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WELCOME TO OLD HOMESTEAD ONE!

WARNING: NO LIFEGUARD AT BEACH

To help you enjoy our neighborhood as much as we do, here are a few of our rules and guidelines:

- Bring your beach pass with you to the beach to gain access.
- Clean up after yourself on our beach and in our parks.
- If you dig a hole on our beach, fill it in at the end of the day so evening walkers don't trip.
- Keep boats in the boat lane, to the west of our beach. Do not launch boats from the beach.
- Pets are welcome in the neighborhood if they are on a leash. Clean up after them. No pets on the beach or in the parks between Memorial Day and Labor Day.
- No fires on the beach. If you use a firepit at your rental home, take care to minimize smoke.
- No fireworks without a permit, and only on holidays identified as permissible by the State of Ohio.
- Please be mindful of your neighbors when it comes to noise, and keep it quiet after 10 p.m. and before 8 a.m.

In other words, treat this neighborhood as you would your own. Enjoy your time in our Happy Place!

– The Old Homestead On-The-Lake Association Board of Directors
<http://www.oldhomesteadone.com>

WARNING: NO LIFEGUARD AT BEACH

**THE OLD HOMESTEAD-ON-THE-LAKE ASSOCIATION
OLD HOMESTEAD NO. 1
HURON, OHIO**

**RULES AND REGULATIONS
August 8, 2022**



THE OLD HOMESTEAD-ON-THE-LAKE ASSOCIATION
OLD HOMESTEAD NO.1
HURON, OHIO

The Old Homestead-on-the Lake Association is a unique residential community. We take pride in our property and consider it a privilege to live on the lake. The purpose of publishing this brief set of Rules and Regulations is to reacquaint members, occupants, and guests with the rules by which we live and to make living in Old Homestead reasonably safe and enjoyable.

All Association members, occupants, and guests are encouraged to be familiar with these Rules and Regulations. Members who lease their homes must provide the Rules and Regulations to the occupant prior to leasing. It is the member's responsibility to ensure that their occupants and guests are familiar with and follow these Rules and Regulations.

Our goal is for these Rules and Regulations to clarify expectations for residing at Old Homestead to help us all live together in the community spirit that is Old Homestead.

These Rules and Regulations are intended to supplement, not replace, the Quit-Claim Deed, Bylaws, and amendments thereto, which are recorded in the Office of the Erie County Recorder. In the event that there is an inadvertent discrepancy between what is expressed in these Rules and Regulations and the recorded governing documents, the Quit-Claim Deed and Bylaws will govern.

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RULES AND REGULATIONS

USE of FACILITIES:

The beach and parks are private property. Beach and parks, including the tennis courts, softball and basketball areas (collectively the “Common Elements”), may be used only by:

- A. Association members who are in good standing, current with payment of all assessments (often called dues) for all Lots owned.
- B. Guests of Lot owners that are accompanied by an Association member at all times using the Common Elements.
- C. Guests who hold an Association guest card.
- D. Lessees of property owners who have an Association guest card.

In the event a member is not in good standing (meaning more than 30 days delinquent in the payment of assessments), occupants and guests of that Lot are not permitted to use the amenities, recreational facilities, or other Common Elements.

Pertaining to Association Membership and Guest Cards:

1. Occupants must have their membership card with them at all times when using the beach and/or parks.
2. There is a replacement fee for lost membership/guest cards. For replacement of cards, contact the Secretary-Treasurer of the Board of Directors.
3. When not accompanied by an Association Member, any occupant or guests must have a guest card for access to the beach and the parks.
4. A guest card is to be given by the member to the lessee at the time of rental. The guest card is to be returned to the member when the lease expires or is otherwise terminated.
5. Members/occupants/guests must have a card with them at all times when using the beach and /or parks.
6. There is a limit of 10 guests per guest card.
7. Members wishing to have a large gathering exceeding 10 guests at the beach or parks must register/schedule such gatherings with the Association President. The member must be present at gatherings/events for the entire duration.
8. Only members may host large gatherings at the beach or the parks, meaning a gathering of more than 10 guests.
9. Lessees and other non-members may not host large gatherings (more than 10 guests) at the beach or the parks. (Refer to separate “Use of Association Common Properties for Large Gatherings and Groups.”)
10. A membership card or guest card is required for use of beach, tennis courts, and all parks.

The Association and the Board of Directors assume no risk for any loss or injury incurred through the use of the Association’s common properties. Members are responsible for the safety of their occupants/tenants and guests. Members, occupants, and guests use the facilities at their own risk.

THE BEACH:

The beach is not open to the public.

It is private property and extends to the water's edge. Persons who do not possess a membership or guest card will be asked to leave. Please understand that these Rules require that Common Element users carry membership or guest cards to help eliminate trespassers on our property.

WARNING: THERE IS NO LIFEGUARD AT THE BEACH.

Swimming alone is not recommended.

The swimming area is marked by orange and white buoys.

Hanging onto the buoys, removing the swimming buoys, or relocating them is prohibited. There may be a replacement cost for those who damage or remove the buoys through an enforcement assessment.

- Launching of boats from trailers is not permitted.
- Boat trailers or trailers of any kind are prohibited on the beach.
- Refueling of boats, jet skis, etc. from the beach is prohibited.
- Individual automobiles or trucks on the beach are prohibited.
- Motorized maintenance equipment is permitted as scheduled by the Board of Directors.

Any glass bottles, other glass containers, refuse, trash, or other garbage on the beach and/or parks must be picked up and disposed of by the individual(s) responsible for same immediately after use. Leaving any waste, recycling, trash, refuse, or personal property on the Common Elements is prohibited.

Any holes that are dug in the sand must be filled in before those who have dug the holes leave the beach. This is to reasonably lessen the risk for injury with night beach walkers and with beach runners. Please be courteous and realize the risk. Please keep the beach safe for everyone. If you are walking the beach at night, please exercise caution and expect uneven walking surfaces.

Fires on the beach are prohibited at all times.

Dogs, cats, and other animals are not permitted on the beach from Memorial Day through Labor Day. Also, dogs, cats, and other animals are not permitted in any parks from Memorial Day through Labor Day. When walking dogs in Old Homestead, please be advised that it is a City Ordinance that all dogs must be on a leash. (Refer to City Ordinance, HCO# 505.01 regarding leashing of dogs.) In addition, pet owners are required to immediately and completely "clean up" after their pets when on Common Elements. Animals are required to be on a handheld leash no longer than six feet in length and under the complete control of the owner at all times when on Common Element property.

BOATING and WATERCRAFT:

Neither the Board of Directors nor the Association assumes responsibility for any use of boats or watercraft of any kind.

Motor boats, jet boats, sail boats, jet skis are prohibited in the swimming area at any time because of potential serious injury to swimmers. Any power or sail boat must be kept within the designated boat lanes. In addition to all other remedies available to the Association, violators may be subject to prosecution by the Huron Police Department.

Leaving any boats or watercraft on the beach unattended is prohibited.

TENNIS COURTS AND PARKS:

Regulations for the use of the tennis courts and central parks (softball and basketball areas) are posted in their respective areas.

They are not designated for use by anyone from neighboring communities. Limit one-half hour of use, if others are waiting.

These areas are available for use daily, between the hours of 8:00 a.m. and dark.

The tennis courts are for tennis and pickleball only, and performing any other activity on the court is prohibited. Bicycles, skateboards, roller skates, and scooters or any other personal property not used to play tennis or pickleball are not permitted in/on the tennis courts.

This adds to the wear and tear of the surface of the courts and leads potentially to costly replacement.

Hard Ball is prohibited on the ball diamond.

Only games such as T- ball, kick ball, and soft ball are permitted on the ball diamond.

Hitting golf balls is prohibited in the Common Elements.

COMMON ELEMENTS:

Modifying, erecting any structure, installing or removing any plantings or other improvements, or otherwise altering the beach, parks, or other Common Elements without prior review and written approval from the Board of Directors is prohibited. No occupant/guest may make any modification or erect any structure on the beach or Common Elements.

Discharging fireworks, or other similar devices or projectiles is prohibited on the Common Elements.

The Association through the elected Board of Directors has the right to regulate the Common Elements and is responsible for the upkeep of shrubbery, trees and other improvements on the Common Elements. This system helps to improve the value of all properties and maintains the integrity of Old Homestead No.1.

Members, Occupants, and Guests who do not serve on the Board are prohibited from communicating with, giving work instructions to, harassing, or otherwise interfering with any contractor hired by the Association whether the contractor is on the Property or not. This requirement is not intended to reduced service. This requirement ensures the contractor is performing the work according to the agreement executed by the Board, and helps the Association maintain a good reputation with the trades community. Any Member, Guest, or Occupant violating this policy will be assessed all damages incurred by the Association, including, but not limited to correcting work performed not in compliance with the agreement, retaining a new contractor, and the cost to have the contractor return to the Property.

SPEED LIMIT AND PARKING:

The speed limit on all Old Homestead No.1 streets is 25 m.p.h.

Because there are many walkers and runners using our streets in the summer, every driver is required to obey "STOP" and speed limit signs and to be extra alert and courteous to all. (The population of our neighborhood often doubles in the summer months.)

SECURITY:

Our Members take pride in their families, homes and property.

- The Common Elements must be kept free and clear of garbage, rubbish, and debris. Littering is prohibited. Leaving personal property unattended in the Common Element is prohibited.
- Removing or damaging Association property is prohibited.
- Any damage to the Common Element caused by a member, occupant, or guest of a member or occupant, is the responsibility of the member and may be charged to the member.

The Board of Directors has adopted a zero-tolerance policy with respect to vandals, individuals and activities that degrade our community and/or endanger our residents. In the event suspicious or criminal activity is observed, Association members are encouraged to immediately contact the **Huron Police Department. Emergency: 911. And Non-Emergency: 419-433-4114.** Then, if possible, submit a written complaint to the Board of Directors.

USE OF ASSOCIATION COMMON ELEMENTS FOR GATHERINGS AND GROUPS:

Only members in good standing, with all dues current and paid in full, may use the beach and/or parks for private gatherings or group events.

For all gatherings or events exceeding 10 guests, the following requirements apply:

1. An application form is required for the host to complete prior to the gathering/event.
2. To obtain the application and approval for the gathering/event, the member must submit a written request to the Board President.
3. Events will not be scheduled “back-to-back” as the timing for event equipment placement and cleanup must be sufficient to restore proper order to the elements.
Gatherings/events are not permitted to be scheduled for the month of July.
4. A maximum of 4 events will be permitted per calendar year. (2 before the end of June and 2 after the first of August) Approval will be noted on a first come, first serve basis.
5. All special equipment; i.e., tents, tables, chairs, port-a-potties, are to be delivered and installed the morning of the day of the gathering or event.
Items, including, but not limited to tents, port-a-potties are not permitted to remain on the common property for more than consecutive 24 hours. Port-a-potties are to be placed on the east side of the lake park on the east side of the sidewalk. They must not be placed in a manner that is obtrusive or placed near any residence.
6. Clean up and removal of all equipment must be completed by 12 noon on the day following the event. This is the responsibility of the host member. An additional assessment of \$50 may be levied if all equipment, waste, and personal property is not removed from the Common Elements by noon the day following the event. Please contact the Board President for any extenuating circumstances that would prohibit removal by the designated time period.

SPECIAL NOTATION:

7. Members who reserve facilities for a special gathering/event for which alcohol is furnished/provided, are required to procure special liability insurance. If special liability insurance is not part of your homeowner’s insurance policy and you are unable to get a special event rider, please contact the insurance agent for Old Homestead Association No.1. for assistance (Contact information is on the application form.) Members are required to procure special event liability insurance for the gathering/and provide a copy of such liability insurance to the President of the Board of Directors prior to the event.

8. If alcoholic beverages are consumed at any gathering/event, the hosting member is solely responsible for assuring that there is no underage drinking and/or no excessive drinking, and no drunken or disorderly behavior.
9. Music is not permitted after 10:30 p.m. Level of music must be reasonable with consideration of occupants who live near the beach and parks.
10. All gatherings and events are required to end at 11:00 p.m. with all people off the Common Elements by 11:15 p.m.
11. The use of vehicles is not permitted on the beach or in the parks.
12. For the members and guests, the use of Common Elements is at their own risk. Members are responsible for the safety of their guests. The Association assumes no risk for any loss or injury incurred through the use of the Association's common property.
13. Members are solely responsible for the behavior of their guests and are required to be physically present at the gathering or event.
14. Members and their guests are asked to consider that this is a residential area with homes either surrounding or nearby the beach and/or parks.

Therefore, please give members and their guests due consideration and respect. Everyone may then have an enjoyable time.

GOOD NEIGHBOR INFORMATION

1. Please be considerate and thoughtful of all neighbors.
2. Please be familiar with the City of Huron Ordinances relative to Old Homestead.

Fire Pit Neighborhood Etiquette

Wood smoke is considered a health hazard especially for those suffering from heart and lung disease. One of the most common is Asthma, which affects everyone. The following are a few suggestions to consider when building a fire.

3. Use well-seasoned or kiln-dried firewood.
4. Focus on using firewood types that naturally smoke less.
5. Take time to build a fire that starts quickly and burns long
6. Keep your firepit clean after every use to reduce fire pit smoke
7. Consider using a smokeless fire pit to drastically reduce fire pit smoke or use gas logs.

It doesn't take much to be a good neighbor

ANTI-HARASSMENT POLICY

The Association will not tolerate harassment of any Owner, Occupant, employee, Community Association Manager, contractor, or other party for any reason, to the extent protected by Federal State or local laws, including but not limited to abusive comments or conduct predicated upon race, color, creed, religion, ancestry, sexual orientation, national origin, citizenship, age, sex, disability, pregnancy, genetic information, military status, or veteran status. All harassment that adversely affects any other Occupant's living conditions is prohibited. Harassment can take many forms, including words, signs, jokes, pranks, intimidation, physical contact, or violence. Threatening physical harm or property damage is also prohibited.

If an Owner, Occupant, employee, or other person feels that they have been subject to conduct that violates this policy, the person should immediately report the matter to the Association President. If an Owner or Occupant is unable for any reason to contact the Association President, or the President is the person performing the prohibited harassment or being harassed, then contact the Board of Directors. Once the matter has been reported it will be promptly investigated and any necessary corrective action will be taken where appropriate, including use of all enforcement mechanisms provided to the Association under the governing documents. All complaints of unlawful harassment will be handled in as discreet and confidential manner as is possible under the circumstances.

The procedure for reporting incidents of harassing behavior is not intended to impair, replace, or limit the right of any person to seek a remedy under available state or federal law by immediately reporting the matter to the appropriate state or federal agency.

CITY OF HURON ORDINANCES RELATIVE TO OLD HOMESTEAD

The following items contain a summary of several provisions within the Codified Ordinances of the City of Huron. For more information, please refer to the applicable ordinance regarding the following or contact the City of Huron.

- Old Homestead is zoned R-1 (Residential, Single Family); thus, owners who elect to rent out their homes must follow the occupancy limits set forth in Huron City Ordinance (HCO# 1123.01) (Note: Family is defined in HCO# 1121.04.33)
- Speed limit on Old Homestead streets is 25 m.p.h. (HCO# 333.03)
- Vehicles cannot be parked on streets for more than 24 consecutive hours and unlicensed vehicles or inoperable vehicles cannot be stored on property. (HCO# 351.03)
- Golf carts for use on city streets must be inspected and operated as required by the Huron City Ordinance (HCO# 379)
- No snowmobiles or all purpose vehicles shall be operated on any street in the City unless it is equipped and registered as required. (HCO# 331.44)
- Dogs must be leashed while on public property or on the premises of another. (HCO# 505.01)
- A building permit is required for all additions and renovations to homes or garages. (HCO# 1301.03)
- Garbage and recycle collection is each Monday. (Containers for garbage and recycle are provided by the City.) (HCO# 931.03)
- Yard waste is collected on Mondays year round for those households that have paid for this service. Yard waste placed in garbage bags will not be picked up and will be left at the curb. Shrub, brush, and tree trimmings may be secured by twine or string (no wire) in packages not exceeding 4 feet in length or 60 lbs. (HCO# 931.03)
- Watercraft should enter the beach area in the marked boating lanes only. (HCO# 381)
- The discharging of fireworks is prohibited without a permit. (HCO# 1519.04 and HCO #1519.05)

Emergency and Other Important Phone Numbers:

EMERGENCY FIRE and POLICE	911
Fire Department (non-emergency)	419-433-3544
Police Department (non-emergency)	419-433-4114
Erie County Sheriff (non-emergency)	419-625-7951
Huron City Hall	419-433-5000
Huron Building Inspector	419-433-2755
Huron Finance Department	419-433-5000
Huron Municipal Court	419-433-5430
Huron Post Office	419-433-8487
Huron Public Library	419-433-5009
Huron Street Department	419-433-9504
Huron Water Plant	419-433-9502

Utilities:

Ohio Edison Company	800-633-4766
Columbia Gas of Ohio	800-344-4077
Buckeye Broadband	419-627-0800

DEFINITIONS:

The definitions in the Rules and Regulations include the following:

- “Association” means The Old Homestead-on-the-Lake Association, the not-for-profit-corporation, to administer Old Homestead-on-the-Lake Subdivision No.1.
- “Board” and Board of Directors means those persons, who as a group, serve on the Association’s Board of Directors.
- “Bylaws” means the document filed with the Erie County Recorder’s Office that outlines the Association’s corporate procedures and serves as a code of regulations.
- “Common Elements” is the portion of Old Homestead-on-the-Lake Subdivision No.1 owned by the Association that does not include the lots and dwellings. The Common Elements generally include the beach and parks.
- “Dwelling” refers to the living unit situated on an individually owned lot.
- “Lot” refers to any parcel within Old Homestead-on-the-Lake Subdivision No.1, with the exception of the Common Elements.
- “Member” means a person or persons who own a fee simple title to any lot that is part of Old Homestead-on-the-Lake Subdivision No.1.
- “Occupant(s)” means the person(s) who reside in a Dwelling.

ENFORCEMENT POLICY

- A. Notwithstanding anything contained in these Rules, the Board has the right to proceed, immediately or otherwise, with legal actions for any violation of the Declaration, Bylaws, or Rules (“Governing Documents”) as the Board, in its sole discretion may determine. The entire cost of effectuating a legal remedy to impose compliance, including court costs and attorneys’ fees, will be assessed to the account of the responsible Owner.

- B. The Owner is responsible for any violation of the Governing Documents by the Owner, or the guests, or the occupants, including tenants, of the Owner’s home.

- C. All costs stemming from any violation, including enforcement assessments, cleaning, repairs, or removal, will be charged to the responsible Owner’s account.

- D. In addition to any other action and if applicable, in accordance with the procedure outlined below, the Board may: a) levy an enforcement assessment for damages and/or cleaning of the common elements or other property, or b) levy an enforcement assessment per occurrence or if the violation is continuous and ongoing in nature, levy and enforcement assessment per day, or c) levy an enforcement assessment for the approximate cost to physical remove the violation. For any violation of the Governing Documents that is continuous and uninterrupted for a period of more than 24 hours, each calendar day that the violation continues without interruption constitutes a new and separate violation.

- E. Prior to the imposition of an enforcement assessment for violation, the following procedure will be followed:
 - 1. Written notice(s) will be served upon the alleged responsible Owner specifying:
 - a. A description of the property damage or violation; and
 - b. The amount of the proposed charge (or, if unknown, a reasonable estimate of the proposed charge) or enforcement assessment; and
 - c. A statement that the Owner has a right to, and the procedures to request a hearing before the Board to contest the proposed charge or enforcement assessment; and
 - d. If applicable, a reasonable date by which the Owner must cure the violation to avoid the proposed charge or assessment.

2. To request a hearing, the Owner must mail or deliver a written "Request For Hearing" notice, which must be received by the Board not later than the tenth day after receiving the notice required by Item 1 above.
 - a. If the Owner timely request a hearing, at least seven days prior to the hearing the Board will provide the Owner with a written notice that includes the date, time, and location of the hearing. If the Owner fails to make a timely request for a hearing, the right to that hearing is waived, and the enforcement assessment will be immediately imposed; and
 - b. At the hearing, the Board and alleged responsible Owner have the right to present any evidence. This hearing will be held in Executive Session and proof of hearing, evidence of written notice to the Owner to abate action, and intent to impose an enforcement assessment will become a part of the hearing minutes. Within 30 calendar days of the hearing, the Owner will be sent written notice of the Board's decision.
 - c. In the event of an enforcement assessment hearing, or court hearing, copies of complaints and the complaining party identity will be made available to the alleged violator.
3. The Association may file a lien for any enforcement assessment that remains unpaid for more than 10 days.