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**LAKE SENECA PROPERTY OWNERS
ASSOCIATION, INC.**

RULES

Revised November 2024

**Prepared by Ken Kyte, LSPOA Board Secretary
Supersedes all previous versions.**

Lake Seneca Property Owners Association, Inc. is a strictly private "Membership Association". It was formed in the interest of, and for the protection, promotion, and improvement of the Lake Seneca community. The goal is to make this the finest Association of its kind in the area. Compliance with, and observance of the following rules will help to maintain the high standards of the Association and enable each member to take pride in being an active member.

1966.2 GUEST PRIVILEGES. (Amended 1986 and 1993) Association members are entitled to use and invite guests to use the facilities of the Association.

1. Unless they have a guest card, guests must be accompanied by the Association member.
2. Guest cards may be obtained by members by contacting the Association office.
3. Guest cards must be filled out with the name of the member, lot number, and the expiration date of the guest's privileges.
4. Members are responsible for the action and activities of their guests. To guard against the possibility of some members allowing unreasonable continuous use of their privileges by the same person, it may be necessary to limit the number of guest cards that are used by each member per month.
5. This **DOES NOT** apply to overnight or houseguests and applies only to the use of the beach and other Association facilities.

1966.3 THE BEACH (Amended 1979 and 1993) Picnicking and bottles are **NOT ALLOWED ON THE SANDY PART OF THE BEACH**. Children under ten (10) years of age must be accompanied by an adult. Adults with children must be responsible for their children's conduct and safety. Swimming is restricted to the area bounded by the floats. The use of water toys and similar equipment is left to the judgment of parents.

1966.4 CHILDRENS' AREA The children's area is designed for children under ten (10) years of age. A wading area that is safe for the little ones is provided in shallow water. Various equipment, swings, slides, etc. are also available. Parents are responsible for their children's behavior and safety.

1966.6 WATERCRAFT: (Amended 1990, 1993, 1995, 2003, 2005, 2016) Only Lake Seneca POA Members/Renters in good standing may use the boat launch. This is limited to boats, to be used only by said LSPOA members/renters, members of their households and family members that have been issued a Guest card. The **ONLY LOCATION** where power boats may enter the lake is at the boat launch. Only manually powered craft may be placed in the water from common access or private lots. No private docks, boat lifts, nor moored craft may block the lake access from common or private lots.

1. Rigid hull powerboats and sailboats will be limited to (24) feet or less.
2. Pontoon Boats may be as long as (26) feet.
3. Violation of any Lake Seneca boating rule, state watercraft law (See Rule 1501:47-7-11 below), local ordinance, and/or any dangerous or reckless operation of a watercraft may be grounds for the revocation of boating privileges.

4. The LSPOA is not responsible for clothing, valuables, or any personal injury sustained in watercraft, on the beach or out of the lake.

Rule 1501:47-7-11 | On the waters of Lake Seneca, Williams county.

(A) Definitions:

- (1) "Shore zone" means the water area of a uniform width of fifty feet lying parallel with and contiguous to the shoreline.
- (2) "Open zone" means any water except the shore zone, designated swim areas, and the marina or boat launch area.
- (3) "Designated swim area" means any water area designated and marked as a swim zone by the lake Seneca property owners association. The designated swim area shall exclusively include the water along and contiguous to the shore area designated by the lake Seneca property owners association as the community beach area.

(B) General provisions

- (1) No person shall place, anchor, or otherwise affix any type of buoy, sign, mooring apparatus, swim platform, or other floating structure in the open zone or in an area that obstructs access to a navigable channel or boat launch. This does not preclude the use of buoys to mark hazards in the water.
- (2) All power craft shall proceed in a counter-clockwise direction with the shore to the starboard side, except to retrieve a fallen skier or while beaching or going in to shore.
- (3) No person shall operate a power craft at a speed that creates a wake in the following areas:
 - (a) The shore zone, or
 - (b) Within fifty feet of the designated swim area.
- (4) No person shall operate a power craft at a speed that creates a wake between the hours of eight p.m. and ten a.m. local time.
- (5) No person shall operate a power craft at a speed greater than idle speed, or at a speed that creates a wake at any time when the lake warning flags are displayed as a notice of hazardous conditions or flood stage.

- (C) No person shall operate or permit the operation of any vessel in violation of this rule.

Last updated July 16, 2021 at 9:41 AM

1966.7 DWELLING RENTALS (Amended 1993, Amended 2024) Property owners are permitted to rent their dwellings. If a member is in good standing, the tenant may have full membership privileges. Members are responsible for the actions and activities of people to whom they rent their dwellings. Notification to the Association office is required when property owner rents his property to another.

1. Short-Term Rental or use of property owner's dwelling (e.g. Airbnb, VRBO, private rental, etc.)

- a. Short-term rental is considered any rental or lease agreement less than 30 days in duration.
 - i. All properties registered with LSPOA to conduct business as a short-term rental prior to August 1, 2024, will be considered grandfathered.
 - ii. Grandfathered properties are exempt from the annual Guest Amenities fee until no Renters/Tenants have been registered with the office at least every 9 months or until the property is sold.
 - iii. Grandfathered properties must still comply with all requirements in the Deed Restrictions, Bylaws and Rules for Lake Seneca.
- b. The property owner must be a year-round resident of Lake Seneca, Montpelier, OH and be a member of the LSPOA in good standing or must hire a year-round resident of Lake Seneca to manage the Short-Term Rental property on the property owner's behalf to address any concerns Members may have with the Renters/Tenants. The property manager's contact information must be provided to the LSPOA office.

- c. Property owners must register their dwelling(s) for use as a Short-Term Rental with the LSPOA office before proceeding with any rental or leasing activity. Failure to do so will result in a penalty (See 1966.7.2 below)
 - d. As per Bylaw Article 3.1 and this Rule, property owners must register their Renters/Tenants with the LSPOA office and provide Guest Passes if LSPOA amenities are to be used. Renters/Tenants must be prepared to show their Guest Pass when requested to do so by any LSPOA member.
 - e. The property owner is responsible for ensuring Renters/Tenants are aware of Lake Seneca Rules & Regulations. If watercrafts are included in the rental/ lease agreement, property owner must ensure renters/ tenants have current, valid ODNR certification identification (if under age 42).
 - f. To prevent the transfer of invasive species which could disrupt Lake Seneca's ecosystem, Renters/Tenants are **not permitted** to bring their own watercrafts into the lake.
 - g. The property owner **must not** disclose the code for the boat launch.
 - h. Property owners must pay a \$5,000 Guest Amenities fee annually per Short-Term Rental, payable before March 30th each year or within 30 days of registering their rental/ lease property with the LSPOA office.
2. Property owners who fail to register their rental/lease property with the LSPOA office will be subject to a fine of twice the annual Guest Amenities fee (\$10,000).

1966.8 ASSOCIATION PICNIC AREAS Picnic areas, barbecue pits, and picnic tables are available at various locations throughout the development. Association members and guests are requested to place waste in trash containers. Fires must be completely extinguished before leaving the area. Association equipment and property must not be removed from the picnic or access area.

1966.9 GAMES Basketball and pickleball courts are available at designated locations. There is no charge to Association members and their guests for the use of these facilities. Use of these facilities is on a first-come, first-serve basis.

1966.10 WATERFRONT LOTS: Members who own waterfront lots may install a private beach. These members may also construct a private dock, boat house, and/or swim raft. Before constructing these facilities, the members must furnish the Board of Trustees a detailed description of the improvement and seek approval of the proposal. All beaches must conform to normal safe health regulations of the State of Ohio (refer to Deed Restriction #6).

1966.11 REAR LOTS: Members owning other than waterfront lots have full privileges of the lake, beach, etc. **These members must not seek access to the lake across another member's property without permission from that member.** Access areas are provided for this purpose. (See Rule 1989.2 concerning the assignment of dock space).

1966.12 WATER SKIING: (Amended 1995) Skiing will be accomplished in a counterclockwise pattern. Skiing is permitted only during the hours from **10:00 a.m. to 8:00 p.m.** No water skiing in posted areas.

1966.13 FISHING: Members may fish at any community dock, from their own property, or from boats. A current Ohio fishing license is required for all people who must have a license to fish elsewhere in the State of Ohio.

1966.14 WASTE AND GARBAGE DISPOSAL: (Amended 1979 and 2005) Residents must not use Association garbage containers for disposal of personal household waste and garbage. Anyone using these containers for household trash will be notified in writing to cease this action. If this practice continues, individuals responsible will be charged the going rate for trash pick-up plus \$25.00. **Disposal of waste on vacant lots is prohibited.**

1966.15 "FOR SALE" AND OTHER SIGNS: (Amended 1978 and 1993) "For Sale" signs may be placed on lots for sale. Contractor's signs, not to exceed the size of a normal Realtor's sign, may be posted **while work is in progress.** **No other commercial signs are permitted.**

1966.16 CONDITIONS, RESTRICTIONS, AND AGREEMENTS CONTAINED IN THE WARRANTY DEED: Property owners should read, understand and abide by the Deed Restrictions. Each property owner is

subject to all the conditions, restrictions, and agreements stated therein as recorded in the Williams County, Ohio Courthouse.

1966.17 RULES COMMITTEE: (Amended 1995) The Rules Committee is appointed by the Board of Trustees of the Association. The rules may be changed or amended from time to time by the Board of Trustees.

1966.18 RULES GOVERNING THE USE OF ARROWHEAD LODGE AT LAKE SENECA FOR PROPERTY OWNERS AND THEIR GUESTS: (Amended 1980, 1985, 1991, 1993, 1995, 1996, 2000, 2005, 2006 & 2007, 2012, 2013, 2018)

1. Reservation of the Lodge is limited to members in good standing. There shall be a **One Hundred Sixty Dollars (\$160.00)** fee due at the time the reservation is made.
 - a. This fee is non-refundable unless otherwise approved by the Board in advance. (Amended 2018)
 - b. A Security deposit will be required at the time keys are surrendered to the renter. (Amended 2012)
 - i. **Two Hundred Dollar (\$200.00) Security Deposit** if not using any Audio/Video equipment or
 - ii. **Four Hundred Dollar (\$400.00) Security Deposit** if using any Audio/Video equipment.
 - c. The Security Deposit will be refunded if the lodge is returned in an acceptable condition when the keys are returned.
 - i. Members in good standing are allowed use of the tables and chairs when the lodge is not being used (Amended 2007).
 - d. We will charge a **non-refundable fee for the use of tables and chairs** of
 - i. **\$20.00** for less than 30 items in total or
 - ii. **\$25.00** for 30 items or more in total
 - iii. Any member in good standing found to be renting the Lodge for a Member **not in good standing** will be denied their security deposit.
 - iv. All property owners reserving the lodge must allow other property owners to seek shelter in the facility in case of inclement weather or other emergencies. Also, property owners and guests must be allowed to use the restroom facilities.
 - v. No alcoholic beverages shall be given, served, or sold to anyone under the age of twenty-one (21) – private parties included. It is a violation of the Ohio Liquor Law if minors receive such beverages.
 - vi. Drugs, other than prescription, shall not be distributed, served, sold, or used at Arrowhead Lodge.
2. Commercial affairs not approved by LSPOA are not permitted at Arrowhead Lodge. The Lodge is maintained for the use of property owners and their guests.
 - a. Commercial affairs are defined as “Events designed to produce monetary income for the renter.”
Restrictions:
 - i. No admission fees.
 - ii. No advertising of events in public places.
 - iii. No newspaper ads announcing an event.
 - iv. No public invitations.
3. The Board of Trustees reserves the right to refuse the use of the lodge to any member if any of the above rules are violated.
4. When decorating the lodge, nothing harmful to the décor of the interior may be used. This includes tacks, staples and nails. Additionally, all tape must be removed when decorations are taken down.

1966.19 TRAFFIC ON DAM: (Amended 1981, 1993, 1995 and 2005) No traffic is allowed on Dam except for inspections or repairs by those authorized by the Board of Trustees to do this work.

1969.2 MOWING LOTS: (Amended 1974, 1980, 1993, 1995, 2005, 2012) Property owners are reminded that in accordance with item five (5) of the Deed Restrictions, they agree to keep their lot(s) in a tidy manner. Failure to do so results in maintenance of said lot(s) by LSPOA.

1. Reminders will be sent out to the membership no later than June 1st.
2. Lots will be inspected by the LSPOA Maintenance department every June 15th and September 1st.

3. Lots found to be out of compliance will be assessed \$75.00 for each lot the LSPOA maintains on their behalf. (See rule 79.1 concerning mowing inspection dates).
4. Property owners are responsible for monitoring the performance of grass mowing contractors with whom they have contracts.
5. LSPOA will maintain the roadside and most LSPOA Owned property.

1969.4 SAFETY DEPOSIT BOX: (Amended 1977, 1993, 1998) We now have a lead lined file and a safe. The Treasurer and Office Manager have a key to the safe.

1969.7 ATTENDANCE AT BOARD MEETINGS: (Amended 2010, 2012) Any property owner may attend Board of Trustees meetings.

1. **Members may submit topics for discussion in advance of each Board meeting.**
2. Should he/she wish to speak to the Board, the property owner may raise their hand and will be acknowledged by the President.
3. When the agenda dictates, the President will call upon the property owner to present his/her concerns, a five (5) minute time limit will be enforced.
4. A member speaking without authorization shall be ruled out of order by the President. If a second out of order is issued to any member, he/she will be asked to leave the meeting.

1970.3 ANNUAL MEETING AGENDA: The agenda for each annual meeting will be printed without advertisements.

1970.4 INTEREST ON DELINQUENT ACCOUNTS: (Rescinded 1993, Reinstated 2005, Amended 2006) An Eighteen percent (18%) interest rate will be charged on any delinquent account past 60 days.

1972.1 BUILDING PERMIT FORM: Building Permit forms are available in the LSPOA office. Printed forms must be used to obtain a building permit.

1972.2 EROSION PROBLEMS: (Amended 1993) Members are required to prevent and correct erosion problems originating from their property and thus depositing materials on roads, another member's property, and/or in the lake. Failure to correct these problems may result in LSPOA making repairs and billing the property owner.

1975.1 ELIGIBILITY FOR TRUSTEE: (Amended 1995) Any nominee for Trustee whose dues are not paid in full shall have his/her name withdrawn from the ballot. Any Trustee who fails to keep his/her membership in good standing shall be removed from the Board.

1975.2 MEMBERSHIP DUES: (Amended 1984, 1986, 1993, 1995 and 1996) The annual dues are established at the Annual Membership Meeting. The current annual dues are \$470.00 per member and a General Maintenance fee per each lot owned of \$30.00 per year.

1975.3 PREPAID DUES: (Amended 2010) In the event that a property owner has prepaid dues and fees and should sell or otherwise dispose of all of his/her Lake Seneca property (i.e. no longer a member), LSPOA agrees to refund that portion of the dues applicable to the years following the current dues paying period.

1976.1 ASSOCIATION CHECKS (Amended 1985, 1993, 2005, 2006) The President and Treasurer are authorized to sign checks on behalf of the Association. Two signatures is required for checks over \$1,000.00. Federal, State or Local taxes would require one signature if two trustees are not available to sign due to the fact if these are not sent on time, we will be charged a penalty. The present bank has a signed authorization for this.

1976.2 LEGAL FEES: For any judgment lien required to be placed by LSPOA on foreclosures and judgment liens, legal fees, recording fees, and releasing fees shall be added to the money due LSPOA.

1976.4 LIABILITY INSURANCE: (Amended 1995) Anyone contracted by LSPOA must show proof of liability insurance.

1977.1 DAM CONTROLS: The gates of the weir box will be secured so as to be inoperable except in an emergency or for maintenance.

1977.2 RESTAURANT AND STORE: (Lot #177) (~~Rescinded 4-10-03~~) (**Reinstated and Amended 11-9-06**) LSPOA will not assess membership fees for the above-mentioned restaurant and/or store as long as restrooms remain open to members and are maintained in a sanitary condition from Memorial Day through and including Labor day.

1977.3 ACCOUNTING METHOD The cash basis accounting method is used for tax purposes.

1977.5 LIFEGUARD AND SECUTIRY GUARD DUTIES: (**Amended 2005**) No lifeguard is provided by LSPOA. All beach facilities used by members are at their own risk.

1977.7 LAKE EMPLOYEES: Any property owner employed by LSPOA or issued a contract by LSPOA must have a paid up account or authorized the deduction of the balance due from wages or contracted amount.

1978.2 PAYING OF BILLS: The Treasurer shall pay all normal recurring bills (i.e., utilities, wages, taxes, general maintenance, etc.) Unusual bills require Board of Trustee approval for payment.

1978.3 AVAILABILITY OF RULES: (**Amended 1993**) A complete set of rules is made available to new members of LSPOA. Additional copies are available at the cost of copying.

1978.4 NUMBERING SYSTEM (for rules) The annual- numeric numbering system is used for all rules.

1978.5 Load Limit: (**Amended 1985, 1995, 2005, 2016**) The load limit on all roads is 15,000 pounds per axle. Load limit on Seneca Drive Bridge from 12 tons (24,000 #) to 5 tons (10,000 #). Reasoning: To protect the property & liability of the Membership.

1979.3 SNOW REMOVAL: Parking is not permitted on streets if two (2) or more inches of snow has accumulated; upon removal of the snow parking may be permitted.

1988.1 EXCAVATION PERMIT: (**Amended 1991**) Prior to the commencement of any construction requiring excavation a property owner must have an "Excavation Permit" approved by the designated Representative to the Board of Trustees. Excavation requiring a permit includes:

1. basements, foundations, and/or slabs for buildings
2. septic systems
3. excavating to change the level of waterfront property including any change at or below the water line,
4. excavating ditches to install culverts,
5. excavation for the laying of drainage tiles
6. Excavation that changes the contour of any lot resulting in the possibility of a change in the direction of water flow over the lot.
7. Following excavation, landscaping must be completed within one year, insuring that eroded materials do not reach the lake or move to another member's property.
8. Following the initial excavation, waterfront protection must be installed to prevent wave erosion and/or bank undercutting. Protection must be of sufficient height and thickness to prevent damage to the shoreline. Protection must be installed within one calendar year following the initiation of excavation. (See also 91.1)

1989.1 ALL-TERRAIN AND RECREATIONAL VEHICLES: (**Amended 1993, 1995, and 2005**) No ATV's or other Recreational vehicles are allowed within the Lake Seneca Subdivision boundaries unless titled or registered to a property owner in good standing or member of the property owner's immediate family, a bill-of-sale may be used to show proof of ownership.

1. For safety, an orange flag with a minimum six (6) foot post shall be displayed on all ATV's and Mopeds.
2. The operator of any ATV or recreational vehicle that operates such vehicle on Lake Seneca Property or within the Lake Seneca Subdivision boundaries without proof of ownership and display of a flag shall be deemed a trespasser and subject to trespass laws.

3. Inexperienced operators are encouraged to take and pass an ATV safety course. Unsafe operation will result in loss of privileges at Lake Seneca.

1989.2 DOCK SPACE, ASSIGNMENT OF: (Amended 1993, 2005, 2012) The President of the Association is authorized to assign dock space to all off lake members in areas where this convenience is limited.

1. LSPOA may build and maintain docks on Lake Seneca Property.
2. Such docks may be rented by a member in good standing for a fee established annually by the Board of Trustees
3. (Amended 2024) Dock spaces will be assigned as follows:
 - a. Effective March 1st of the new season, previous year's renters in good standing have first choice of docks (one per Member) and MUST pay for their dock reservation by March 31st to secure their dock choice.
 - b. Effective April 1st of the new season, any member in good standing who did not rent a dock the previous season may have their choice of docks on a first come first serve basis and must pay for the dock at the time of reservation.
 - c. Effective May 1st of the new season, any member in good standing who wishes to reserve a second dock may do so upon payment if there are any dock spaces available.
4. Boats and equipment are left at the owner's risk.
5. Rental fee to be **One Hundred Twenty-five dollars (\$125.00)** a season beginning with 2014-2015 season.
6. All watercraft to be removed from association docks no later than October 1st in future years except for docks by boat ramp or the boat will be removed at owner's expense.
7. All association docks and private docks on association property must be put in and removed with LSPOA approval.
8. Rental fee for association dock to be **\$125**. Members renting space only on LSPOA access lots to be charged **\$50**.

1991.1 REQUIREMENTS FOR THE FILLING AND TILING OF ROADSIDE DITCHES

1. File a request with association officer responsible for maintenance supervision.
2. Requirements:
 - a. Use corrugated or solid tile, at least eight (8) inches in diameter, larger diameter tile is required in areas where the ditch carries high volumes of water.
 - b. Keep the fill slightly lower than the road, at least four vertical inches, thus allowing the water to run off the road's surface.
 - c. Seed the area. No trees, shrubs, or other plantings are permitted within thirty-five (35) feet of the center of the road.
3. The property owner assumes all maintenance responsibilities of the filled area, and the property owner assumes the cost of maintaining the tile in an operable condition.

1993.1 NEAT CONDITIONS OF LOTS: Per Deed Restriction 5 – No junk (e.g., abandoned vehicles, appliances, or trash, etc.) may be left in the open on any lot.

1993.2 THE DAM: Diving from the dam and/or swimming through the flume is strictly forbidden.

2005.1 FENCES: (Added January 2005) Board approved **Building Permits** are required before installing fences.

2009.1 BUILDINGS AND GROUNDS: (Added from By-Laws May, 2009)

1. All culverts and other changes to the ditches along said owner's property must be approved by the Building Committee (compliance with Deed Restriction # 7).
2. Any boat dock must be approved by the Building Committee prior to construction or will be removed at owner's expense (compliance with Deed Restriction # 6).

3. The building elevation shall be established prior to construction to allow for proper drainage to the lake, away from said building, and not onto roadways.
4. All electrical wiring shall be in conformance to the national wiring and line codes those restrictions placed thereon by the State of Ohio and Williams County, Ohio.
5. (Amended by membership May ~~2000~~) (New Construction) There will be a \$50.00 non-refundable building permit fee plus a \$450.00 deposit needed at the time of permit application. The \$450.00 deposit will be refunded if all the rules and regulations as well as the deed restrictions are followed. No damage may occur to any Lake Seneca property or equipment during construction time. If any damage does occur, the cost of repairs will be taken from the deposit, or if an additional amount of damage occurs, the applicant will be assessed.
6. Building Permit Application Fee: There will be a \$25 non-refundable application fee for all building permit applications.
7. (Amended by membership May, 1995) All plumbing drains, drain vents, etc. shall conform to national, state and local codes, and the main house to the septic tank run shall be at least a four (4) inch pipe with a minimum forty (40) psi rating.

2012.1 NATURE PRESERVE: (Added April 2012, Amended 2016) The Nature Preserve is designated a quiet area. Motorized Vehicles are not permitted to operate in the area except Golf Carts or LSPOA service vehicles (e.g., Maintenance and Security vehicles).

2012.2 PETS: (Added September 2012) All pets must be confined to the member's property or under control by owner. No pets are allowed on the LSPOA beach. Members with complaints should contact county authorities.

2012.3 (Added 2012, Amended (2016) All new or changed by-laws must be updated and recorded within 60 days of passage at the Williams County Courthouse.

2013.1 Rescind Rule: (Added 2016) Board Member Voting – Any board meeting of four members or more; you need at least four affirmative votes to pass any motion.
Reasoning: Quorum requirements have already been established by By-Law 5(I) and by Roberts Rules.

2013.2 Parking at the Beach: No vehicles are authorized to park on the sandy portion of the beach. No vehicles, other than vehicles with a state issued handicap permit may park in the grassy area adjacent to the beach and may park in designated areas only.

2013.3 Abandoned Boats – To charge costs incurred to remove boats abandoned in the lake and to charge \$1.00 per day for storage.

2015.12 Levee of Dues & Assessments: (Added 2016, Amended September 2016 Membership Meeting, Amended November 2024 Special Meeting) List of all the Dues and Assessments members currently pay:

Membership Dues - \$470 & Lot Fee \$30 Annually for each lot owned.
Waterway Cleaning Assessment - \$200 Annually
Road Assessment - \$200 Annually
Dam Assessment - \$350 Annually
Dredge Assessment - \$1000 annually for Fiscal Years 2025/26, 2026/27, 2027/28
Bridge Maintenance Assessment - \$120 for New Members only
Lodge Repair Assessment - \$100 for New Members only.

2016.1 (Added 2016, Amended December 2016) Removal of native trees from the common property is limited to only those trees that are dead, damaged, or those that pose a threat from windfall. Any removal must be approved tree by tree by an LSPOA Trustee.

2024.1 Off-Site Garage/ Storage Spaces (Added 2024)

Definitions and Considerations:

1. From Bylaws Article 2: Lot: "The term Lot, whether in the singular or plural, shall be deemed to mean a platted lot, whether developed with a residence or not."
2. Platted Lot (Proposed): Lot or Lots that have been legally bound into one parcel and has been assigned a unique identifier by the Williams County Auditor.
3. Adjacent, Adjoining or Contiguous Lot (Proposed): A platted lot separate from the lot on which the single family dwelling sits but that overlaps one or more property lines of the dwelling lot. Lots across a road from each other would be considered adjacent, adjoining or contiguous as per Judges' ruling.
4. Non-adjacent, Non-Adjoining or Non-Contiguous Lot (Proposed): A platted lot separate from the lot on which the owners single family dwelling sits and with no overlapping property lines.
5. From Deed Restriction 2: "Building for garage or storage purposes": A separate structure not physically attached to the single-family dwelling and is at least 150 sq ft. This building can be either a permanent structure or removable.
6. Shed (proposed): A separate structure not physically attached to the single-family dwelling and is no more than 150 sq. ft. This shed can be either permanent or removable.
7. Sleeping Quarters (Proposed): An area not including the garage or storage space that does not have running water or food preparation space (e.g., bunkhouse, loft).
8. Living Space: (Proposed) An area not including the garage or storage space with Sleeping Quarters, Washing/ Bathroom space and Food Preparation space (e.g., rentable space, apartment).
9. Deed restrictions allow for one dwelling and one garage/ storage building per lot.
10. The recent ruling allows for a shed to be placed on a separate lot.

Section 1

<u>Putting a septic field on adjoining lot separate from the single-family dwelling house</u>
Septic systems <u>must</u> be placed on an Adjacent, adjoining, or contiguous lot
LSPOA Board and Williams County Health District approvals required before work begins
Require lots be merged into one platted lot (if possible) or add language to deeds to prohibit sale of either property separately
Require fee if boring under road to connect to dwelling

Section 2

<u>Placing or building a separate garage/ storage space on a lot(s) separate from the owners single family dwelling house where the property owner does NOT already have a separate garage/ storage space</u>
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LSPOA Board approval required before work begins	
Lot <u>MUST</u> be Adjacent, Adjoining or Contiguous to the lot containing the owner's single-family dwelling	
Construction of a separate garage/ storage space must occur after or during the construction of a single-family dwelling (house comes first)	
Structure must adhere to setback limits as defined in LSPOA Deed Restrictions 3 and 7	
Building must consist of common residential home building materials and be built using common residential construction techniques.	
Require lots be merged into one platted lot (if possible) or add language to deeds to prohibit sale of either property separately if merging lots is not possible.	
<u>Additional Fee Required?</u>	
Building used for garage/ storage only	No
Building with Sleeping Quarters only	

Section 3

<u>Placing or building a separate garage/ storage area with Living Space on a lot(s) separate from the owners single family dwelling house</u>	
Considered same as single family dwelling	
Lot does <u>NOT</u> need to be adjacent, adjoining or contiguous to the lot containing the owner's single-family dwelling	
Minimum 900 sq ft. of living space on a single level not including garage/ storage space, porches, decks, balconies, etc.	
Must be placed/ built on a lot(s) separate from the original single-family dwelling as Deed Restrictions do not allow for two single family dwellings on one lot	
Must go through the same approval process as for a new home	
Must abide by all Deed Restrictions, Bylaws and Rules	
Additional Annual Membership Required?	Yes
Additional Assessments Required?	Yes

Section 4

<u>Placing or building a Shed on a lot(s) separate from the single family dwelling house where:</u>	
Lot is Adjacent, Adjoining or Contiguous	Lot is Non-Adjacent, Non-Adjoining or Non-Contiguous or requesting more than one Shed
Building and Grounds Trustee approval required prior to placement or construction	LSPOA Board approval required before work begins
Permit required/ Building application fee	Permit required/ Building application fee
Structure must adhere to setback limits as defined in LSPOA Deed Restrictions 3 and 7	
Shed must consist of common residential home building materials and be built using common residential construction techniques.	

2024.2 Driving within Lake Seneca Subdivision: (Added 2024) Anyone driving on the roads at Lake Seneca must have a driver's license (or a permit and be accompanied by a licensed driver), regardless of the type of vehicle being driven (e.g. car, motorcycle, dirt bike, golf cart, ATV, etc.). Anyone who does not have a driver's license should restrict driving to their personal property.

END OF RULES

Cynthia Theigs
Cynthia Theigs, President

Ken Kyte
Ken Kyte, Secretary

Date: 5/6/25

Date: 5/6/25

STATE OF OHIO
WILLIAMS CUNTY, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Cindy Teigs, President and Kenneth E. Kyte, Secretary Trustee members of the Board of Directors of Lake Seneca Property Owners Association, Inc., who acknowledged that they did sign the forgoing instrument and that the same is the free act and deed of the Corporation, and the free act and deed of each of them personally and as officers.

Patricia Ferreira
Notary Public



PATRICIA FERREIRA
Notary Public
State of Ohio
My Comm. Expires
September 6, 2026

Rescinded Rules

65.1 (Amended 1977) (Rescinded 1995) The President and Secretary are authorized on behalf of the LSPOA to make, accept, execute, acknowledge, deliver, record, and file any contracts, deeds, leases, transfers, (including offer of purchase to expedite the sale of association lots), assignments, conveyances, mortgages, trust agreements, deeds of trust or other indentures, pledges, escrow agreements, loan agreements, releases, and satisfactions.

66.1 MEMBERSHIP CARDS AND DECALS (Amended 1993, 1995, 2003 rescinded) Membership Cards & Decals. Nontransferable membership cards are issued to each Association member. The family type member card entitles the property owner and all members of the immediate family living in the household to all privileges. Members should show the card to the attendants on request; this insures that no unauthorized persons are using the facilities. **See Rule #66.2 for Guest Cards.**

66.5 (Rescinded 1993) See 89.2 ASSOCIATION BOAT DOCKS Boat docks have been constructed in various sections of the lake. They are located on rights-of-way shown on the map; you may tie your boat at any of them, at no cost, but the boat and equipment are left at your own risk.

66.20 (Rescinded 1990) HORSES: Horses will not be permitted inside Lake Seneca development, the exception being Law Enforcement Agencies on official duty.

66.21 (Rescinded 2012. See rule 2012.2) PETS (Amended 1978, 1993, 1995, 2012) All pets must be confined to the members property. Members with complaint may contact county authorities. During office hours, the security may coordinate lost/found animal reports.

1969.1 NEWSLETTER (Rescinded November 2024) (Amended 1984, 1993, 2012) There will be four (4) Thunderbird editions per year, all 4 to be electronic and 2 of the 4 to be printed, one issue to precede the annual meeting of the members by at least 30 days before the annual meeting (3rd Sunday of September). **See By-Law change 4A for the annual meeting.** This publication is sent to all members.

69.3 (Rescinded 1990) MOTEL Authorization for erection of a motel for members and invited guests at restaurant. (Deed restrictions will apply)

69.5 (Rescinded 1993) ASSOCIATION PHONES To have and maintain phone at Manager's office.

69.6 (Rescinded 1993) REMOVAL OF SIGNS Security guard will be instructed in writing to remove any unauthorized sign or material (including tents) from Lake lots. (Unauthorized as per deed restrictions and purchase contracts.) Property owners will be asked to remove said signs, then given written request for said removal with a seven (7) day deadline. Any "For Sale" sign on a vacant lot will be considered unauthorized. Contractor's signs not larger than average realtor's signs and "For Sale" signs shall be allowed when placed against a house.

70.1 COLORS OF THE LAKE: (Rescinded 2024) The official signs and colors that can be posted on the roads and recreational lots of the Lake will be Rustic.

70.2 (Rescinded 1995) WATER UTILITY Seneca Utilities will notify LSPOA's office before making any water taps; all lines which must cross a road will be installed by boring under the road. For damaged roads, Seneca Utilities will be billed \$20.00 for the first hour and \$15.00 for each additional hour on each repair site; the minimum charge per repair site is \$50.00. Included with bills for repairs, Seneca Utilities is reminded of the Board's intent to stand by such charges; this results from Seneca Utilities repeated failure to make repairs.

70.5 – ASSOCIATION LAWYER (Rescinded 5/10/12): LSPOA will retain a corporation lawyer from Williams County. If none are available in Williams County, the attorney will be recruited from an adjacent county.

71.1 (Rescinded 1993) ACTIVITY COMMITTEE FUNDS The Board will match Activities Committee funds which shall be for the approved purchase and installation of recreational equipment.

76.3 (Rescinded 1995) TRANSFER OF FUNDS The Treasurer shall be the only one authorized to transfer funds from the LSPOA line of credit, at the banks, to LSPOA's checking account.

77.4 (Rescinded 1995) SAFETY RULES, DISREGARD OF Action taken in regard to various acts, i.e., speeding, reckless driving, , and similar acts of disregard to safety while driving and all acts of disregard to safety, law, or rules (not just while driving) to be decided by the Security Committee in consultation with the Sheriff's department.

77.6 (Rescinded) LAKE EMPLOYEES Any property owner employed by LSPOA or issued a contract by LSPOA must have a paid-up account or authorize the deduction of the balance due from the wages or contracted amount.

78.1 (Rescinded 1995) COMMITTEES Any further committees established by the Board of Trustees shall have a starting date and a termination date.

79.4 (Rescinded 1995) MEMORIAL PARK

86.1 (Rescinded 1990) RECREATIONAL VEHICLE PARK