reason of race, religion, gender, sexual orientation, age, national origin or disability.

The following Rules and Regulations are based on the guiding principle that we are all to love our neighbors as ourselves. Because of that, we hope you will find them to be reasonable and self-explanatory. As we live in an imperfect world, though, we know it is important to try to lay out our expectations of one another in a format such as this. In short, these Rules and Regulations have been enacted and are effective at all times in order to provide for the safety, security, welfare, and enjoyment of all who join us, and to provide the sanitary and police regulations called for in our historic Lakeside Association Lease, which has provided the foundation of our community.

The names, positions, and contact information for Lakeside's senior and full-time staff are provided at the Association's website. Please reach out if they can make your visit better or answer questions.

As the Rules are updated periodically, you may want to look at the Association's website, as it has the most the current version.

The Lakeside Association

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TITLE 1 DEFINITIONS

For purposes of these Rules and Regulations, the following terms have the meanings provided below. Additional terms relevant to Title 3 are defined in Section 3.2.

Association. The Lakeside Association, a not-for-profit corporation organized under the laws of the State of Ohio. The Association serves as developer and lessor of the Lakeside Grounds, which has evolved since Lakeside's original founding to now provide a year-round meeting site focusing on spiritual, intellectual, cultural, and recreational programming, renewal, and growth in order to serve its mission and vision. The Association has promulgated these Rules and Regulations to preserve, protect, and enhance Lakeside being a year-round meeting site. The Association has powers analogous to those of a municipality under the terms of the Association Leases, Consents to Assignment of Lease, Island View deed restrictions, Bylaws of the Lakeside Association, the Association's Rules, and other documents. The Association is the owner of the streets, parks, Association buildings, and land within the Lakeside fences, the streets and parks of Island View subdivision of Marblehead Township, Ottawa County, Ohio, the land between the fences and Ohio Route 163, and also owns or leases other properties. As these Rules refer to various roles and responsibilities of the Association, the Association office at 236 Walnut Avenue, Lakeside, Ohio 43440, guestinfo@lakeside.com, 419-798-4461, should be contacted for information as to the specific staff or board representatives responsible for providing assistance. The Lakeside website is www.LakesideOhio.com

Consent to Assignment of Lease. The document prescribed by the Association which must be executed as part of each Lease transfer.

Fees and Assessments. Collectively, the gate fees, annual lease assessments, lease transfer fees, fees for sanitation, such as garbage and rubbish removal and street and sidewalk repair and replacement, and other fees as they may be enacted, amended, expanded, modified, supplemented and replaced from time to time.

Fireworks. Any composition or device prepared for the purpose of producing a visible or an audible effect by combustion, deflagration, or detonation, except ordinary matches and except as provided in section [3743.80](#) of the Ohio Revised Code.

Hardscape. Landscape materials, such as paved areas, driveways, retaining walls, fences, stairs, walkways, pavers and other landscaping made up of hard-wearing materials such as wood, stone, and concrete. Gravel is not Hardscape, as it is considered a landscape material.

Island View. The Island View subdivision of the Village of Marblehead, Ottawa County, Ohio, which is located just to the east of Lakeside.

Lakeside. For purposes of these Rules, the streets, parks, Association buildings, and land within the Lakeside fences, all of which are owned by the Association.

Lakeside Association Lease. The lease by which persons obtain an interest in real estate in the Lakeside Grounds and which provides one basis for the adoption and effectiveness of the Rules. The original form of the Lakeside Association Lease dates to 1875.

Lakeside Chautauqua. The Association and what is informally generally considered to be the grounds and programs within or associated with Lakeside.

Lakeside Development Administrator. The person appointed by the Association to administer Title 3 and other responsibilities specifically noted in Title 2. The Lakeside Development Administrator may also be designated by the Association to handle other matters attributed to the Association in these Rules.

Lakeside Grounds. Collectively, Lakeside, Island View, South Lakeside and the other properties owned or leased by the Association.

Lease. The agreement executed between the Association and a current or former Property Owner.

Lessee or Lessees. The persons who have executed a Lease with the Association or are otherwise in the chain of title with a person who executed a Lease with the Association.

Outdoor Fireplace. A portable or fixed outdoor propane, natural gas or solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. An Outdoor Fireplace includes propane, natural gas and solid-fuel burning cooking grills and may be open in design or may be equipped with a small hearth opening and a short chimney or chimney opening in the top.

Pet or Pets. Domesticated animals, such as a dog, cat, bird, rodent, fish, turtle, or other animal that are kept for pleasure or as service animals rather than for commercial purposes.

Property Owner or Property Owners. All lessees in Lakeside and all grantees in Island View.

Rules or Association's Rules. The Rules and Regulations of the Association, consisting of the "Welcome," Title 1 (Definitions), Title 2 (Ground Rules), and Title 3 (Design, Construction, and Historic Preservation), along with related policies, all of which have been adopted by the Association and may be changed from time to time at the discretion of the Association. The Bylaws of the Lakeside Association grant the Lakeside Association Board of Directors the authority to change the Rules and Regulations of the Association.

Signs. For purposes of these Rules, Signs are defined in the Danbury Township Zoning Resolution. At the time of the adoption of these Rules that Resolution provides that Signs are:

Any outdoor or indoor device, permanent or temporary, and its supporting structure, including any writing, word, letter, figures, number, phrases, sentences, pictorial, illustration, decoration, emblem, symbol, trademark, flag, banner, pennant, insignia, or similar feature which is placed in a manner that the communication, announcement, message, attraction,

advertisement, or promotion inherent to the device is visible or appears to be intended to be visible to persons on adjoining property or nearby public rights-of-way, and is used for purposes of advertisement, announcement, declaration, demonstration, identification or expression.

In the event that Danbury Township revises its definition of Signs, that revised definition shall be used for purposes of these Rules.

South Lakeside. The land between the fences and Ohio Route 163, which land is owned by the Association and subject to the Lease.

TITLE 2 GROUND RULES

§2.1 ADMISSION TO LAKESIDE AND THE LAKESIDE GROUNDS

§2.1.1 The Lakeside Grounds are private property. People may enter onto and use facilities and programs on the Lakeside Grounds only with the consent of the Association. The Association's consent is given in the manner and subject to the limitations stated in its Bylaws and the Rules.

§2.1.2 While the gates are in operation, all access to and from Lakeside, and use of its streets, parks, buildings, other facilities, and programs are subject to payment of the fees established by the Association. The presence of any person, motor vehicle, or golf cart within Lakeside while the gates are in operation shall imply a promise to pay for the gate fee appropriate for the time that person is within Lakeside, except as to those permitted by the Association to enter without charge.

§2.1.3 As meetings and programs on the Lakeside Grounds are held throughout the year, access to and from those meetings or programs may be subject to payment of a fee established by the Association, even when the gates are not in operation. The presence of any person at those meetings or programs shall imply a promise to pay the fee established by the Association, except as to those permitted by the Association to enter without charge.

§2.1.4 Regardless of whether the gates are in operation, each person's admission to, or presence on, the Lakeside Grounds is expressly contingent upon compliance at all times with applicable law and these Rules.

§2.1.5 Persons seeking to hold group meetings or programs in Lakeside and not presented or sponsored by the Association, including but not limited to conventions, seminars, classes or similar gatherings, must obtain prior written permission from the Association. Small group meetings convened in private homes for personal reasons with no fee for attending and not held for business purposes do not require permission.

§2.1.6 Any individual who engages in conduct or otherwise causes anything to occur on the Lakeside Grounds that results in damage to property, including but not limited to buildings or other structures, shall be liable to the property owner/Lessee and/or the Association for the damages and costs incurred. The damages and costs incurred shall be paid as a condition of continued access to the Lakeside Grounds, and the Association also may pursue any other remedy provided in Section 2.22.

§2.2 OBLIGATIONS OF LESSEES AND PROPERTY OWNERS

§2.2.1 All Lessees have the following obligations, among others, to the Association:

§2.2.1.1 To meet with the Association's representative to review the Rules in connection with the transfer or assignment of a Lease;

§2.2.1.2 To sign, in such form as prescribed by the Association, a new Lease or Consent to Assignment of Lease with the Association to complete a property transfer;

§2.2.1.3 To timely pay all applicable Association Fees and Assessments, including the transfer fee, and to otherwise pay all fines and comply with all remedies imposed by the Association; and

§2.2.1.4 To only utilize and contract with real estate brokers and their agents authorized by the Association to conduct business when selling a property in Lakeside.

§2.2.2 All Property Owners (which term includes Lessees) have the following obligations, among others, to the Association:

§2.2.2.1 To timely pay all applicable Fees and Assessments, and to otherwise pay all fines and comply with all remedies imposed by the Association;

§2.2.2.2 To conform all structures and landscaping, as well as all changes to structures and landscaping, to the applicable requirements of the Lease or deed, the Rules, zoning ordinances, building codes, and all other requirements of law;

§2.2.2.3 To maintain their property, structures, and landscaping in a safe, sanitary, and neat condition that is satisfactory to the Association and in compliance with the Rules;

§2.2.2.4 To notify the Association of any request for a property variance, split, or subdivision;

§2.2.2.5 To comply with all applicable terms of their Lease, Consent to Assignment of Lease, deed, and the Rules, as they may be amended from time to time; and

§2.2.2.6 To ensure that their guests and renters comply with the Rules.

§2.3 CANVASSING

No person shall hawk, peddle, vend, or sell goods, product, wares, funds, subscriptions, memberships or merchandise or solicit trade upon the streets and walks, or from home to home in Lakeside without the prior written consent of the Association or unless specifically permitted in these Rules.

§2.4 YARD SALES

Yard, garage, porch, or similar sales are limited to two (2) per property per year for a maximum of three (3) consecutive days each. Items offered or sold at such sales shall be limited to the personal property of the person(s) conducting the sale. No items shall be offered for sale that were purchased or consigned for the purpose of resale.

§2.5 BUSINESSES

No business shall be operated on the Lakeside Grounds without the approval of the Association. A completed application for permission to operate a business shall be submitted to the Association and shall be in such form and substance as required by the Association.

§2.6 ALCOHOL AND ILLEGAL DRUGS

There shall be no consumption of alcoholic beverages on the Lakeside Grounds except within the Lessee's property within Lakeside, and within the owned property of Property Owners within Island View. The illegal use or possession of drugs or controlled substances on the Lakeside Grounds is prohibited.

§2.7 SIGNS

§2.7.1 While the gates are in operation, no person shall install or display Signs on a Property Owner's property, or on any other buildings, stores, rooming houses, concessions within Lakeside without the prior written permission of the Association, other than:

§2.7.1.1 Property Owners must display one (1) street number identification Sign of not less than four (4) inches or more than six (6) inches in height on their homes at a location which is clearly visible from the street.

§2.7.1.2 Property Owners may display one (1) Sign on their home giving their names or the name chosen for their home, so long as:

§2.7.1.2.1 Any such Sign which is in the form of a flag does not exceed fifteen (15) square feet in area. Such a Sign, in the sole and absolute discretion of the Association, whose decision shall be final and binding, may not be offensive or otherwise derogatory.

§2.7.1.2.2 Any such Sign which is not in the form of a flag does not exceed five (5) square feet in area. Such a Sign, in the sole and absolute discretion of the Association, whose decision shall be final and binding, may not be offensive or otherwise derogatory.

§2.7.1.3 Property Owners may display Signs on their property identifying a security company servicing the property, so long as any such Sign does not exceed one (1) square foot in area;

§2.7.1.4 One "for rent" or "for sale" Sign may be displayed by a Property Owner or Lakeside approved real estate brokers and agents upon any property during the time when such property is offered "for sale" or "for rent," so long as such Signs do not exceed five (5) square feet in area and any such Sign is placed on the front of the lot within the buildable area of the property and not in the right of way; and

§2.7.1.5 Structures or properties (including condominiums) used for permitted commercial or condominium uses may erect upon such property one Sign, provided that it does not exceed nine (9) square feet in area.

§2.7.2 During periods when the gates are not in operation, Signs in addition to those addressed in Subsection 2.7.1 above are permitted, provided:

§2.7.2.1 No Signs may exceed twelve (12) square feet in size; and

§2.7.2.2 No Sign, in the sole and absolute discretion of the Association, whose decision shall be final and binding, may be offensive or otherwise derogatory.

§2.7.3 The American flag, United States armed services flags and state flags designed as described in the federal or state law by which they were created and displayed in accordance with applicable law are permitted at all times.

§2.8 PETS and ANIMALS

§2.8.1 No animals other than Pets may be brought or kept on the Lakeside Grounds. All Pets, including dogs and cats, shall at all times be under leash or confined to the property of the Property Owner, renter, or guest who owns the animal.

§2.8.2 No Pet, even under leash (except Pets which are service animals), are permitted on the dock at any time.

§2.8.3 Walkers of Pets shall clean up after their Pets at all times and in all locations.

§2.8.4 No person shall keep or permit to be kept any Pet or other animal which by its continual barking, howling, whining or other frequent or long continued noise or behavior shall unreasonably disturb the comfort or repose of any person; nor shall the owner of any dog or other animal permit it to interrupt, disturb, or interfere with any Lakeside program or activity.

§2.8.5 No barnyard animals, fowl, or exotic animals are allowed on the Lakeside Grounds, even if Pets.

§2.8.6 Pets on the Lakeside Grounds, which includes the property of Property Owners, shall only be fed inside the home being used by their owner. Any animal that does not have an owner or is wild (other than birds) shall not be fed or watered anywhere on the Lakeside Grounds.

§2.9 PROPER CONDUCT and QUIET HOURS

§2.9.1 No noise or other activity that disturbs the programs or meetings held in the buildings or on the grounds of the Association shall be permitted.

§2.9.2 Radios, cell phones (including conversations) and other audio equipment shall not be played at a volume level that disturbs others.

§2.9.3 No noise or conduct of any kind that unreasonably disturbs the comfort or repose of any person, puts at risk the safety of any person, or risks damage to any property shall be permitted anywhere on the Lakeside Grounds. In particular, quiet hours shall be observed from 11 p.m. (11:30 p.m. on Saturday) to 8 a.m. (noon on Sunday).

§2.9.4 Profanity, suggestive materials, and any other kind of inappropriate behavior or displays are prohibited on the Lakeside Grounds. Decisions about such behavior or display rest in the sole and absolute discretion of the Association, whose decision shall be final and binding.

§2.10 USE OF FACILITIES

Use of all facilities and participation in all activities on the Lakeside Grounds is at the participant's risk.

§2.11 PROPERTY MAINTENANCE STANDARDS

§2.11.1 All buildings shall be kept in good repair including, but not limited to, replacement of old and leaking roofs, maintaining stable porches, railings and floors, and assuring that windows properly open and close.

§2.11.2 The painting of homes and other structures shall be done frequently enough to avoid extensive damage to surfaces and the peeling of paint.

§2.11.3 Unused construction materials and items such as old appliances, furniture, bedding, and fixtures shall be promptly removed from the Lakeside Grounds. The Association can provide recommendations for refuse collection companies.

§2.11.4 Garbage and recycling containers with securely-fastened lids shall be used for the disposal of all garbage, trash and recyclable materials.

§2.11.5 Building foundations shall be closed or have barriers to prevent animals from living under the building.

§2.11.6 Yards shall be kept free from litter, discarded items, and hazards such as holes, ditches, noxious weeds, and poison ivy.

§2.11.7 Yards and landscaping shall be well maintained, the grass cut to a height of no more than four inches, and the trees and shrubs trimmed and pruned regularly. Yard waste shall be disposed of promptly and properly.

§2.11.8 Vacant lots shall be properly maintained so that brush is cut, trees and shrubs are trimmed, the grass or weeds are uniformly cut, and the lot does not detract from the neighboring areas.

§2.11.9 The exterior of chimneys shall be kept in good repair to avoid the possibility of falling bricks or stone, and the interior of chimneys shall be in good repair and clean to avoid fire hazards. All fireplaces shall be equipped with chimney spark protection screens.

§2.11.10 All homes shall be connected to the public water and sewer system.

§2.11.11 Heaters and furnaces shall be checked regularly to minimize the chance they cause fire loss or carbon monoxide hazards.

§2.12 LAKESIDE RIGHT OF WAY

§2.12.1 The Association owns the right of way, paved and unpaved, at each street in front of each property in Lakeside, and that property has not been conveyed to Property Owners by their Lease. Property Owners have the non-exclusive right to use that right of way area, as do all other persons.

§2.12.2 Property Owners are granted the privilege, and encouraged, to install and maintain plantings (not including trees, which can be planted only with the prior written permission of the Association) on unimproved right of way between their property line and the street pavement. The Association may also install and maintain plantings in that right of way, with notice to the Property Owner.

§2.12.3 Permanent Structures and Hardscape in the Right of Way

§2.12.3.1 No permanent structure shall be placed within the right of way.

§2.12.3.2 Hardscape may be placed in the right of way only with the prior written permission of the Association, but generally only as necessary to access the primary entrance to a home, for stairs to the primary entrance, and for driveway access to on-property parking areas/garages. Hardscape for parking areas on the right of way is not considered necessary for purposes of this Rule.

§2.12.3.3 Hardscape in the right of way should be adequate to achieve the needed access, but minimized in coverage to accomplish the desired purpose and with design aesthetic a consideration. To that end:

§2.12.3.3.1 Walkways should be limited to five (5) feet maximum width;

§2.12.3.3.2 Driveways to a one (1) car garage should be limited to twelve (12) feet width; driveways to a two (2) car garage should be limited to twenty (20) feet width;

§2.12.3.3.3 All materials used for walkways and driveways must be pervious/permeable; and

§2.12.3.3.4 Stairways should be limited to need.

§2.12.3.4 Structures or Hardscape placed in the right of way without prior written approval of the Association are subject to removal at the expense of the Property Owner.

§2.12.4 Non-conforming Structures and Hardscape. The Association recognizes that structures and Hardscape have been placed on the right of way by Property Owners in the past. Those structures and Hardscape existing prior to August 20, 2016 are non-conforming, but may remain so long as they are maintained in accordance with these Rules. Such structures and Hardscape may not be enlarged, extended or replaced, however, without the prior written permission of the Association.

§2.12.5 Property Owners shall maintain the right of way area contiguous to their property in accordance with the requirements of these Rules, and shall take appropriate steps to make sure that tree limbs, shrubbery, or other obstructions do not encroach upon traffic rights-of-way, impede visibility at an intersection, or otherwise present a safety hazard. The Association reserves the right to trim plantings in the right of way to ensure visibility for intersections and safety.

§2.12.6 Neither the granting of the privilege to Property Owners to install and maintain plantings and Hardscapes, nor the existence of structures, plantings or Hardscape in the right of way contiguous to a Lessee's property alters the ownership or lease status of that right of way area, as it remains in all events owned by the Association.

§2.12.7 ROAD RIGHT-OF-WAY WORK PERMITS AND GUARANTEES

§2.12.7.1 Permit Required. Property Owner(s) wishing to perform work, or have work performed on their behalf, within the Association owned right-of-way will need to complete a road Opening Right-of-way Work permit request form and pay the Road Right-of-way Work Permit Fee at least 48 hours or two (2) business days prior to starting work. The Road Right-of-way Work Permit Fee shall be established by the Association Administration in an amount sufficient to cover normal inspection costs. Any additional inspection costs are the responsibility of the Property Owner(s).

§2.12.7.1.1 The road Right-of-way Work permit fee is non-refundable once the Road Right-of-way Work Permit is granted.

§2.12.7.1.2 A copy of the Road Right-of-way Work Permit and plan of work must be on the jobsite and available to the Association Inspectors or work may be stopped by the Association.

§2.12.7.2 Performance Guarantee. A Road Right-of-way Work Permit will not be issued until the Property Owner(s) have delivered to the Association a performance guarantee that is acceptable to the Association based upon the type of work to be performed within the Association's right-of-way. This performance guarantee is in addition to the non-refundable permit fee required by Section 2.12.7.1.

§2.12.7.2.1 The work area will be evaluated after the work is completed and again for final inspection 12 months after completion. All work must be satisfactory to the Association and the Association Inspectors for the performance guarantee to be refunded to the Property Owner(s). If the work is not performed to the satisfaction of the Association and the Association's Inspectors, the Property Owner(s) shall make any and all necessary repair work as directed by the Association and the Association's Inspectors.

§2.12.7.2.2 Performance guarantees will be refunded after all construction and/or repairs are completed and pass final inspection. The performance guarantee amount to be refunded may be reduced to cover any extra inspection and administrative cost incurred by the Association to ensure the roadway is completed to the Association's and the Association's Inspector's satisfaction.

§2.12.7.2.3 Failure to make specified repairs may result in the forfeiture of the performance guarantee. Costs associated with corrective actions which exceed the amount of the performance guarantee may be assessed by the Association to the Property Owner.

§2.12.7.3 All work performed within the Association Right-of-way shall meet or exceed Ottawa County Engineer guidelines and standards for work performed on or along township roadways

that are in effect at the time the work is performed. Any pavement that is cut, damaged, or undermined by excavation, shall be removed and replaced to the satisfaction of the Association. Temporary pavement replacement shall be maintained by the Property Owner(s) in good condition. Permanent replacement must be completed as soon as practicable.

§2.12.7.4 Failure to secure a road Opening Right-of-way Work permit as required will result in the Property Owner(s) being responsible for all costs associated with any and all work necessary to return the affected roadway to a condition satisfactory to the Association.

§2.12.8 ROAD USE MAINTENANCE AGREEMENTS

§2.12.8.1 Roadway Use, Repair and Maintenance Agreement When Required. Where, in the opinion of the Association, a proposed activity by Property Owner(s) will require unusual use of a roadway by commercial trucks, construction equipment and similar construction vehicles and equipment, regardless of whether the vehicles or equipment are overweight or oversized, the Property Owner(s) and person or business entity which will be engaging in the activity shall execute, prior to using the roadway for the activity, a “Roadway Use, Repair and Maintenance Agreement” with the Association. The Agreement shall be in a form approved by the Association. Any activities that, in the opinion of the Association, would require the Association to incur additional costs to maintain a roadway as a result of the proposed activity by Property Owner(s) will require the execution of a “Roadway Use, Repair and Maintenance Agreement” prior to commencement of the proposed activity.

§2.12.8.2 No Property Owner(s), including persons or business entities hired by Property Owner(s), or any employee, agent or representative of such Property Owner(s), persons or business entities, shall engage in any activity deemed by the Association to require a “Roadway Use, Repair and Maintenance Agreement” until:

§2.12.8.2.1 The Property Owner(s), including persons or business entities hired by Property Owner(s) have executed and delivered to the Association, the Agreement and Road Use Maintenance Performance Guarantee; and

§2.12.8.2.2 The Property Owner(s), including persons or business entities hired by Property Owner(s) have secured and delivered to the Association a performance guarantee equal to \$200 plus \$100 per 1,000 LF of roadway impacted. Performance guarantees will be refunded after all construction and/or repairs are completed and pass final inspection. The performance guarantee amount to be refunded may be reduced to cover any extra inspection or administrative cost incurred by the Association to ensure the roadway is returned to a condition satisfactory to the Association.

§2.12.8.3 Property Owner(s) and Guarantor will be held liable (jointly and severally) for any damage caused by the permitted activity. The Association assumes no responsibility for damage to materials, tools and equipment or materials, tools and/or equipment being moved due to any such failure. Property Owner(s) and Guarantor agree to compensate the Association for any damage to a road way or road structure and to defend, indemnify and hold the Association harmless from all claims, damages, or proceedings of any kind and from all responsibility for personal injury (including death) or property damage (public or private) caused directly or indirectly as a result of the permitted

activities by the Property Owner(s).

§2.12.8.4 Failure to file, and receive Association approval of, a Roadway Use, Repair and Maintenance Agreement as required will result in the Property Owner being responsible for all costs associated with any and all work necessary to return the affected roadway to a condition satisfactory to the Association.

§2.13 RENTAL PROPERTY

§2.13.1 Homes in Lakeside that are offered for rent shall be maintained according to reasonable standards of cleanliness and repair as determined by the Association. At a minimum, smoke detectors, fire extinguishers, carbon monoxide detectors and all other required safety equipment or features shall be installed and maintained; sleep capacity shall not exceed eight persons per bathroom; and kitchen and dining room equipment shall be in a quantity adequate to serve the sleeping capacity.

§2.13.2 The Association may inspect rental properties to determine whether reasonable standards of cleanliness, repair, and safety are maintained, and may require Lessees and real estate brokers and agents to cease renting substandard properties until they meet appropriate standards.

§2.13.3 The Association strongly encourages Lessees interested in renting their homes with the assistance of third parties to use only Lakeside approved real estate brokers and agents. Information on approved real estate brokers and agents may be obtained from the Association. No other real estate agent or broker is authorized to conduct business in Lakeside. Should a Lessee choose to rent on their own or through a third party other than Lakeside approved brokers or agents (such as craigslist, Inc. or VRBO), the Lessee must educate their renters about the Rules, as well as explain the Fees and Assessments, parking, and programming available during their stays.

§2.13.4 Violation of these Rules by renters may subject the Lessee to the enforcement and remedies contained in these Rules and in the Lease.

§2.14 PARKING

§2.14.1 Only automobiles, golf carts, pick-up trucks, and standard size vans may be parked on streets or parking lots on the Lakeside Grounds overnight without the prior written permission of the Association. Double yellow lines on the pavement designate areas where parking is not allowed at any time and Association Signs designate where parking is not allowed or restricted.

§2.14.1.1 No semi-tractors or trailers are allowed at any time except (a) moving vans required for moving lessees in and out of the Lakeside Grounds and (b) those making commercial deliveries.

§2.14.1.2 While the gates are in operation and without the prior written permission of the Association, outdoor parking in Lakeside is prohibited at all times for the following, except in specially-designated areas: mobile homes; boats other than canoes, row boats, or other boats that may be carried by two people; trailers, including boat trailers; house vehicles; vans over 20 feet in length; and trucks over three-quarters of a ton, dumpsters and other construction related equipment. Written permission will be granted only in case of undue hardship, and shall be for a limited period of time.

§2.14.1.3 No one shall live in any vehicle, trailer, tent or boat at any time except in the campground, and then only in accordance with the Health Department regulations of Ottawa County and the State of Ohio.

§2.14.2 No one has any right to any parking spaces, reserved or otherwise, on the streets and rights-of-way of Lakeside except to the extent granted in writing by the Association.

§2.14.2.1 No one shall by obstruction, signage, or any other method deny the public the right to park on Lakeside streets and rights-of-way except under such grant.

§2.14.2.2 The Association shall remove unauthorized Signs or obstructions regarding public parking.

§2.15 TRAFFIC and VEHICLE CONTROL

§2.15.1 The vehicle and traffic laws of the State of Ohio as well as these Rules apply on the Lakeside Grounds. Every person shall obey traffic and parking signs and the directions of peace officers and Association personnel.

§2.15.2 It is the policy of the Association that travel by foot or bicycle is the preferred method of travel within the Lakeside Grounds, particularly while the gates are in operation.

§2.15.3 Use of mobility devices (including but not limited to motor vehicles, golf carts, bicycles, skateboards, scooters, in-line skates, automatically or remotely operated machines, and similar devices or pieces of equipment) within the Lakeside Grounds is a privilege and a license which can be revoked by Lakeside at any time.

§2.15.4 All mobility devices must be operated at all times in a safe manner, at a safe speed so as to not harm the operator, others or property, and in accordance with law and these Rules. No bicycle, skateboard, scooter, in-line skates, automatically or remotely operated machine or similar devices, other than motorized wheel chairs and similar assistive mobility devices required for movement, shall be ridden or used on the dock, the lakefront path, or within the parks in Lakeside.

§2.15.5 No motorcycles shall be operated on the Lakeside Grounds while the gates are in operation.

§2.15.6 No all-terrain vehicles or snowmobiles shall be operated on the Lakeside Grounds at any time.

§2.15.7 No vehicle shall be parked or left standing on any street or sidewalk in a manner that blocks, impedes, or obstructs traffic or pedestrian movement.

§2.15.8 No motor vehicle, golf cart, bicycle, skateboard, scooter, in-line skates, automatically or remotely operated machines, or similar devices shall be operated upon an Association street that has been closed by the Association for the purpose of maintaining peace, quiet, or security during a meeting, for street repair, or for any other purpose.

§2.15.9 Operators of motor vehicles, golf carts, bicycles, skateboards, scooters, in-line skates, automatically operated machines, and similar devices shall obey a fifteen (15) mph speed limit, such lower speed as may be appropriate in the circumstances, or such lower speed as may be posted.

§2.15.10 Only motor vehicles and golf carts that satisfy the requirements of law and have a valid permit from the Association shall operate on the Lakeside Grounds. While the gates are in operation, each motor vehicle and golf cart must have a sticker or other evidence on it at all times that the applicable fee established by the Association has been paid. Golf carts must satisfy the definition in Ohio law for an “underspeed vehicle” (including maximum achievable speed of twenty (20) mph and a gross vehicle weight rating less than 3,000 pounds). Lakeside permit requirements for a golf cart include having an electric motor (gas golf carts are not permitted), horn, headlights, turn signals, tail lights, safety glass windshield, functional brakes, brake lights, a seat belt for each occupant, and minimum liability insurance.

§2.15.11 Golf carts may be operated only by licensed drivers who carry liability insurance.

§2.16 FIREWORKS AND OUTSIDE FIRES

§2.16.1 The discharge, ignition, or explosion of Fireworks in Lakeside is banned and never authorized.

§2.16.2 No outside burning of any materials is permitted on the Lakeside Grounds except small recreational or cooking fires in Outdoor Fireplaces.

§2.16.3 Outdoor Fireplaces used for small recreational fires shall keep the fire size to less than three feet in width and two feet in height and shall be at least fifteen feet away from any structure or combustible surface. The fuel source shall be clean, seasoned firewood or its equivalent, or propane. A fire extinguisher, container of water, or attached hose shall be nearby. The fire shall be attended while it is burning, have no nearby combustible materials, and be totally extinguished when nobody is attending it.

§2.16.4 Small recreational fires that are offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous are prohibited. In view of the close proximity of properties to each other on the Lakeside Grounds and the emissions generated by fires, the number and duration of permitted small recreational fires should be limited to special occasions and not be regular occurrences. Neighbor complaints that smoke odors are objectionable, or the high risk of fire spread because of weather, shall be grounds for the Association to order the extinguishment of any fire or to limit the frequency of fires.

§2.17 SIDEWALK REPAIR and REPLACEMENT

The cost of the installation, repair, or placement of sidewalks parallel to the street shall be shared on a 50/50 basis between the Association and the adjacent Property Owner. The Association shall determine when such work needs to be performed, contract for the work, and bill the Property Owner for fifty (50) percent of the cost. Payment is due within thirty (30) days of billing.

§2.18 TREE REMOVAL, TRIMMING, and REPLACEMENT

§2.18.1 The proper maintenance, trimming, and care of trees is essential to the health, safety, and character of Lakeside.

§2.18.2 No tree four inches or larger in diameter at four (4) feet six (6) inches above ground, also known as diameter at breast height (“DBH”), shall be removed from Lakeside without the prior

written approval of the Association. Any such tree removed from a Property Owner's property shall be replaced on the same or another mutually-agreed property at the Property Owner's expense with a tree expected to grow to a similar size at maturity as the tree removed, unless this requirement is waived or otherwise modified by the Association. The recommended size of the replacement tree at planting is one and one-half (1.5) to two (2) inches DBH to be compatible with the soil depth. Alternately, rather than replacement, with the approval of the Association, a donation in an amount set by the Tree Advisory Committee per tree may be made to the Tree Fund of the Association to permit the Association to plant a tree elsewhere at Lakeside. (The donation amount per tree can be obtained by contacting the Lakeside Administration Office). In the case of undeveloped lots or the removal of trees to permit remodeling, the tree removal and replacement strategy shall be developed on a case-by-case basis with input from the Tree Advisory Committee and shall be approved by the Association.

§2.18.3 The Association is responsible, at its expense, for the maintenance, pruning, and removal of diseased, damaged, or otherwise unhealthy trees in the street right of ways and public areas such as parks. After consultation with the adjacent Property Owner, any tree that is removed will be replaced either at the same location or a nearby location or other location if required by the Association, based upon issues of public safety, parking access, or concerns of the Property Owner.

§2.18.4 The Association may require any Property Owner to remove a diseased, damaged, or unhealthy tree (including, but not limited to, a tree infested with the Emerald borer or other similar pest) on the Property Owner's property at the Property Owner's expense. The Association may also require the Property Owner to replace the tree at the Property Owner's own expense.

§2.18.5 The Association may trim or remove any tree on a Property Owner's property (other than on the right-of-way) whose branches or foliage encroach on the street right-of-way or impair visibility. The expense of such trimming or removal shall be equally shared by the Association and the Property Owner. If the Association determines that a replacement of the tree is proper, the cost of replacing the tree shall be equally shared by the Association and the Property Owner.

§2.18.6 The Association shall provide a written notice to Property Owners who are in violation of its tree maintenance standards. If the violation has not been resolved in the reasonable amount of time set by the Association and stated in the written notice, the Association has the authority to decide the appropriate action needed to resolve the violation and have the work performed. The Property Owner will then be billed for the work performed and any costs incurred by the Association, along with any fines or other remedies assessed under the enforcement provisions of the Rules.

§2.18.7 Tree topping is prohibited. Tree topping is the indiscriminate cutting of tree branches to stubs or lateral branches that are not large enough to assume the terminal role. Other names for tree topping include heading, tipping, hat-racking, and rounding over. Cutting/trimming trees to increase sun exposure to solar panels is also not permitted.

§2.19 FIREARMS PROHIBITED

The Association, as both a private land owner and an employer, prohibits the presence of firearms within Lakeside except those carried by law enforcement personnel or otherwise allowed by law. Notice signs have been posted at each gate pursuant to the Ohio Revised Code stating that “no person shall knowingly possess, have under the person’s control, convey or attempt to convey a deadly weapon or dangerous ordnance onto these premises.”

§2.20 SMOKING PROHIBITED

The Association is a non-smoking community. Smoking of cigarettes, cigars, pipes, or other tobacco products, and use of alternative nicotine products like e-cigarettes/vaping products is prohibited in Lakeside except within a structure on a Lessee’s property by that Lessee or his or her guest(s) or renter(s). Neighbor complaints that smoke odors are objectionable shall be grounds for the Association to limit the location or frequency of smoking.

§2.21 ASSOCIATION’S ENFORCEMENT AUTHORITY

Acting in its discretion, the Association, acting through its Board and designees, has the sole authority to enforce the Rules of the Association as deemed appropriate under the circumstances and in the interest of preserving the community’s safety, security, health and sanitary, policing and welfare. If the Association is required to exercise its enforcement powers, it prefers to do so with incrementally increasing levels of discipline that quickly result in compliance with the Rules. Nonetheless, the Association has the authority to utilize fines and other remedies set forth in the Rules, along with any other remedies it may have, in any order, in any number, and at any time based upon facts and circumstances.

§2.22 REMEDIES

§2.22.1 The Association will, in its discretion, enforce these Rules by issuing an oral warning, a written warning, and/or fines and other remedies in such amounts as the Association shall determine or establish from time to time.

§2.22.2 Fines and other remedies, may include, but not be limited to, one or more of the following:

§2.22.2.1 Assessment of fines, penalties, monetary damages, and costs incurred by the Association or an affected person;

§2.22.2.2 Assessment of interest upon unpaid monies owed to the Association;

§2.22.2.3 Impoundment, towing, or the placement of an immobilization device on any bicycle, skateboard, scooter, in-line skates, remotely or automatically operated machines, and other similar devices or pieces of equipment, or any car, truck, boat, trailer, van, or other vehicle that is in violation of the Rules. A release of such property to the owner or designee shall not occur until all costs incurred by the Association and any fines levied have been paid, any other remedy deemed appropriate by the Association has been satisfied, and the owner is otherwise in compliance with the Rules;

§2.22.2.4 Loss of specified privileges relating to activities, events and/or opportunities on the Lakeside Grounds;

§2.22.2.5 Revocation or alteration of previously granted parking privileges;

§2.22.2.6 Termination of, or limitation on, a Property Owner's opportunity to purchase reduced price tickets or gift cards for admission to or use in Lakeside at any time;

§2.22.2.7 Termination of, or limitation on, a business owner's opportunity to conduct business on the Lakeside Grounds;

§2.22.2.8 Termination of, or limitation on, admission privileges to the Lakeside Grounds;

§2.22.2.9 Termination of a Property Owner's Lease relating to the Lakeside Grounds; or

§2.22.2.10 Any other remedies available to the Association at law or in equity.

§2.23 APPEAL OF REMEDIES

§2.23.1 A person subject to a fine or other remedy by the Association may appeal the imposition of such fine or remedy to the Enforcement Appeal Committee of the Association. The appeal shall be handled in accordance with any rules for such appeals adopted by the Enforcement Appeal Committee, and shall be in writing and submitted to the Association within ten calendar days after the earlier of (1) receipt of a Notice of Rule Violation; (2) the levy of the penalty being appealed; or (3) notification that the Association is pursuing one or more of the other remedies described in Section 2.22 of the Rules. An appeal shall consist of the opportunity to submit a signed, written statement and supporting documents to the Enforcement Appeal Committee. The Enforcement Appeal Committee shall issue a written decision within thirty (30) days of it determining that the appeal submission is complete. The Committee may affirm, modify, or reverse the fine or other remedy being appealed. A copy of the decision shall be given to the person who filed the appeal, and the documents relating to the appeal shall be retained by the Association.

§2.23.2 Decisions of the Enforcement Appeal Committee shall be final and binding.

§2.24 EMERGENCIES

In an emergency affecting the community's safety, security, health and sanitary, policing and welfare, the Association is entitled to act, at its discretion, to prevent threatened damage, injury, or loss, and shall be entitled to pursue and obtain any and all remedies provided in the Rules or otherwise available at law or equity.

Title 3: Design, Construction, and Historic Preservation

Adopted: 04/01/2023
Revised: 08/02/2024, 02/20/2026

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TITLE 3 DESIGN, CONSTRUCTION, AND HISTORIC PRESERVATION

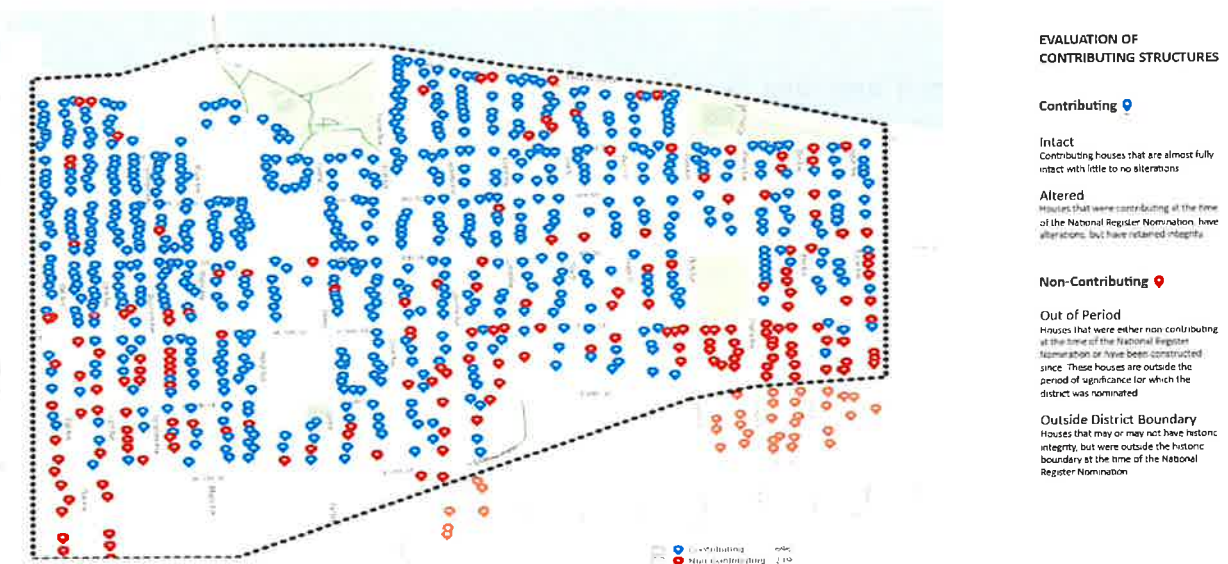
§3.1 PURPOSE AND GENERAL PROVISIONS

Purpose and Goals. The development and changes to structures in Lakeside are governed by Ottawa County, the Danbury Township Zoning Resolution, the Association’s Rules and laws such as building codes. The Danbury Township Zoning Resolution created the Lakeside (L) zoning district and two zoning overlay districts: Lakeside Business Overlay (LBO) and Lakeside Municipal Overlay (LMO), as noted in the Lakeside Zoning Districts Map found in the Appendix. The Zoning Resolution recognizes the uniqueness of Lakeside and the overlays are designed to accommodate the mix of residential, recreational, educational, community, and commercial uses within Lakeside. The standards in Title 3 apply both to structures and areas leased to private individuals or entities pursuant to the Lakeside Lease, and those owned by the Association.

This Title 3 of the Association’s Rules focuses on: (i) establishing standards and processes for considering and approving Changes to structures within Lakeside; (ii) providing those structures, buildings, sites, areas and places within Lakeside that are a part of the historic fabric of the community a measure of protection from incompatible alteration and demolition in consideration of Lakeside’s listing on the National Register of Historic Places; and (iii) providing opportunity for a thorough study of proposed changes prior to acts of construction, alteration and demolition.

As part of its application for and listing on the National Register of Historic Places in 1983, various structures within Lakeside were recognized as “contributing” to the historic architecture and operations of Lakeside that make it the community it is today. In 2021, the Association updated that work by reviewing all structures within Lakeside so that every building of the then-existing inventory of structures could be recognized as “contributing” or “non-contributing.” The result of that review is depicted in Exhibit 1, and a more easily viewed version is at <https://Lakesideohio.com> on the Historic Preservation and Design Review Board webpage. For historical context, the dotted line shown in Title 3, Exhibit 1 reflects the historic district as recognized in 1983. Lakeside now comprises the larger area to which these Rules apply.

Exhibit 1: Contributing and Non-Contributing Structures (Residential) to the National Register of Historic Places District



§3.2 DEFINITIONS

For purposes of this Title 3, the following terms shall have the meanings described below. Other terms that are not listed are defined in Title 2 or the Danbury Township Zoning Resolution, and their defined meaning applies to their use in this Title 3.

Certificate of Appropriateness. A certificate issued by Lakeside upon project approval that certifies the proposed alteration, expansion, reconstruction, or construction to a site is consistent with these Rules. A Certificate of Appropriateness is also known as a COA.

Change. Additions to an existing structure, subtractions from or demolishing an existing structure, exterior alterations to an existing structure, addition of a new free-standing structure, and/or major modifications to the site features of a property. Additional information/clarification of what constitutes Change for purposes of these Rules is provided in the Appendix.

Compliance Matrix. The matrix provided in Section 3.5 indicating the level of review and approval for different activities and uses to help applicants for a Change determine the scope of work and process necessary for their proposed project.

Congruity. The quality of agreeableness and appropriateness of an alteration, renovation, or new construction to surrounding structures.

Contributing Structure. A building, site, structure, or object adding to the historic significance of Lakeside and identified as such in Exhibit 1.

Demolition. The act of demolishing or removing, except for maintenance as described in Section 2.11 and the Compliance Matrix at Section 3.5, (a) 50% or more of the roof area as measured in plain view (the appearance as seen from above), or (b) 50% or more of the exterior walls of a building as measured contiguously around the building, or (c) any exterior façade facing a street, park or lake front.

Dormers. A roofed structure, often containing a window, that projects vertically beyond the plane of a roof.

Enclosed Porch. A porch area that is separated from outside conditions using the same or similar materials as the main structure. See also the definition of Open Porch.

Historic Preservation and Design Review Board. The Historic Preservation and Design Review Board created by and having the authority set forth in the By-Laws of the Association and these Rules. The Historic Preservation and Design Review Board is also known as HP-DRB.

Impervious Surface. The area of a lot covered by buildings, Hardscape, or other nonpermeable surfaces that prevent full or partial absorption of water into the ground. Impervious surfaces decrease green space, increase runoff and pollution, retain heat, and deprive tree roots of water and aeration.

Impervious Surface Ratio (ISR). The measurement of imperviousness on a site (Impervious surface/total lot area = ISR). For the purposes of this calculation, impervious surfaces are those consisting of Hardscape.

Investigative Demolition. The removal of a small part of a structure or surface of a structure (such as exterior siding, interior plaster that can be repaired) to investigate construction methodology, structural soundness, mechanical systems, or internal attributes of a structure.

Mixed-Use. Multiple use functions within the same building or in another building by adjacency. This can include multi-story commercial and residential buildings, typically with retail on the ground floor.

Municipal Services Committee. The Municipal Services Committee created by and having the authority set forth in the By-Laws of the Association and these Rules. The Municipal Services Committee is also known as MSC.

Non-Contributing Structure. A building, site, structure, or object that does not add to the historic significance of Lakeside and identified as such in Exhibit 1.

Opacity. The degree to which light or views are blocked measured perpendicular to the fence for each fence section between supports. Opacity is calculated by dividing the picket width or horizontal boards by the combination of the picket width and the spacing between the pickets.

Open Porch. A porch area that is not separated from outside conditions, but which may contain screening material, roll down sunshades, awnings, or lattice work.

Pervious. A substance or material that allows water to pass through; Pervious is also known as Permeable.

Relationship. The association of compatibility between adjacent structures.

Size and Scale. The dimensions and magnitude of a structure, particularly relative to other adjacent or nearby structures.

Texture. The feel or appearance of a surface or façade.

§3.3 AUTHORITY OF THE REVIEWING BODIES

§3.3.1 Zoning and Construction. Danbury Township regulates zoning in Lakeside. Ottawa County regulates construction and the related building codes. The Lakeside Development Administrator is available to assist applicants in understanding any required Township and County approval processes, but an applicant should contact the Township and County to inquire about the application processes and requirements.

§3.3.2 Property Split, Consolidation, or Subdivision Not Relating to Setback Rules. Any request for a property split, consolidation, or subdivision not relating to setback rules must be made to the Lakeside Development Administrator for handling by the Municipal Services Committee. The Association will notify all adjacent Lessees of the request by email or certified mail, return receipt requested or similar proof of delivery and receipt and give the adjacent Lessees two weeks to comment prior to consideration by MSC. After consideration by MSC, the property split, consolidation, or subdivision must then be approved by Ottawa County. MSC approval will be contingent on Ottawa County approval and proper recording of the split, consolidation, or subdivision.

§3.3.3 Design Review, Approval and Enforcement. In addition to Danbury Township zoning regulations, the Historic Preservation and Design Review Board and the Lakeside Development Administrator are responsible for reviewing, approving and enforcing design and construction on the property of a Lessee or the Association, all as provided in these Rules and the By-Laws of the Association.

§3.3.4 Trees. Tree removal, trimming, and replacement is governed by Section 2.18 and the Tree Advisory Committee of the Association.

§3.3.5 Compliance Matrix. See the Compliance Matrix at Section 3.5 for additional information on responsibilities/authority.

§3.4 DUTIES, POWERS, AND FUNCTION OF THE HP-DRB AND LAKESIDE DEVELOPMENT ADMINISTRATOR

§3.4.1 Powers and functions.

§3.4.1.1 The HP-DRB and Lakeside Development Administrator, and in some instances Danbury Township, are responsible for reviewing, approving and enforcing design and construction, including preservation, restoration, reconstruction, or rehabilitation of any structure within Lakeside in accordance with these Rules and applicable law. See the Compliance Matrix at Section 3.5 for guidance on the responsibility and jurisdiction of both the HP-DRB and Lakeside Development Administrator.

§3.4.1.2 The HP-DRB and Lakeside Development Administrator also have the power as set forth in these Rules to determine the demolition of any structure within Lakeside.

§3.4.1.3 The HP-DRB is the custodian of the inventory of structures and designation of structures as Contributing or Non-Contributing, which resulted from the 2021 Association inventory of structures. The HP-DRB or Lakeside Development Administrator is responsible for keeping the inventory listing up to date.

§3.4.1.4 The HP-DRB and Lakeside Development Administrator shall determine the appropriateness of applications regarding construction, preservation, restoration, reconstruction and rehabilitation of structures within Lakeside in accordance with the following considerations:

§3.4.1.4.1 Overall design, placement on the lot;

§3.4.1.4.2 Congruity with the existing structure;

§3.4.1.4.3 Texture, materials and architectural features proposed;

§3.4.1.4.4 Relationship to adjacent buildings, including Size and Scale; and

§3.4.1.4.5 Site features, such as paving, fencing, detached structures, including Size and Scale.

§3.4.1.5 Issuance of a Certificate of Appropriateness for the work proposed must be obtained by application.

§3.4.1.6 Upon examination of the application for a Certificate of Appropriateness submitted by a Lessee or the Association, the HP-DRB or Lakeside Development Administrator will take one of three actions:

§3.4.1.6.1 Approve as submitted; or

§3.4.1.6.2 Approve with required changes; or

§3.4.1.6.3 Disapprove as submitted.

§3.4.1.7 The applicant, and/or agent, will be informed of the action of the HP-DRB or Lakeside Development Administrator in writing. All required changes to the submitted plan, if any, shall be included in writing. If the HP-DRB or Lakeside Development Administrator disapproves the application, it shall state the reason(s) for disapproval. Any abutting Lessee exercising rights under Section 3.5 below will also be notified of the HP-DRB's action.

§3.4.1.8 In the event that the application is approved with changes, the Lessee must agree in writing to those changes before a Certificate of Appropriateness will be issued.

§3.4.1.9 A disapproval does not limit an applicant from making a new presentation reflecting recommendation(s) by the HP-DRB or the Lakeside Development Administrator at a later time.

§3.5 PROCEDURES AND PROCESS

§3.5.1 Compliance Process.

§3.5.1.1 The following Compliance Matrix has been created to help applicants determine the scope of work and process necessary for their proposed project. This matrix does not address any approvals required from Danbury Township or Ottawa County. The applicant should contact those entities for more information about their application and approval processes.

Lakeside, Ohio Compliance Matrix					
Activity/Use	Maintenance (No Application or COA Required)	Review and Approval by Tree Advisory Committee	Review and Approval by Municipal Services Committee	Review and Approval by Lakeside Development Administrator	Review and Approval by the HP-DRB
Property					
Property Split, Consolidation, or Subdivision			X		
New Construction (including additions, reconstructions, rehabilitations, renovations)					
For all Contributing Structures and Non-Contributing Structures when a variance is required/requested			X		X
For all Contributing and Non-Contributing Structures when a variance is not required/requested					X
Demolitions					
Investigative Demolition				X	
For all Contributing and Non-Contributing Structures: Demolition of a Primary or Accessory Structure					X

Lakeside, Ohio Compliance Matrix					
Activity/Use	Maintenance (No Application or COA Required)	Review and Approval by Tree Advisory Committee	Review and Approval by Municipal Services Committee	Review and Approval by Lakeside Development Administrator	Review and Approval by the HP-DRB
Driveways					
Change of material for, or addition or removal of, a driveway for Contributing Structures and Non-Contributing Structures				X	
Alteration of Windows for Contributing Structures					
Same location, material, and design				X	
Different location, material, or design					X
Porches/Balconies/Decks/Patios for Contributing Structures					
Compliant with all requirements				X	
Variance requested or required			X		
Site Features					
Driveways in the Right-of-Way				X	
Sidewalks in the Right-of-Way				X	
Fences					X
Removal of Trees		X			
Landscaping Plan (Trees)		X			
Landscaping Plan (Hardscape)					X

Lakeside, Ohio Compliance Matrix					
Activity/Use	Maintenance (No Application or COA Required)	Review and Approval by Tree Advisory Committee	Review and Approval by Municipal Services Committee	Review and Approval by Lakeside Development Administrator	Review and Approval by the HP-DRB
Mechanical Systems					
Interior mechanical systems only	X				
Exterior mechanical systems				X	
Painting					
Exterior	X				
Roof					
Replacement of same style or change of material				X	
Solar Roof Installation for Non-Contributing Structures					X

§3.5.1.2 Applicants shall contact the Lakeside Development Administrator with questions or for projects that are not identified in the Compliance Matrix. The Lakeside Development Administrator shall determine if the application requires further review and approval by the HP-DRB.

§3.5.2 Certificate of Appropriateness (COA) – First Steps

§3.5.2.1 Applications for a Certificate of Appropriateness (COA) shall be filed with the Association at the office of the Association, 236 Walnut Avenue, Lakeside, Ohio 43440. Fully completed applications must be received at least thirty (30) days before the HP-DRB meeting at which the applicant seeks a decision. Applications are encouraged to be submitted in digital format.

§3.5.2.2 Lessees shall apply for a COA when a Change is planned. The Association also shall apply for a COA when a Change is planned.

§3.5.2.3 The Association may establish an application fee and require it to be paid with the application for a COA.

§3.5.2.4 Informal Feedback.

§3.5.2.4.1 Applicants are encouraged to meet with the Lakeside Development Administrator before submitting an application for a COA in order to obtain initial informal feedback, to obtain guidance on the process and expectations, and to address any questions.

§3.5.2.4.2 As part of that informal feedback process, the applicant should submit preliminary drawings for advice on compatibility with the historic aspects of the surroundings and the original design. See application requirements in Section 3.7. Preliminary review does not constitute formal action, and plans may still be denied or modified after application during review by the HP-DRB or the Lakeside Development Administrator.

§3.5.2.5 Formal Feedback. For applications that require review by the HP-DRB, at least 30 days prior to consideration, the applicant shall notify all abutting Lessees, including those whose properties abut across a street right-of-way, of the nature and location of any planned alteration. The notification shall include a property survey, plan drawing and a site plan drawing. The notification shall be made by email, certified mail or any other form evidencing delivery. The applicant shall furnish evidence that it has issued such notifications and provide all certified mail receipts or other evidence of delivery to the HP-DRB. A delivery receipt indicating refusal of delivery or unclaimed mail is adequate notification under this section.

§3.5.3 Certificate of Appropriateness (COA) – Process

§3.5.3.1 After submission of the application to the HP-DRB in accordance with Section 3.5.2.1, the HP-DRB shall meet with the applicant and/or architect or designer at the next regularly scheduled HP-DRB meeting to provide an opportunity for clarifications, questions and an exchange of ideas, and to consider the application. The HP-DRB has the right to table an application pending further discussion/information and any incomplete application. The goal is to complete the review and consideration process within one or two HP-DRB meetings. The HP-DRB shall cause minutes of each HP-DRB meeting to be carefully drawn and promptly entered into the Lakeside Association's records and be available for review by any applicant or Lessee.

§3.5.3.2 Prior to any HP-DRB action, any abutting Lessee may also be heard in writing or in person upon any application at a meeting of the HP-DRB during which the application is being considered. The abutting Lessee may appear in person, through an authorized architect or designer, or in writing. A summary of the abutting Lessee's comments shall be included in the record of any appeal to the Municipal Services Committee.

§3.5.3.3 If an application is approved by the HP-DRB, then the Lakeside Development Administrator or designee shall sign and issue the COA. Once signed and issued, the COA can be included as part of the site plan/building permit application with Danbury Township and Ottawa County. No construction is permitted prior to approval by the HP-DRB as evidenced by the issuance of a COA and by permits issued by appropriate township, county and state authorities.

§3.5.3.4 If, at any time after issuance of a COA, further alterations or modifications that will result in a visual change are required or desired, these alterations or modifications must be resubmitted to the HP-DRB.

§3.6 DEMOLITION

§3.6.1 Generally, the HP-DRB seeks alternatives to demolition, particularly with respect to Contributing Structures.

§3.6.2 The HP-DRB has a maximum period of six months from the date an application for demolition of part or all of an existing structure is received to determine and receive community input on the application, to schedule and hold public hearings on the application, and to allow the assessment by the HP-DRB of the historical merit of the building and its relation to surrounding properties and to the Historic District. At the time the demolition permit is applied for, a rebuild plan (a proposed plan for a new structure) must be in place. Upon submission of application for demolition, the applicant shall prominently post a copy of the application at the building and maintain said posting until the application is approved or denied by the HP-DRB.

§3.6.3 The HP-DRB or Lakeside Development Administrator may require an Investigative Demolition prior to the applicant seeking a demolition permit to determine the construction methodology, structural soundness, mechanical systems, or internal attributes of a structure. The Lakeside Development Administrator shall approve all Investigative Demolitions prior to such work being performed.

§3.7 CERTIFICATE OF APPROPRIATENESS (COA) - APPLICATION REQUIREMENTS

§3.7.1 Application materials

§3.7.1.1 Each application shall include the following information, unless waived by the HP-DRB or the Lakeside Development Administrator:

§3.7.1.1.1 A written or typed summary of the Change(s) intended, the exact location of the property for which the certificate is requested, the complete name(s), address(es), email address(es) and telephone number(s) for all owners of the property, and the person or persons making the application;

§3.7.1.1.2 Photographs of the existing building(s) subject to Change and of the adjacent structures on abutting lots;

§3.7.1.1.3 A plan drawing of an addition/subtraction or new structure proposed for the site, preferably at one-eighths inch or one-fourth inch equals one-foot scale;

§3.7.1.1.4 A site plan drawing showing the proposed Change(s), setbacks, location of silt fence during construction, and including dimensions of property, setbacks, existing trees larger than four inches in diameter, driveways and sidewalks. The site plan shall be drawn at a one-sixteenth inch to one-foot scale. A scale of one-inch equals 20- foot minimum is required, one-inch equals ten feet or one-eighths inch equals one foot is satisfactory;

§3.7.1.1.5 Elevations of the existing building affected by the proposed change showing all of the changes. The same is required for a new, free-standing building. A color rendering may also be used. Submitted elevations must include a building cross section. For new freestanding structures, submissions must also include a street level drawing showing the proposed structure and adjacent dwellings. A defined point in the street in front of the structure will be used as the benchmark for measurements showing the level of: 1) natural grade, 2) proposed grade, 3) top of the foundation, 4) top of the first floor, 5) peak of the roof.

§3.7.1.1.6 Include a calculation of the Impervious Surface Ratio as specified in Section 3.11 and show all exterior Hardscape on the property;

§3.7.1.1.7 Foundation plan; building cross-section including basement/crawl space;

§3.7.1.1.8 Location of any outdoor heat pump, A/C unit or generator;

§3.7.1.1.9 Adequate drainage provided and shown on site plan;

§3.7.1.1.10 Colors and materials (for roofing, siding, doors, windows, trim and exterior lighting) shall be submitted for approval of appropriateness. These items may be shown by submitting brochures, illustrations or samples;

§3.7.1.1.11 For any new structure final drawings shall include surveyed grading plans and exterior elevations that accurately indicate final grading as well as accurate representations showing the comparative scale and congruity with adjoining and neighboring properties as the proposed new structure relates to height, density, lot coverage, and materials that have been used in these neighboring properties.

§3.7.1.1.12 Tree report obtained from the Tree Advisory Committee if any trees will be affected, including location of replacement trees on site/landscape plan; and

§3.7.1.1.13 When they are available, the applicant shall obtain and submit photos from the "National Register Application" maintained by the Lakeside Heritage Archives showing the property and buildings which are the subject of the application. Photos taken by the applicant, Property Owner or prior Property Owner may also be submitted.

§3.7.1.1.14 A pending application will be available for public inspection and review during the regular business hours of the Association.

§3.8 CERTIFICATE OF APPROPRIATENESS (COA) - APPEALS

§3.8.1 Within ten (10) business days of being notified in writing of the HP-DRB or Lakeside Development Administrator action on any application, the applicant or an abutting Lessee who has appeared as set forth in Section 3.5 may appeal the action of the HP-DRB or Lakeside Development Administrator to the Municipal Services Committee. Such an appeal shall be submitted in writing to the Lakeside Development Administrator on behalf of the Municipal Services Committee and shall state the reason(s) therefor. During the appeal, the COA will be withheld. Failure to timely submit a written appeal shall be deemed the applicant's or abutting Lessee's acceptance of the action.

§3.8.2 Except as provided in Section 3.8.3, any appeal to the Municipal Services Committee must concern only the procedures that the HP-DRB or Lakeside Development Administrator followed (or failed to follow) with respect to its decision.

§3.8.3 An appeal to the Municipal Services Committee may be based on the substantive aspects of the decision only when the appealing party alleges, and can demonstrate clearly and convincingly, that the decision was the result of an error in the application of one or more substantive provisions of these Rules, or otherwise the result of disregard of one or more substantive provisions of these Rules. The MSC chairman has the discretion to reject, or return for clarification, any application that does not meet the criteria described.

§3.8.4 Within 30 days of the submission of any timely written appeal, which time may be extended by the Municipal Services Committee in its discretion, the Municipal Services Committee will in writing approve or modify the action of the HP-DRB or Lakeside Development Administrator or refer any issue(s) back to the HP-DRB or the Lakeside Development Administrator for further consideration as instructed. The Municipal Services Committee's decision will be based upon the written submissions and objections that have specifically been brought before the HP-DRB or the Lakeside Development Administrator. In addition, the Municipal Services Committee may, in its discretion, consider other issues not previously raised. The Municipal Services Committee may also, in its discretion and at such time as it deems appropriate, allow the applicant, abutting Lessee who has appeared in the matter, the HP-DRB, or the Lakeside Development Administrator to submit additional information relating to the appeal.

Any appeal is limited to a review of the reasonableness of the decision by the HP-DRB based on the facts and circumstances at the time of the application. Only evidence and information that is directly relevant to the reasonableness of the HP-DRB decision will be reviewed. The MSC will not hold a hearing. The MSC will allow only the appellants and the appellee property owner to submit further written evidence that addresses the reasonableness of the decision to permit demolition. The parties shall be given a date certain to submit any such evidence after which time the MSC will make its decision.

§3.8.5 The decision of the Municipal Services Committee is final.

§3.9 IMPLEMENTATION OF DECISIONS

§3.9.1 A COA culminates successful dialogue between the HP-DRB or Lakeside Development Administrator, abutting Lessees, and an applicant seeking a change. An applicant must also obtain 1) an Ottawa County building permit and, 2) zoning approval for the project from Danbury Township before beginning construction. A copy of the Certificate of Appropriateness, when issued, must accompany the plans submitted to Danbury Township and Ottawa County when the applicant applies for the appropriate permits from those governmental entities.

§3.9.2 A COA granted by the HP-DRB or the Lakeside Development Administrator shall be valid for a period of two years to permit the completion of the project. If the project is not completed within two years, the Certificate will expire and be void, and may require the Lessee or Association to resubmit an application as a new project.

§3.9.3 Construction and other Changes must be in accordance with the COA. The Association reserves the right to stop construction for violation of COA.

§3.10 LIMITS ON CONSTRUCTION ACTIVITY

§3.10.1 No construction work shall be undertaken within Lakeside during the period when the gates are in operation, or during other periods as designated by the Association, without the prior written permission of the Association, which permission shall be given only for work of an emergency nature or in cases where the benefits to the community outweigh the costs of quiet enjoyment of the community. This prohibition includes significant landscaping projects, except that lawn and landscape maintenance may be undertaken during the period when the gates are in operation.

§3.10.2 Exterior and interior painting may be undertaken within Lakeside during the period when the gates are in operation or during other periods designated by the Association without the prior written permission of the Association only when it is not in conjunction with a more extensive new construction or rehabilitation project, unless approved by the Lakeside Development Administrator.

§3.10.3 No permitted construction work shall unreasonably disturb the comfort or repose of any person.

§3.11 GENERAL SITE STANDARDS^{1,2}

§3.11.1 Dimensional Standards for Lakeside (L) District

Lot size: Existing lots of record

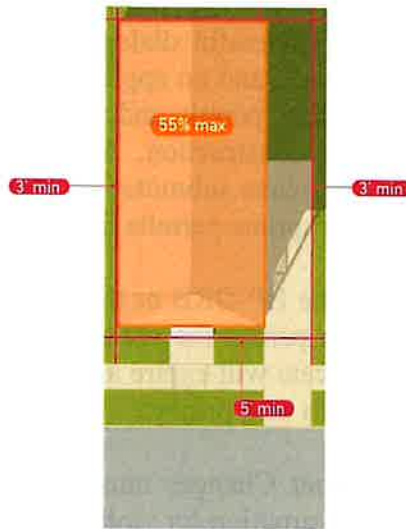
Maximum lot coverage:
 55% (lots 3,320 SF or less)
 45% (lots greater than 3,320 SF)

ISR: 75% (single lots)
 65% (multiple lots used for one dwelling)

Setbacks:
Minimum front yard setback: 5 ft
Minimum rear yard setback: 3 ft
Minimum side yard setback: 3 ft

Maximum building height: 30 ft, 25 ft to the eaves

Minimum building width: 20 ft



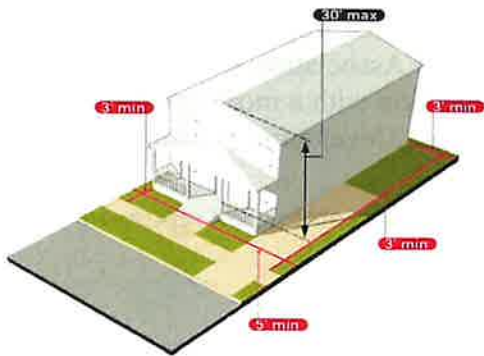
Maximum Lot Coverage and Setbacks

Orange box: Maximum Lot Coverage
 Red line: Setbacks



Maximum ISR for Multiple Lots

Blue box: Maximum Impervious Surface Ratio (ISR)
 Red line: Setbacks



Maximum Building Height

Red line: Setbacks
 Vertical line: Maximum Building Height



Maximum ISR for Single Lots

Blue box: Maximum Impervious Surface Ratio (ISR)
 Red line: Setbacks

¹ See Appendix 3 for Zoning Map

² The Association cannot resolve any property line disputes. Any dispute regarding property lines must be resolved by the parties and/or a registered land surveyor.

§3.11.2 Dimensional Standards For Lakeside Business Overlay (LBO) District

Lot size: Existing lots of record

Maximum lot coverage: 75%

Setbacks*:

Minimum front yard setback: 0 ft

Minimum rear yard setback: 0 ft

Minimum side yard setback: 0 ft

*Except where building and fire codes prevail. Where the building is directly adjacent to a residential use, the rear and side yard setbacks shall a minimum of 3 feet.

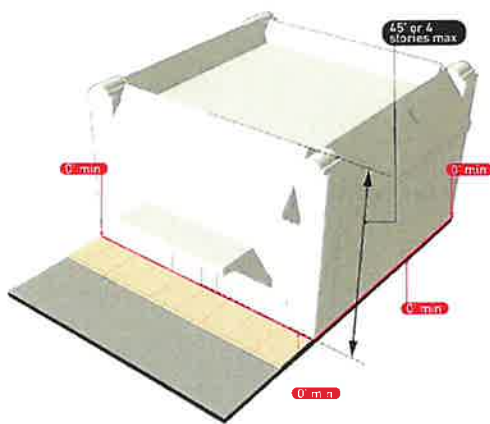
Maximum building height*:

Business; Hotel/motel; Indoor theaters; Mixed Use buildings: 45 ft or four stories, whichever is less

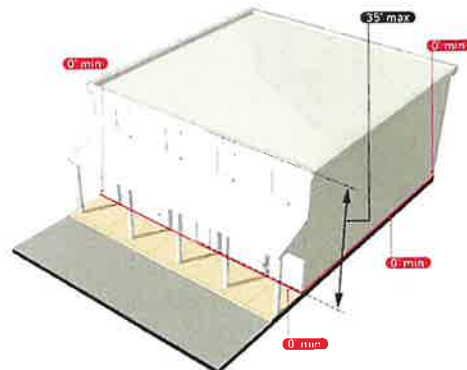
All other uses: 35 ft, 30 ft to the eaves

* Where the building is directly adjacent to a residential use and is taller than 35 feet, the upper floor of the building shall contain a step back of at least 3 feet to relieve and diminish the building height differences.

Minimum building width: 20 ft



— Setbacks
 † Maximum Building Height



Maximum Building Height and Setbacks for all other uses
 — Setbacks
 † Maximum Building Height



— Setbacks
 † Maximum Building Height

§3.11.3 Dimensional Standards For Lakeside Municipal Overlay (LMO) District

Lot size: Existing lots of record

Maximum lot coverage: 75%

Setbacks:

Minimum front yard setback: 0 ft

Minimum rear yard setback: 0 ft

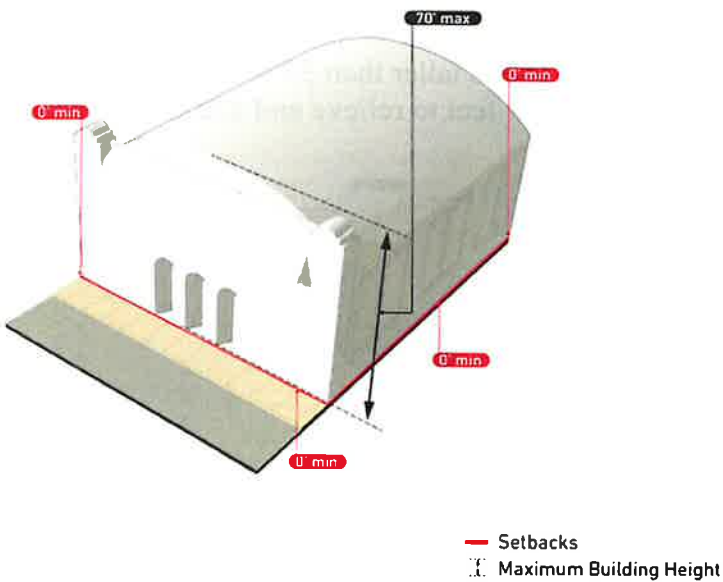
Minimum side yard setback: 0 ft

Maximum building height:

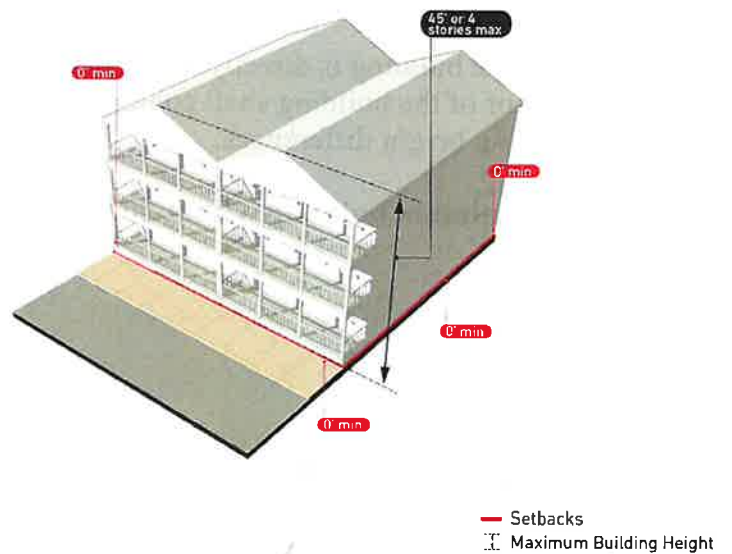
Lakeside-owned Hotel/motel; Community center; Government buildings: 70 ft

All other uses: 45 ft or four stories maximum

Minimum building width: 20 ft



Maximum Building Height of Government and Cultural Buildings



Maximum Building Height of all other uses

§3.11.4 Parking

§3.11.4.1 A minimum of one off-street parking space is required for all single-family dwellings. For additional requirements related to parking, please refer to the Danbury Township Zoning Resolution.

§3.11.4.2 Parking Exceptions: All uses within the Lakeside Municipal Overlay District are excluded from the off-street parking requirements of the Accessory Buildings section of the Danbury Township Zoning Resolution.

§3.11.5 Landscape and Paving Guidelines

§3.11.5.1 As set forth in Section 2.12, all Hardscape on or across Lakeside right-of-way areas must be Permeable and approved by the Association. Acceptable Permeable surfaces are gravel, grass paver systems or paver products that allow movement of stormwater through the surface to percolate to the soil below.

§3.11.5.2 Permeable materials are encouraged for all new and replacement areas of Hardscape within the property lines of a site. All pavers used for such purposes must be Pervious and their design and installation must comply with the standards for permeable pavers published by the Interlocking Concrete Pavement Institute, the Brick Industry Association, or the National Concrete Masonry Association.

§3.11.5.3 With the goal of reducing additional stormwater runoff as a result of new construction, a stormwater management system must be included in all submissions that address roof areas or impermeable paving areas. The stormwater management system may include drywells or connection to the existing stormwater drainage lines if available.

§3.11.5.4 Location of trees and plants must be included in submissions showing Relationships to adjacent buildings or properties. Location of new landscaping should consider views to the lake from adjacent properties to ensure clear views are maintained as much as possible.

§3.11.6 Accessory Equipment

Location of accessory equipment (air conditioning condensers, generators, etc.) must be included in submissions showing Relationships to adjacent buildings or properties. Accessory equipment installed after the date of this Rule shall not generate sound greater than sixty (60) dB as measured five feet from the unit or exterior discharge; except generator equipment installed after the date of this Rule may generate sound up to seventy (70) dBA as measured approximately twenty-three (23) feet from the unit or exterior discharge. Equipment may be placed only in side or rear yards. It is encouraged that equipment be screened from the street. Location of accessory equipment should consider neighboring bedrooms and living space, where possible.

§3.11.7 Fencing

The following height requirements shall apply in the Lakeside (L) District:

§3.11.7.1 Front Property Line Height – 4 feet

§3.11.7.2 Side Property Line Height - 4 feet

§3.11.7.3 Rear Property Line Height – 6 feet

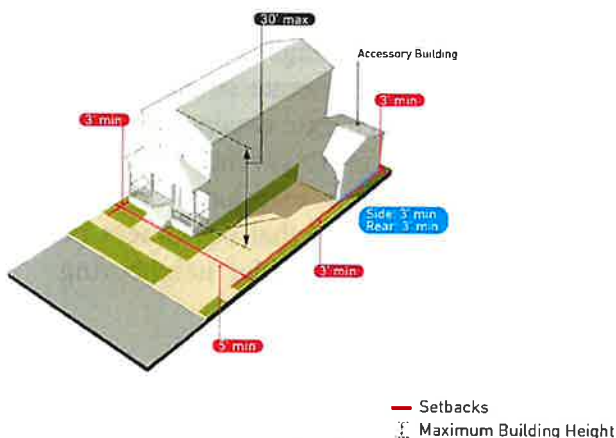
§3.11.7.4 For fences that are greater than four (4) feet in height in the rear yard in the “L” District, the overall Opacity of the fence, calculated for each fence section, may not exceed 66%. The first four and a half (4.5) feet of the fence height or any portion thereof, may be a solid fence with 100% Opacity as long as the remaining height of the fence achieves the Opacity requirement of 66%. Opacity is not a requirement in the front and side yards.

§3.11.7.5 Properties that fall within the LBO and LMO districts shall follow the commercial fencing standards of the Danbury Township Zoning Resolution.

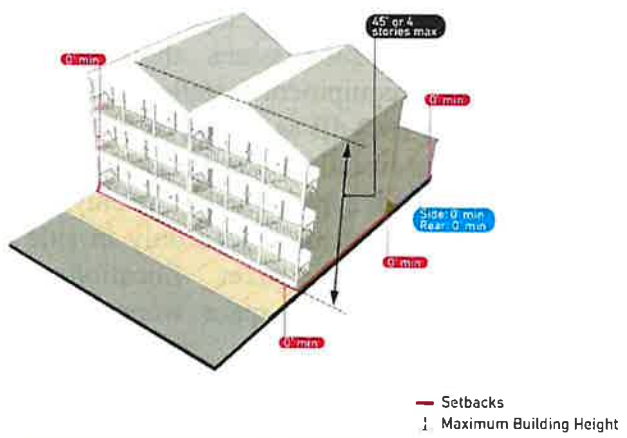
§3.11.8 Accessory Buildings

§3.11.8.1 All accessory buildings in the L and LBO districts shall be permitted only on lots with a principal building already in existence and are permitted in the side or rear yard. The minimum setback shall be three (3) feet from the side and rear lot line. Such building shall not exceed 1,200 square feet, shall be no closer than five (5) feet to the principal building, and shall not exceed fifteen (15) feet in height.

§3.11.8.2 All accessory buildings in the LMO district shall be permitted with or without a principal building or structure on site. Accessory buildings have zero foot minimum setbacks from the front, side, and rear portion of the property. The accessory building shall be no greater than 2,000 square feet in size and shall not exceed twenty (20) feet in height.



Accessory Buildings in L or LBO districts



Accessory Buildings in LMO district

§3.12 MATERIAL AND DESIGN STANDARDS FOR ALL LAKESIDE PROPERTIES

The following design standards address the Size and Scale of buildings as well as their Relationship to their original and surrounding structures. These standards apply to all Lakeside properties as noted in the table below, regardless if the property is a Contributing Structure or Non-Contributing Structure. Additional standards are required for Contributing Structures that fall within the commonly found architectural styles in Lakeside (See Section 3.13).

§3.12.1 Size and Scale

§3.12.1.1 The Size and Scale of new additions and adjacent or related new construction and new buildings shall be in conformance with the prevailing size of other structures within the local neighborhood so as not to diminish or visually overpower either the original historic building or its immediate neighborhood.

§3.12.1.2 Below are examples from Lakeside where new additions or new buildings properly conform to the surrounding neighborhood's size, scale and character:



§3.12.2 Windows

§3.12.2.1 Window openings shall be kept to their original size as much as possible to retain window appearances and new openings should be avoided in the front of the building. Caution should be used to alter the side and rear of the building, so as to not interfere with the interior layout of the building.

§3.12.2.2 For additional window requirements that may apply to some Contributing Structures, reference the standards found in Section 3.13.

§3.12.3 Dormers

The width of the Dormer wall or, in the case of multiple Dormers, the total width of all of the Dormer walls shall not exceed 50% of the roof width, or 20 feet of width total, whichever is less. Dormers shall be compatible with the chosen architectural style.

§3.12.4 Porches

§3.12.4.1 Newly constructed single-family dwellings shall include a front- or side-street facing porch. Porches are encouraged to include design elements that serve to enhance the aesthetic qualities of Lakeside.

§3.12.4.2 Porches that need repair or reconstruction shall be designed and repaired to include design elements that serve to enhance the aesthetic qualities of Lakeside, which includes using similar materials either actual (preferred) or in look and feel of that original porch. Replacement of original parts with easier to maintain identical composite materials is acceptable.

§3.12.4.3 Open Porches are highly encouraged to promote social interaction.

§3.12.4.4 For additional porch requirements that may apply to some Contributing Structures in Lakeside, reference the standards found in Section 3.13.

§3.12.5 Materials

§3.12.5.1 Material design criteria is applied whenever the exterior of a building is altered, with a focus on the front facades of buildings.

§3.12.5.2 Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure. Notwithstanding this, in the case of additions, the original structure and any previous additions shall be made distinguishable from the new addition. All exterior finish materials shall have an authentic appearance appropriate to the selected architectural style. If using modern materials, these should include design elements that serve to enhance the aesthetic qualities of Lakeside.

§3.12.5.3 Vinyl siding and corrugated metal roofing are prohibited for additions and new construction, but existing vinyl siding may remain and be repaired in connection with minor additions or renovations. Since artificial siding tends to differ from the original historic material in size, design, and Texture, the use of aluminum, exposed cement blocks greater than two courses high, or vinyl siding for residential structures is prohibited. If these existing materials are present on the building, then they may remain in place.

§3.12.5.4 Composite materials are permitted as part of new construction, but shall not have a plastic or high glossy appearance. In addition, other newly developed or improved modern building materials may be considered and approved for use by the HP-DRB. No plastic accessory buildings/sheds are permitted.

§3.12.5.5 New residential and commercial construction should not include exposed concrete block or cinder block foundations. If this material will be above grade (due to a sloped lot or other unavoidable geographic reason), then no more than two visible courses of cinder or concrete block as referenced from the point of grade shall be permitted. Block should include historically appropriate textured surface or the application of appropriate facing treatment.

§3.12.5.6 Use original or compatible materials for replacement trim or detail elements, including for cornices, parapets, and eaves. Repair them as required or replace them in kind if they are beyond repair.

§3.12.5.7 Avoid adding additional ornamentation to a building to create a more historic look where the details are inaccurate based on the building's style or time period.

§3.12.5.8 Widths, lengths, and composition of siding should be consistent between existing structures and any new additions. Decorative trim, such as window trim, fascia boards, and cornice work should also be consistent with the existing structure.

§3.12.5.9 Utilities shall be located along the side or rear portions of a building in order to minimize their visual impact from the street. Screening of utility boxes or air conditioning units is encouraged.

§3.13 ADDITIONAL MATERIAL AND DESIGN STANDARDS FOR CONTRIBUTING STRUCTURES

The following material and design standards apply to renovations, rehabilitation, additions, and reconstruction of Contributing Structures. These standards are more detailed and specific to the most commonly found contributing architectural styles that are present in Lakeside. These standards include provisions related to windows, porches, dormers, and building materials. In order to determine if your property is considered Contributing or Non-Contributing to the National Register of Historic Places District, please see the map of Exhibit 1 at Section 3.1. You may contact the Lakeside Association to verify the status of your property and to determine the architectural style.

Each architectural style found in this chapter provides an overall description, describes if that style comes in different forms featured in Lakeside, and provides standards that shall be followed to preserve the defining characteristics of the Contributing Structures.

§3.13.1 National Folk (1850-early 1900's)

The National Folk style is a simple, vernacular architecture style which was common in the late 1800s and early 1900s. The development of the railroad transformed log and sod homes into wood-framed houses as the railroad made the transportation of affordable building materials, such as lumber, easy to transport to areas such as Lakeside. These wood-framed houses utilized the newly available light-frame wood construction techniques and were most often clad in wood. The National Folk style features simple details, as these houses were built with mass-produced wood framing sizes.

National Folk style houses come in a variety of forms:

- Gable-Front - two-story house with a front-gabled main roof facing the street
- Hall-and-Parlor - one to one-and-a-half story house with a side gabled main roof and centered main entry door, full or partial-span single-story porch with a shed roof and simple two-room interior.
- The I-House - one-room deep, two-story house with a side-gabled main roof
- Side-Gable - two-story house with a side-gabled main roof
- Pyramidal - one to one-and-a-half story house with a pyramidal main roof, full-span single story porch
- Gable-Front-and-Wing - two-story house with main roof consisting of a gabled-front (street-facing) and a side-gable over a recessed wing.

National Folk Architectural Style Examples



The following standards, identified by number on the National Folk Architectural Style Examples, shall be incorporated into renovations, rehabilitations, or additions of Contributing Structures for the National Folk Style to preserve defining architectural characteristics:

- 1 Preserve or reconstruct simple wood details on the structure if this is an existing feature, reflective of construction utilizing mass-produced wood framing sizes.
- 2 Preserve or reconstruct simple front-gabled, side-gabled or pyramidal main roofs if this is an existing feature, which may include recessed wings with secondary gabled roofs.
- 3 This style may include full or single-span, single-story front porch with a shed or hipped roof. This roof may wrap to connect to recessed wings, depending on the style variation. It is not uncommon for these porches to be partially or fully-enclosed in Lakeside.
- 4 Porches are simple with rectangular wood supports, and railings.
- 5 Primary windows shall be double hung, either 1-over-1 or 2-over-2.

§3.13.2 Lakeside Cottage (1870-1890)

The Lakeside Cottage is a two-story framed cottage commonly constructed in Lakeside between 1870 and 1890. The Lakeside Cottage has several variations related to its massing and details; however, its distinction lies in being the first generation of framed cottages which evolved from the original camp meeting tents.

Lakeside Cottages come in four distinct forms:

- Camp Meeting style - a narrow, story-and-a-half to two-story, rectangular wood-framed house with a central entrance and a second-story balcony which may be partially covered by a cantilevered main roof. The roof may or may not feature decorative Folk Victorian detailing.
- Two-Story Wrap-Around Porch - a two-story house with a two-story porch which wraps around the front of the house, connecting to recessed wings on either side of the cottage.
- Gabled Front Porch - a story-and-a-half to two-story rectangular wood-framed house with both the gable end and a simple two-story porch facing the street.
- Low-Sloped Hipped Roof - a two-story house with a two-story open or enclosed porch, and a cantilevered hipped main roof.

Lakeside Cottage Architectural Style Examples



The following standards, identified by number on the Lakeside Cottage Architectural Style Examples, shall be incorporated into renovations, rehabilitations, or additions of Contributing Structures for the Lakeside Cottage style to preserve defining architectural characteristics:

- 1 Preserve or reconstruct simple front-gabled or hipped main roofs which often extend over the street-faced front porches.
- 2 The structure shall maintain a street-facing and full span porch if this is already a feature of the structure. These may be one or two-stories as well as wrap to connect to recessed wings, depending on the style variation. It is not uncommon for these porches to be partially or fully-enclosed.
- 3 Porches are simple with rectangular wood supports and railings. These can take a variety of forms depending on the style influence, such as Folk Victorian, Gothic Revival and Stick.
- 4 Primary windows shall be double hung, either 1-over-1 or 2-over-2.

§3.13.3 Folk Victorian (1870-1910)

The Folk Victorian architectural style consists of simple and traditional house forms that are characterized by structural frames and wood clapboard or shingle exteriors. These homes are usually 2-stories in height and have gable roofs. The exteriors of these homes are made up of wood and often contain more decorative woodwork detailing, mimicking Queen Anne and Italianate styles. Porches, enclosed or open, usually span the width of the home and sometimes wrap around the corner. Windows are single or double-hung sashes with occasional decorative picture windows.

Folk Victorian Style Architectural Examples



The following standards, identified by number on the Folk Victorian Architectural Examples, shall be incorporated into renovations, rehabilitations, or additions of Contributing Structures for the Folk Victorian style to preserve defining architectural characteristics:

- 1 The structure shall maintain a center gable with a moderate to steep pitched roof if this is already a feature of the structure.
- 2 The structure shall contain double-hung window sashes.
- 3 The full-span or wrap around porch shall be preserved or reconstructed if this is already a feature of the structure.
- 4 Wood siding or shingles is encouraged to be used on the exterior of the structure.
- 5 Decorative wood detailing shall be preserved, if possible, on exterior of the structure, including around the roofline and porch.

§3.13.4 Craftsman (1905-1940)

The craftsman style of architecture was a popular home style in the United States for small to mid-size houses starting in 1905 through the 1930s. Craftsman style homes in Lakeside come in a variety of forms including:

- Cottages – one-story homes with no Dormers. The porch is typically integrated under the main roof. Roofs may be low-sloped gables or hips.
- Bungalow – one-and-a-half story homes with a low pitched gable roof that also covers the full-width front porch. They are typically side-gabled and with a large, centered Dormer that faces the front. There are also a few examples of front-gabled bungalow houses in Lakeside.
- Prairie Style – two story homes in Lakeside with very low-sloped hip roofs with large overhangs. They are typically boxy and one-story portions also have low-sloped roofs. The details emphasize horizontal lines.
- Foursquare – two story homes with a square floor plan with four rooms on each floor without a central hall. They typically have a hip roof, sometimes with Dormers. They also have a one-story front porch under its own roof.

Craftsman Style Architectural Examples



The following standards, identified by number on the Craftsman Architectural Style Examples, shall be incorporated into renovations, rehabilitations, or additions of Contributing Structures for the Craftsman style to preserve defining architectural characteristics:

- 1 Deep roof overhangs shall be preserved or reconstructed, with wooden brackets. The underside of the overhangs often have exposed rafter tails and beadboard.
- 2 Porches shall be dominant with large, square or tapered supports. Porch railings take a variety of forms from low walls in a contrasting material to the main house, to low walls in a matching material, to railings with square balusters, and occasionally no railing or wall at all. In Lakeside, it is not uncommon for the porches to be screened-in.
- 3 Windows shall be either single or double-hung either 3-over-1, 3-over-3, 1-over-1, or 6-over-1. Small fixed or casement windows, higher on walls, can be used in Dormers or on secondary facades.
- 4 Wood siding, wood shingles or stucco materials are encouraged to be used on the building structure. Stone can be used as an accent material, typically at porch piers and chimneys.

§3.13.5 Minimal Traditional (1920-1950)

Minimal Traditional architecture is in part based on traditional American residential architectural styles including Colonial Revival, Cape Cod, and National Folk as well as some Tudor. Typically, Minimal Traditional homes have moderate pitched, cross gabled roofs with dominant front gables and large chimneys. Exterior materials include wood, brick, and stone.

Minimal Traditional Style Architectural Examples



The following standards, identified by number on the Minimal Traditional Style Architectural Examples, shall be incorporated into renovations, rehabilitations, or additions of Contributing Structures for the Minimal Traditional style to preserve defining architectural characteristics:

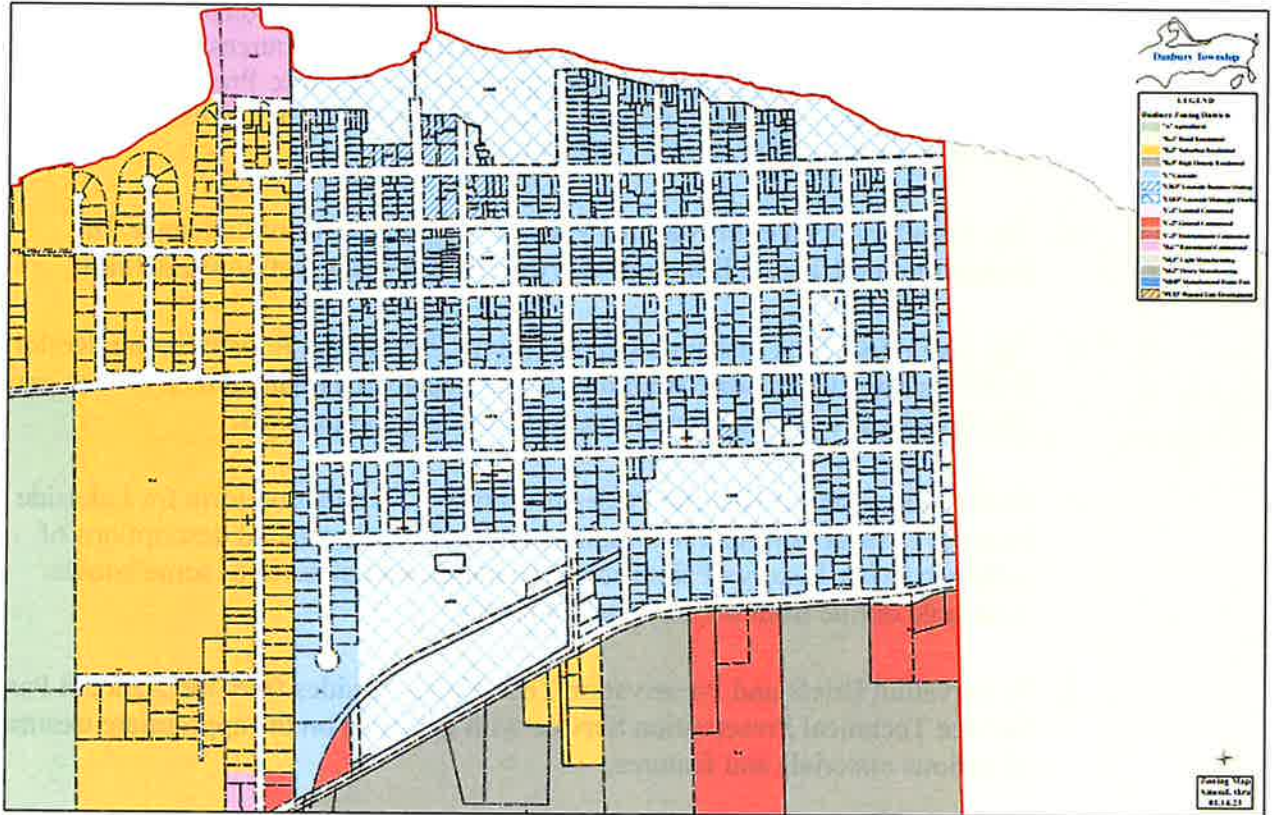
- 1 The structure shall maintain a moderately pitched, cross gabled roof if this is already an existing feature of the structure.
- 2 The structure shall maintain a dominant front gable if this is already an existing feature of the structure.
- 3 The structure shall maintain a full span, which are often enclosed, if this is already an existing feature of the structure.
- 4 The structure shall contain single or double-hung windows.
- 5 Wood siding with brick or stone accents is encouraged to be used on the exterior of the structure.

APPENDIX

1. **Change.** However static a neighborhood, a street or a whole community may seem to be, change is forever underway. While it would be difficult to enumerate all possible situations involving change, the following list is representative of changes that fall within the definition of Change and to which this Title 3 applies:
 - a. Re-roofing in a new material, a new pattern or a new color;
 - b. Introduction of roof skylights;
 - c. Re-siding in a new material, a new pattern or a new color;
 - d. Changes to a chimney, its height, style or material;
 - e. Changes to eaves, their depth, overhang and to built-in-gutters;
 - f. Removal of original architectural features such as wood fret work;
 - g. Removal of corner boards, window casings, door casings and other wood trim;
 - h. Changes to windows: their shape, size, basic materials;
 - i. Changes to exterior doors: their shape, size, basic materials;
 - j. Changes to canopies, cupolas, porches: their shape, size, basic materials;
 - k. If masonry is affected, changes to new masonry surfacing and new mortar mixes;
 - l. Adding or subtracting out-buildings such as garages, sheds, gazebos and carports;
 - m. Removing major natural growth;
 - n. Introducing or removing fencing;
 - o. Installing major ornamental, Hardscape or landscape features such as fountains; and
 - p. Placing Hardscape in the Lakeside right-of-way.

2. **Additional Resources:** The following additional resources provide information that should be used by those considering extensive renovations or demolition of structures on their property. These resources should be used by applicants to design projects that align with the historic and cultural objectives of Lakeside. These additional resources can be found on the Lakeside website (<https://www.lakesideohio.com/>) on the Historic Preservation and Design Review Board webpage or you can request to see hard copies at the Lakeside Administration Office (236 Walnut Avenue, Lakeside, OH 43440):
- a. The Secretary of Interior National Park Service Standards of Guidance for Rehabilitating Historic Buildings and the Historic Preservation Guidelines;
 - b. The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings – more detailed explanation on how to apply The Standards to various conditions and building components;
 - c. National Register of Historic Places Inventory – Nomination form for Lakeside Historic District - original nomination document with detailed descriptions of different styles, history of significant structures, and pictures of some houses. Available online from the National Archives;
 - d. Preservation Briefs and Preservation Tech Notes – guides from the National Parks Service Technical Preservation Service with guidance on the appropriate treatment of various materials and features;
 - e. Lakeside Heritage Society files;
 - f. A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture by Virginia Savage McAlester – this book has a detailed description of most house styles as well as detailed diagrams explaining their defining characteristics;
 - g. Gaede Serne Design Review Procedures.

3. Lakeside Zoning Map



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