

LAKE WAYNOKA ZONING REQUIREMENTS

ALL RESTRICTIVE COVENANTS APPLY

A LAKE WAYNOKA PERMIT MUST BE OBTAINED

BEFORE WORK IS STARTED

NEW CONSTRUCTION

NEW RESIDENCE

1. A Brown County Building Department receipt shall be submitted for any structure over 200 square feet. If this receipt is not submitted, documentation from Brown County Building Department stating such shall be submitted.
2. Water and sewer taps shall be paid in full before submitting for a Lake Waynoka Building permit.
3. A certificate of survey, made during the current owner's tenure, by a surveyor, licensed by the State of Ohio shall be submitted with the permit application.
4. No new residence shall have less than 900 sq. ft. of living space on the ground floor, or first floor of a two story dwelling and no less than 1050 sq. ft. of living space for a one story dwelling, exclusive of porch and deck areas, breeze ways, garages, walkways and storage buildings.
5. For "A" frame construction the area shall be calculated at a perpendicular point on the roof line on the sloping sides to the floor at a point five (5) feet above the first floor on both sides (width is between perpendicular lines times the length of the structure.) Post and Beam construction is permitted after a plan is submitted, approved and a permit is obtained.
6. A permit application for a new residence shall include an attached garage or detached garage.

The minimum size of the garage shall be of 14' X 22'. (308 sq. ft.)

7. No porch or projection of any building shall extend nearer than forty (40) feet to any road right of ways, ten (10) feet to the property line of any abutting property owner, or fifty (50) feet from the normal water line off any lake located in the Lake Waynoka Subdivision.
8. Not more than one single family dwelling house may be erected or constructed on any one lot and no more than one building for a garage (attached or detached) and one (1) for storage purpose.
9. A properly executed utility easement shall be recorded (including name, deed book, page number must be as on the recorded deed). It is the property owner's responsibility to pay for recording this document with the Brown County Recorder's Office
A copy of this recorded document shall be submitted at the time of application for a WPOA Building Permit.
10. A plot map of the lots, showing the size and the location of the building (s) on the lots. All new structure corners shall be staked on lot. All utilities (water, sewer, electric storm and sanitary) showing distance of separation must be shown on plot map. Driveways shall also be shown on plot map.
11. Plans of the proposed structure (one complete set) shall be submitted. An electronic copy or a hard copy of the plans is acceptable. The maximum size of a hard copy is 11×17.
12. If any construction will disturb the soil, silt mitigation protection shall be installed and inspected by an agent of the WPOA prior to a permit being issued.
13. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
14. External construction, the exterior shell shall be completed within six (6) months from start

of construction.

15. No building materials shall be placed on the lot more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining lot it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be used to assist in maintaining the site. A portable toilet unit is required during construction. 16. All construction equipment and materials shall enter the WPOA front gate. A 50% weight reduction between November 1 to April 1 is imposed on all vehicles over 2 tons.
17. Galvanized or double wall plastic pipe culvert(s) shall be required under driveways. The diameter shall be determined by the W.P.O.A. Manager with a minimum length of 20 feet.
18. Exterior configurations, the building foot print or building system changes contemplated after the issuance of the permit shall be submitted to the Building Committee for review and approval.
19. If liquid propane gas is being used all tanks shall be concealed from street view with approved fence and/or landscape material. Large tanks may be buried by the propane tank provider as long as they are done in accordance with the industry standards.
20. In order for any contractor to enter Lake Waynoka they shall be registered at the ranger's station at the main gate.
21. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable

for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

22. Allow 10 working days from date of submittal for permit approval by WPOA.

Construction shall not start until approval is received.

ADDITIONS TO EXISTING STRUCTURE

1. A Brown County Building Department receipt shall be submitted for any structure over 200 square feet. If this receipt is not submitted documentation from Brown County Building Department stating such shall be submitted.
2. The roof and the sidewalls of the addition shall match the composition, material and color of the existing structure.
3. No porch or projection of any addition shall extend nearer than forty (40) feet to any road right of ways, ten (10) feet to the property line of any abutting property owner, or fifty (50) feet from the normal water line off any lake located in the Lake Waynoka Subdivision.
4. A plot map of the lots, showing the size and the location of the building (s) on the lots. All addition-corners shall be staked on lot. All utilities (water, sewer, electric storm and sanitary) showing distance of separation must be shown on plot map. Driveways shall also be shown on plot map.
5. Plans of the proposed structure (one complete set) shall be submitted. An electronic copy or a hard copy of the plans is acceptable. The maximum size of a hard copy is 11×17..
6. If any construction will disturb the soil, silt mitigation protection shall be installed and

inspected by an agent of the WPOA prior to a permit being issued.

7. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
8. External construction, the exterior shell, must be completed within six (6) months from start of construction.
9. No building materials shall be placed on the lot more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining lot it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be used to assist in maintaining the site. A portable toilet unit is required during construction.
10. In order for any contractor to enter Lake Waynoka they shall be registered at the ranger's station at the main gate.
11. All construction equipment and materials shall enter the front gate. A 50% weight reduction between November 1 to April 1 is imposed on all vehicles over 2 tons.
12. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.
13. Allow 10 working days from date of submittal for permit approval by WPOA.

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NEW CONSTRUCTION

DETACHED GARAGE

1. The area of detached garage shall not be more than 1,500 square feet. The minimum size detached garage shall be at least 14' x 22' (308 sf).
2. The garage side walls shall not be more than 12 feet in height.
3. The roof peak shall not exceed 20 feet in height with a roof pitch of at least 4/12.
4. The roof of the garage shall match the composition, material and color of the residence roof.
5. The sidewalls of the garage shall match the color of the new or existing residence.
6. If there is a detached storage building already in existence the total square footage of the garage and storage building shall not exceed 1700 sf.
7. No Porch or projection of any garage shall extend nearer than forty (40) feet to any road right of ways, ten (10) feet to the property line of any abutting property owner, or fifty (50) feet from the normal water line of any Lake located in the Lake Waynoka Subdivision.
8. You shall submit a Brown County Building Department Receipt for any structure over 200 square feet. If a permit is not required by Brown County, documentation by BCBD stating such shall be submitted.
9. Site plan shall be provided showing location of building on lot and all setbacks indicated.
10. Plans of the proposed structure (one complete set). Electronic or maximum size of 11x 17.
10. Plans of the proposed structure (one complete set) shall be submitted. An electronic copy or a hard copy of the plans is acceptable. The maximum size of a hard copy is 11x17.

11. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.
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Construction shall not start until approval is received.
13. If any construction will disturb the soil, silt mitigation protection shall be installed and inspected by an agent of the WPOA prior to a permit being issued.
14. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
15. External construction, the exterior shell must be completed within six (6) months from start of construction.
16. No building materials shall be placed on the lot more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining lot it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be used to assist in maintaining the site. A portable toilet unit may be required during construction.

STORAGE BUILDINGS

1. The storage building shall not be more than 1500 square feet in floor area.
2. The storage building side walls may not be more than 12 feet in height.
3. The roof peak shall not exceed 20 feet in height with a minimum of 4/12 pitch.
4. Storage buildings shall be anchored to the ground to prevent movement in heavy wind. Design wind speed for this area is 90 miles per hour.
5. The roof of the storage building shall match the composition, material and color of the residence roof.
6. The side walls of the storage building shall match the color of the residence.
7. If there is a detached garage already in existence the total square footage of the garage and storage building shall not exceed 1700 sf.
8. No Porch or projection of any building shall extend nearer than forty (40) feet to any road right of ways, ten (10) feet to the property line of any abutting property owner, or fifty (50) feet from the normal water line of any Lake located in the Lake Waynoka Subdivision.
9. Site plan must be provided showing location of building on lot and all setbacks indicated.
10. Plans of the proposed structure (one complete set). Electronic or maximum size of 11×17.
If a factory assembled unit is being used, submit the manufacturer literature for the specific unit purchased.
11. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

12. No building materials shall be placed on the lot more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining lot it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be used to assist in maintaining the site.
13. If any construction will disturb the soil, silt mitigation protection shall be installed and inspected by an agent of the WPOA prior to a permit being issued.
14. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
15. Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received..

BOAT COVERS

1. Boat covers shall be a maximum of twelve (12) feet in width.
2. Boat covers shall not exceed to twenty (20) feet in length, if perpendicular to the shoreline. Boat covers may be the length of the boat, if parallel with the shoreline.
3. Boat covers shall not exceed eight (8) feet in height above the dock to the roof rafter/truss bearing point.
4. All wood products used in construction of the boat cover shall be pressure treated for exterior quality use.
5. All metal fasteners, anchors, hardware, etc, shall be galvanized or other non-corroding

material.

6. All posts or other vertical support members requiring placement in the ground or lake bed shall meet the criteria for docks in terms of concrete reinforcement. Driven post are not permitted. Posts may be bolted to existing posts, if the existing posts are structurally stable. All posts shall bear on solid lake bottom material (minimum 32") below the surface.
7. The minimum uplift resistance for trusses/rafters can not be achieved through toe nailing and requires special mechanical fasteners (ie. Hurricane straps). The builder shall use what mechanical fasteners needed to meet the uplift value shown on the truss specifications.
8. Any electric being installed at the dock must be inspected per state code.
The property owner/contractor is responsible for the electrical permit and inspection.
9. Gutters are optional. Shingles must match the color of the dwelling.
10. All surfaces of the treated wood may retain their natural color. The wood may be painted or stained to match the house, trim or deck.
11. The Board of Trustees shall be the final arbiter of construction materials and details
12. The top of the concrete pylons, piles, caissons and/or footings shall not extend above the elevation of the normal lake bottom.
13. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
14. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

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16. Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received.
17. There are two (2) types of approved boat covers. *** See drawing on check list***

DECKS/DECK ROOFS

1. Detailed drawings shall be submitted when permit is applied for and all lumber size, spacing and distance to adjoining lots and Lake, if applicable shall be on drawings. Drawing shall show how beams are attached to post, how joists are attached to beams and how rim joist is attached to house ledger board.
2. All posts shall be at least 32" below ground level and filled with concrete to ground level.
3. All wood material shall be pressure treated and shall meet AWPA's (American Wood Protection Association) standards for residential application. Composite material may be used for decking in lieu of pressure treated wood. All fasteners, nails, etc, shall be galvanized or other non-corroding material.
4. Corners of deck shall be staked out prior to applying for permit.
5. Hold down or lateral tension devices shall be used when fastening the rim joist to the house ledger board when applicable. Minimum of two (2) per State Code.

6. If any construction will disturb the soil silt mitigation protection shall be installed and inspected by an agent of the WPOA prior to a permit being issued.
7. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
8. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.
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10. Allow 10 working days from date of submittal for permit approval by WPOA.
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DOCK

1. Detailed drawings must be submitted with the permit application. All lumber sizes, spacings, dimensions and distant to adjoining lot must be on drawings.

2. All posts shall be at least 32" below ground level and filled with concrete to ground level.
Driven posts are not permitted. Aluminum boat docks, both rigid or floating shall be installed per manufacture's specifications.
3. Any electric being installed at the dock must be inspected per state code.
The property owner/contractor is responsible for the electrical permit and inspections.
4. The minimum size of a dock post is to be 4" x 6". 4" x 4" post are not permitted.
5. No dock may extend more than 20 ft. into the water or interfere with the normal boat traffic. With coves there will be a minimum of 14 feet from the outer edge of the dock to the center line of the channel.
6. The dock area at the water line shall be staked for inspection by a WPOA representative.
The ten foot lot line restriction shall be met. Water access lots will draw an imaginary extension of their lot line to the waters edge to determine the ten foot offset. No electric shall be installed at lake access docks.
7. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
8. No excavation into shoreline (digging out) is allowed. However a variance can be applied for to the WPOA board.
9. All wood material shall be pressure treated and shall meet AWPA's (American Wood Protection Association) standards for residential application. Composite material may be used for decking in lieu of Pressure Treated Wood. All fasteners, nails, etc, shall be galvanized or other non-corroding material. The wood may be painted or stained to match the house, trim or deck.
10. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable

for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

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12.Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received.

FENCE AND DOG HOUSE/KENNELS

1. The approved fence materials for Lake Waynoka are:

- A. Wood (split rail, privacy, horizontal/vertical rail, picket). Wood can be cedar, redwood or pressure treated. Galvanized and Vinyl liner may be used on wood fence to offer animal control.
- B. White vinyl (rail, privacy, picket, decorative)
- C. Wrought iron/aluminum decorative
- D. Plastic coated chain link type fence with metal post may be used as a temporary type

fence for animal control around gardens and other vegetation areas.

E. Galvanized chain link fence with any type of metal post with wire is prohibited.

2. The maximum height of fence shall be 6' (six feet).
3. A site plan showing the location of fence, gates and size of gates on lot and distance to adjoining lot shall be submitted with the permit application.
4. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.

5. **Dog kennels**

1. Prefabricated dog kennels constructed with galvanized wire mesh type fence are acceptable.
2. Dog runs in excess of twenty (20') feet in length require a variance from the Board of Trustees.

6. **Dog houses**

1. Site built dog house shall match the material and color of the house.
2. Factory built doghouses are to match the house in material and color as much as possible.
7. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

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SWIMMING POOLS

1. All swimming pools (above/in ground) shall be installed based on manufacturers recommendation.
2. All pools shall maintain a minimum distance of ten feet (10') to adjoining property line and fifty feet (50') from normal water line of lake, enclosed with a WPOA approved fence with a minimum height of four feet (4'). The area surrounding the pool or the entire back yard shall be fenced in with a gate that can be secured/locked.
3. All above ground pools shall have a ladder or steps capable of being secured, locked, or removed to prevent access.
4. All electric installations for pools shall meet the standards of the current edition of the National Electrical Code for wet areas and shall be permitted and have inspections done by the State Electrical Inspector. The securing of the electrical permit is the owner's responsibility.
5. The pool pump and filter shall be blocked from street view with approved fence or landscape.
6. A site plan shall be submitted with the permit application and show location of pool, pool equipment, fence, gates and size of gates with distances to adjoining lots and distance to house.
7. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.
8. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of

subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article..

9. No building materials shall be placed on the lot more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining lot it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be used to assist in maintaining the site.

10. Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received.

BOAT LIFTS

1. All lifts must be installed per manufacture's recommendations and instructions.
2. Boat lifts shall not extend more than 20 ft. into the water or interfere with normal boat traffic.
3. A lift shall be installed to maintain a minimum distance of 10 ft. to the adjoining lot line.
4. Any electric installation to the lift must be inspected per State Code. The property owner/contractor is responsible for securing the electrical permit and all inspections required.

5.

Approved shoreline protection shall be in place prior to permit being issued for any lake

front or lake access lot.

6. No excavation into shoreline (digging out) is allowed. A variance can be applied for to the WPOA board.
7. Neither W.P.O.A., the building committee, nor any member thereof, nor any member of subdivision management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.
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9. Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received.

SOIL DRILLING OR EXCAVATION OF SOIL

1. Soil drilling is by either dry or wet drilling means. Any drilling activity shall indicate what materials are to be used; under no circumstances will organic or toxic materials be introduced that could endanger or enter the Lake, storm water ditches or adjacent

property.

2. Excavation is defined as the disturbance of the soil by digging, moving, removing or adding new soil. Excavation does not mean routine use of hand shovels or other tools for activities such as preparing a garden. 3.
- Drawings shall be submitted with the permit application to provide a clear indication of the nature and extent of the drilling or excavation, the location of the activity and a clear indication of the distance from the Lake, runoff ditches, or adjacent lots. Drawings shall also indicate the means by which runoff from the proposed activity will be prevented. 4.
- Soil can be removed from the Lake to improve navigation but the shoreline cannot be changed without the WPOA Board approval.
5. Soil shall not be added to the Lake to increase the size of a lot.
6. Allow 10 working days from date of submittal for permit approval by WPOA. Construction shall not start until approval is received.
7. Approved shoreline protection shall be in place prior to permit being issued for any lake front or lake access lot.

REVISED 04/12/2014 APPROVED 04/12/2014

