

Choctaw Lake Property Owners Association
BUILDING CODE
(Revised by CLPOA Board of Trustees – May 12th, 2025)

The Choctaw Lake Property Owners Association, Inc. (CLPOA) is a nonprofit corporation organized pursuant to the laws of the State of Ohio. The membership is composed of property owners within a certain tract of land known as the “Choctaw Lake Subdivision,” Madison County, Ohio; the association is the governing body thereof. The general nature and purpose of the association are expressly stated in Article Three of its Articles of Incorporation which include:

To provide rules and regulations for each owner’s property to the end that the same may insure to the benefit of the property of the members of this association.

To provide bylaws for the operation of the association, and to improve, promote, and protect all property transferred or deeded to the association and to adopt rules for the improvement, promotion, and protection of the members of the association and the property owners in the development known as Choctaw Lake in Madison County.

It is in conformity with, and in furtherance of the same, that the Association hereby declares the following to be its “Building Code” with reference to the regulation of the planning, design, and construction of all buildings and/or property within the subdivision.

Changes to this document are identified by the date of the revision. Any new construction, addition or modification to a property covered by this document shall be constructed to be following the latest issue. Items of construction that were built with prior proper approvals, permits, and required notice to the latest revision are assumed to have followed the Building Code in effect at that time. (Revised April 11, 2017).

Items of construction that were built with proper approvals, permits, and required notice before the latest revision are assumed to have followed the Building Code in effect at that time (this sentence is referred to as the “Building Code Grandfather Clause”). Such grandfathered items that are subject to the Building Code which are destroyed, damaged or fall into disrepair may be repaired and benefit from the Building Code Grandfather Clause only if the cost of the repair of the item is less than 60% of the replacement cost, and the repair does not involve a significant change in design or structure. (Effective August 8, 2017).

Please see Revised Amendment (dated 1988) of Restrictive Covenants, paragraph 7, for a description of easements along front and side lot lines.

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1. BUILDING REVIEW COMMITTEE

- A. The Choctaw Lake Property Owners Association, Inc. shall appoint a Building Review Committee to perform the following functions:
 - (1) To provide a committee for the review, evaluation, approval, and disapproval of proposed plans for the planning, design, and construction of all buildings and/or property improvement within the subdivision.
 - (2) To establish, maintain, and preserve guidelines and standards (called the Building Code) for the planning, design, and construction of all buildings and/or property improvements within the subdivision; and,
 - (3) To enforce the provisions of this code.
- B. The Building Review Committee shall be composed and structured as follows:
 - (1) The Building Review Committee shall consist of at least three (3) members in good standing of the Association.
 - (2) At least one (1) member of the Building Review Committee shall possess the knowledge and/or experience in all, or substantially all, aspects of residential construction.
 - (3) The Building Review Committee and the individual members shall serve at the pleasure of the Association.

2. REVIEW PROCESS

- A. The Building Review Committee shall exercise its best judgment to see that all improvements in the subdivision conform to the Building Code as to the size, external design, quality/type of construction materials, setting, height, grade, and finished ground elevation. The actions of the Building Review Committee, through its approval or disapproval of plans and other information submitted hereto, shall be conclusive and binding on all interested parties except that deviations may be referred to the CLPOA Board of Trustees for review and final decision.
- B. If the Building Review Committee does not approve the permit, the property owner may appeal to the Board of Trustees of the Choctaw Lake Property Owners Association, Inc. The following procedure shall be followed:
 - (1) A statement setting forth in detail the basis of the appeal shall be filed with the Secretary of the Board of Trustees and the Chairman of the Building Review Committee within ten (10) business days from the date of the BRC decision. Filing may be accomplished by personal delivery or certified mail.
 - (2) The appeal shall be considered at the next regularly scheduled meeting of the Board of Trustees, at which time the person filing the appeal must be present.
 - (3) The appeal shall be restricted to the documents upon which the Building Review Committee rendered its determination and any oral statements offered at the hearing.
 - (4) The determination of the Building Review Committee shall be conclusive, absent a showing on the part of the party filing the appeal that the provisions of the Building Code do not support the determination.
- C. If the Building Review Committee recommends the variance, the Property Manager must inform all abutting property owners of the decision by mail or email within three (3) business days.
 - (1) Each abutting property owner has five (5) business days to submit a written objection to the variance. If no objections are received, then it is assumed that the property owners approve of variance. (Effective July 9, 2019).

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- (2) The CLPOA Board of Trustees will review all notes from the Building Review Committee and objections from property owners (if any) and approve or reject the variance request at the next Board meeting. (Effective July 9, 2019).
- (3) The Property Manager will communicate the Board's decision to all interested parties by phone or email the next day. A written reply will also be mailed to the property owner requesting the variance. (Effective July 9, 2019).

D. Approval of a variance to the CLPOA Building Code does not constitute variance approval of a township, county, or state building code. Additional variance approval may be needed if required by the township, county, or state. (Effective July 9, 2019).

3. BUILDING PERMITS

A. Scope of Permits

- (1) Building Permits shall be required for the construction or alteration of the following items as defined by Section 4 Express Standards of Construction:
 - (a) Houses
 - (b) House Additions
 - (c) Garages & Outbuildings
 - (d) Sheds
 - (e) Boathouses
 - (f) Driveways
 - (g) Fences
 - (h) Decks
 - (i) Patios
 - (j) Docks
 - (k) Seawalls
 - (l) Swimming Pools
 - (m) Siding
 - (n) Patio Roof, porch roof, sunroom, screened porch
 - (o) Roofing
 - (p) Other structural alterations that are not covered above. This may include but is not limited to boat lifts with or without canopies OR anything built or placed on the property or in the lake. Please contact the CLPOA Office for further information about when a permit is needed.
- (2) Building Permit fees and deposits will be paid according to the following schedule:
(Revised 1/96, 9/98, 7/08, 4/17, 9/17, 5/25))
- (3) All variance request include a non-refundable fee based on the below schedule.
The committee will not review a variance request prior to payment of the variance request fee.

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Project	Permit Fee	Deposit	Non-refundable variance fee
House Additions up to 300 ft ²	\$200.00	\$1,000.00	\$600.00
Hours Additions up 300-600 ftw	\$300.00	\$1,000.00	\$900.00
House Additions 601 - 1200 fts	\$500.00	\$1,000.00	\$1500.00
New Homes & Additions 1201 ft over	\$800.00	\$1,000.00	\$2,400.00
Garages	\$300.00	\$1,000.00	\$900.00
Boathouses	\$300.00	\$1,000.00	\$900.00
Patio, Porch, Deck Roofs	\$150.00	\$500.00	\$450.00
Driveways	\$75.00		\$225.00
Fences	\$75.00		\$225.00
Decks	\$75.00		\$225.00
Patios	\$75.00		\$225.00
Docks	\$75.00		\$225.00
Seawalls	\$200.00	\$500.00	\$600.00
Swimming Pools Above Ground	\$100.00		\$300.00
Swimming Pools In Ground	\$200.00		\$600.00
Siding	\$75.00		\$225.00
Sheds	\$75.00		\$225.00
Roofing	\$75.00		\$225.00
Gazebos & Pergolas	\$75.00		\$225.00

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B. Requirements to Obtain Building Permits

- (1) A building permit shall be issued only upon full compliance and satisfaction of the following requirements:
 - a) Written approval of all plans and specifications from the Building Review Committee and/or Building Inspector.
 - b) A permit from the Madison County Sewer District for the installation of a suitable sewage treatment system (if applicable).
 - c) A zoning permit from Somerford Township and a building permit (if required) from Madison County for any structure with a roof.
 - d) A building permit from Madison County is required for decks if the following applies:
 - a. The deck is attached to the house or any structure.
 - b. If the deck is free-standing and over 200 square feet.
 - c. If the deck is free-standing and at your front door, regardless of square footage.
 - e) A building permit from Madison County is required for any work completed at the front door. This includes decks, concrete landings, and steps connected to the front door.
 - a. Building and fire codes require at least a three (3) square foot minimum for front main egress.
 - f) Payment of building permit fee and deposit to CLPOA. The deposit, net of any outstanding balances owed to CLPOA, must be presented when the permit application is made.
 - g) Building plans submitted to the Building Review Committee for approval must have a building permit issued within six (6) months of the approval date. Plans must be resubmitted to the Building Review Committee if the permit is not issued in six (6) months.
- (2) No application for a building permit shall be considered, or a building permit granted until the owner has paid all dues and assessments owed to the Association on any lots owned in the subdivision. If such a permit is granted and the owner's dues and assessments become delinquent during the construction, the building permit shall be considered suspended, null, and void as of the date of the delinquency and shall not be reinstated until the delinquent charges are paid.
- (3) If a check for the building deposit and/or building permit is returned for insufficient funds, the building permit shall be considered suspended, null, and void as of the date of the NSF notification and shall not be reinstated until the check(s) are made good. Cash, money orders, or cashier's check are the only methods of payment that will be accepted for repayment of the fees. In addition, an NSF charge (the current rate charged by the CLPOA office) must be included in the repayment of fees for the building permit to be reinstated.
- (4) The Board of Trustees may, at its discretion, suspend, revoke, or further apply conditions to any building permit or issue a stop-work order for so long as there are any delinquent membership fees, assessments, or fines due from the property owner or any contractor to the CLPOA. (Revised August 8, 2017).

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4. APPROVAL OR DISAPPROVAL

- A. Same style and design houses are to be duplicated at most three (3) times on contract or speculation building; this includes existing houses.
- B. No improvement, alteration, construction, addition, or excavation shall be commenced or continued until the Building Review Committee following this code has first approved the same in writing.

To request approval property owner must submit three (3) sets of drawings, ¼" = 1'0" scale, on a minimum size of 18" x 24" paper. Projects which require a \$75.00 or less Building Permit Fee do not need to be drawn on an 18" x 24" format; however, all details, such as structural components, still need to be shown.

Drawings are required to contain the following:

- (1) Four elevations - front, back, and both sides
 - (2) Structural layout
 - (3) Foundation plan
 - (4) Floor plans
 - (5) Wall cross-section
 - (6) Plot plan (3 copies to include all drainage, catch basins/surface drainage/location of the grinder pump system, and property setbacks. 11" x 17" minimum size paper and drawn to scale.)
 - (7) Insulation specifications
 - (8) Glass sizes (8% minimum per square footage in the room). Windows in all new homes are to be of one (1) color, style, design, and manufacture (any deviation is to be approved by the Building Review Committee in advance).
 - (9) Existing and proposed land contours and grade (reference CLPOA Drainage Code).
 - (10) All buildings, other improvements, access drives, and other improved areas, and the locations thereof on the site.
 - (11) Decks, porches, docks, and boathouses on the site.
 - (12) Samples of materials are to be used to the extent requested by the Building Committee.
 - (13) Such other information, data, and drawings as may be reasonably requested by the Building Review committee.
 - (14) Specifications shall describe types of construction and exterior materials to be used, including manufacturer thereof, if needed, and shall otherwise be prepared in compliance and conformity with this code.
- C. Approval shall require three (3) signatures of the Building Review Committee based, among other things, upon conformity and harmony of the proposed plans with other structures in the subdivision, the effect of the locations and use of improvements on neighborhood property, and conformity of the plans and specifications to the purpose and general intent of this code.
 - D. Neither CLPOA, the Trustees, the Building Review Committee, nor any member thereof, nor any of their respective heirs, personal representatives, successors, or assigns, shall be liable to anyone submitting plans for approval due to mistakes in judgment, negligence, or nonfeasance arising out of or regarding the approval or disapproval or failure to approve any plans. Every person and entity who submits plans to the Building Review Committee agrees by submission of such plans that he or they will not bring any action or suit against the Building Review Committee or CLPOA to act or to recover any damage.

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5. EXPRESS STANDARDS OF CONSTRUCTION

A. Referenced Requirements

The current national building code(s) adopted by the Madison County Building and Zoning Office and the Restrictive Covenants of the Choctaw Lake Subdivision is made a part hereof to the same extent as if entirely rewritten herein, subject to the express provisions after setting forth.

B. Manufactured (mobile) vs. Modular Home Construction

No manufactured (mobile) home construction shall be permitted within this subdivision. For the purposes of this section, the term “manufactured home” shall refer to a single-family residential structure, previously referred to as a “mobile home”, constructed off-site and transported to the site in one (1) or two (2) assembled sections. These homes are constructed to meet the Federal Manufactured Home Construction and Safety Standard Act of June 15, 1976.

Modular home construction is allowed if it meets the CLPOA Building Code. A modular home is manufactured in a production facility and is built in multiple sections, which are transported and assembled on-site. (Effective September 13, 2019).

C. Floor Area

Each residence shall have at least 1200 sq. ft. of living space on the ground floor or first floor, exclusive of the porch. (Revised April 11, 2017).

D. Foundation

All new homes, garages, or additions shall have a foundation composed of a solid concrete footer minimum size of 16” x 8”, minimum 8” thick walls of either concrete block or solid concrete. Not more than two (2) courses of cement block or 16” of poured concrete may show above ground level at any point in the circumference of the building. No “pargetting” of block for the finished product will be approved. All basements shall be tiled on the inside of the foundation with a conductor of not less than four (4) inches in diameter. This shall be considered a minimum requirement and be in adherence to the codes and compliances mentioned in Section 4.A. above.

E. Framing

All framing shall be in accordance with the requirements of Item D. (1) hereof, except that in no case shall wood framing material for walls or partitions be less than 2”x 4” nominal. Spacing of 2” x 4” studs and floor joists shall be a maximum of 16” on centers. Resistance to racking in exterior wall construction shall be in accordance with codes and compliances mentioned in Section 4. A, except that steel straps, will be unacceptable. All floors and wall systems are to be 16” on center maximum. This includes, but is not limited to, conventional framing, trusses, and I- joists. A minimum 3/4” sub-flooring is required, and must be T&G plywood, T&G OSB, or solid 1” thick nominal boards.

F. Driveways

Concurrent with the excavation for footers or basements, the driveway must be graded and filled with 2D stone sufficient to provide truck access without carrying mud and debris onto the subdivision roadways. The Property Manager will determine requirements for tiling the drive and treatment of road ditches. Off-street parking for a minimum of three (3) cars must be provided. All new homes and/or garages built shall have a driveway of concrete, asphalt, or paver-brick finished surface. All driveways must be maintained in a presentable condition. Chip-sealed surfaces are not permitted. (Revised August 8, 2017).

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Any new driveway, add-on, or parking pad shall be concrete, asphalt, or paver-brick surface.
(Revised April 11, 2017). No gravel parking areas are allowed anywhere on the property.

G. Electrical

In addition to the requirements of Item D. (1) hereof, electrical installation shall be in accordance with the National Electrical Code.

H. Plumbing

In addition to the requirements of Item D. (1) hereof, all plumbing shall be in accordance with the Ohio State Plumbing Code. All lavatories, toilets, sinks, and laundry tubs shall have a secondary shut-off valve in each water supply line.

I. Siding

The following types of siding are banned for all construction unless matching existing siding on an attached addition: pressboard siding, aluminum, Masonite siding, and steel siding.

(1) Vinyl Siding May Be Used Provided (Effective Nov. 21, 1992):

(a) Installation must include a minimum of 7/16" OSB or ½" plywood subsiding beneath all covered surfaces.

(b) Vinyl siding must be a minimum thickness of .044 inches.

(2) Cedar Siding (Effective Nov. 21, 1992)

At most, one (1) color of pre-stained lap cedar siding may be used at any point during construction. Samples may be requested.

J. Garages (Effective Sep 23, 1994, and Revised Oct 14, 1998)

(1) Each house shall have at least 400 sq. ft. of primary garage space attached or detached.
(Revised Jul 9, 2019).

(2) Per the Restrictive Covenants, one (1) detached garage may be constructed. Regardless of house size, the garage size can be 1728 sq. ft.; total garage space (whether attached or a combination of attached and detached) cannot exceed 1728 sq. ft. or 60% of the living area of the home, whichever is greater. A detached garage will be considered the additional storage building as outlined in the Restricted Covenants.

a. Detached garages shall have walls with a maximum height of ten (10) feet.
(Effective Jul 9, 2019).

b. Detached garages shall have a roof pitch of 4-12. (Effective Jul 9, 2019).

c. Detached garages shall have overhead garage doors (not roll-up) with a maximum height of eight (8) feet. (Effective Jul 9, 2019).

d. Detached garage roofing material must match (at least in color) the roofing material of the house. (Effective Jul 9, 2019).

e. Detached garage exterior walls must match or blend aesthetically with the exterior walls of a house. (Effective Jul 9, 2019).

(3) Garages on abutting lots must be tied in as a deed restriction of the existing house and lot.

(4) All new garages must have a driveway unless permission is granted by the Building Review Committee and Property Manager for concrete, asphalt, or paver-brick finished surface. A building permit for a garage includes the permit for the driveway. (See Section 4. F)

(5) A garage shall have a poured floor. (Revised Aug 8, 2017).

(6) All new garages shall have a foundation composed of a solid concrete footer minimum size of 16" x 8", minimum 8" thick walls of either concrete block or solid concrete. Not more than two (2) courses of cement block, or 16" of poured concrete may show above ground level at any point in the circumference of the building. No "pargetting" of block for finished product will be approved. (See Section 4.D).

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- (7) No projection (Including eaves) of a garage shall extend nearer than thirty (30) feet from any road right-of-way, nor nearer than ten (10) feet from the property line of any abutting property owner, nor within fifty (50) feet from the regular high-water line of Choctaw Lake, except as shown on recorded plats. (See Section 10. C).

(8) Roof extensions, including a lean to, is to be factored in the total square footage of the structure. The maximum roof extension is four (4) feet.

K. Sheds & Storage Buildings

- (1) The maximum shed size is 224 sq. ft. (14 feet x 16 feet), maximum height is thirteen (13) feet.
- (2) A shed (maximum size 224 sq. ft.), by definition, is not a building because it does not have a foundation. (Revised April 11, 2017).
- (3) No metal sheds permitted. (Effective May 24, 1994).
- (4) Sheds must meet the same siding standards as houses (see 3. B (9)).
- (5) Vinyl sheds with steel structural trusses and supports will be permitted at the discretion of the Building Inspector or Property Manager. No other pre-made vinyl or plastic sheds are permissible.
- (6) Only one (1) shed is permitted per property (property includes house lot and all abutting lots).
- (7) No temporary shed or storage building of any type will be permitted.
- (8) Sheds of any size must be set back fifty (50) feet from the high-water mark and 30 feet from the front property line.
- (9) Sheds shall be a minimum of five (5) feet from the side or rear lot line. (Revised April 11, 2017).

(10) Roof extensions, including a lean to, is to be factored in the total square footage of the structure. The maximum roof extension is four (4) feet.

L. Landscaping (Effective August 14, 2018)

- (1) Landscaping is mandatory on all new homes built to include a lawn and a minimum of twenty-five (25) one-gallon or larger pot-size landscaping plants, shrubs, or trees.
- (2) No permanent irrigation or sprinkling system will be connected in any method to the potable water system of Choctaw Utilities (Choctaw Utilities Rules and Regulations, Chapter I, Section 8, revised 7/9/2007).
- (3) Trees and shrubs that exceed a maximum height of 48" at maturity shall not be planted closer than five (5) feet to the property line.
- (4) Trees and shrubs that exceed a maximum height of 48" at maturity and are aligned in a row shall be planted in a manner that allows for at least a two (2) foot clearance between units at maturity. Only one (1) row of trees and/or shrubs that exceed a maximum height of 48" at maturity shall be planted within ten (10) feet of the property line.
- (5) A landscape plan for trees and shrubs (not flowers) to be planted within ten (10) feet of the property line shall be submitted to the Property Manager for approval.

Note: The area around the grinder pump shall not be planted with trees and/or shrubs to provide access to the maintenance equipment should the grinder pump need servicing. Contact the Property Manager for specific details.

Note: Any plantings in place as of August 14, 2018, are exempt from these new rules.

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M. Boathouses and Canopies

- (1) A boathouse is any mooring structure with a roof only, no sidewalls or storage areas; free-standing or attached styles are allowed.
- (2) Boathouses must be open on all four (4) sides. No material can be placed on the four (4) sides of a boathouse or canopy that extend more than 24" from the top of the boat house or canopy.
- (3) Boathouses shall not be considered a building for garage or storage purposes within the restrictive covenants; boathouses are subject to building setbacks except for Section 10.D (boathouses are excluded from 50 ft. high-water setback only).
- (4) The maximum allowable width is 28 ft. from the outermost point of the supporting post to the supporting post with a maximum of 2 ft. overhang on each side for a total structure dimension of 32 ft. x 32 ft. The maximum overall height from the finished grade is 13 ft. No part of the boat house may protrude beyond the current shoreline except for the roof's two (2) ft. overhang. The total roof (both open and closed) area of any boathouse and, together with a pergola or gazebo, can not exceed 1024 sq. ft.
- (5) All foundation plans that include footers in the water must include stamped approval from an engineer or architect.
- (6) Only one (1) boathouse is permitted per property.
- (7) Boathouses shall be subject to the same restrictions in B. (Manufactured Construction). Boat houses shall not be prefabricated.
- (8) Boathouses are expressly subject to provisions in K4 and K7: same siding standards as houses and no temporary or storage building shall be allowed.
- (9) Boathouses shall have the same roofing material as the existing home and shall not be able to retract as an awning structure.

N. Pergolas, Gazebos & Swings (Effective September 12, 2017)

- (1) A pergola is a square or rectangular structure with an open roof made up of cross beams, no sidewalls or storage areas; a gazebo is a round or octagonal, square or rectangle structure with a roof, no sidewalls or storage area and with, typically, a low, open-style perimeter railing.
- (2) Pergolas and gazebos shall not be considered a building for garage or storage purposes within the meaning of the restrictive covenants; pergolas and gazebos are subject to all building setbacks except for Section 10.D (pergolas and gazebos are excluded from 50 ft. water setback only).
- (3) The overall allowable dimensions of a pergola or gazebo will be evaluated on a lot-by-lot basis based on lot size, sight lines, and other criteria. The maximum overall height from the finished grade is 13 ft. If a pergola or gazebo is placed within the 50-ft. water setback area, the total roof (both open and closed) area of any boathouse and, together with a pergola or gazebo, cannot exceed 1024 sq. ft.
- (4) Pergola posts shall be a minimum of 4" x 4" pressure-treated lumber. Posts must be placed upon concrete piers and/or bolted to the deck joists. The concrete piers must be placed below the frost line (minimum depth 32"). Posts placed on piers must be securely fastened. Post spacing will conform to the current national building code(s) adopted by the Madison County Building and Zoning Department.
- (5) The maximum allowable overhang is two (2) ft. on each side. No part of a pergola or a gazebo may extend beyond the current shoreline or a lakeside deck, whichever is greater.
- (6) Only one (1) pergola OR gazebo is permitted per property.
- (7) Swings are excluded from the 50-ft. water setback. Portable swing sets do not require a building permit. Swings with a permanent foundation (posts anchored in the ground)

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require a building permit.

O. Fences (Effective June 14, 2011)

- (1) No fence higher than 48" is permitted without special approval from the Building Review Committee and the Board of Trustees.
- (2) No solid fence may be constructed without special approval from the Building Review Committee and the Board of Trustees. (
- (3) Landscape planting that, in the opinion of the Property Manager, acts as a living fence is subject to the fence and landscape regulations. (Effective Aug. 14, 2002).
- (4) For fences 48" or higher (if approved), the fence posts must be placed below the frost line (minimum depth 32"). (Revised August 8, 2017).
- (5) The finished portion of the fence is to face the outside of the property (Effective Aug. 11, 1999).
- (6) No above-ground electrified fence of any size is permitted at Choctaw Lake, and no aboveground electrified fence shall be treated as permitted pursuant to the Building Code Grandfather Clause. (Effective July 11, 2017).
- (7) No fence shall be erected in the front yard of any lot ahead of the closest point of the house or garage to the street. (Effective August 14, 2018).
- (8) Fence requests for corner lots will be reviewed on a case by case basis. As a rule, fences around the side yard shall not be closer to the side street than the property pin or 30 (thirty) feet from the edge of the roadway (whichever is greater). (Effective August 14, 2018).
- (9) If the grinder pump is enclosed by a fence, an access gate at least 72" wide is required for maintenance equipment should the grinder pump need servicing. (Effective August 14, 2018)

P. Docks

- 1) No boat docks, floats, or other structures extending into the lake shall be constructed or placed in or on the lake without the prior written approval of Choctaw Lake, Inc., its successors, or assigns. (Revised January 9, 2018, per Restrictive Covenants, paragraph #6).
- 2) Docks from the current shoreline may not extend into the lake more than 24 ft., subject to Property Manager's discretion.
- 3) Docks must be removable; no permanent footings are permitted.

Q. Swimming Pools (Effective May 24, 1994)

1. Swimming pools with support structures requiring electrical pump wiring must have a Building Permit.
2. A Madison County Electrical permit must also be obtained and approved by the Building Inspector and Property Manager.

R. Satellite Dishes (Effective July 8, 2008)

No satellite dishes over 36" in diameter are permitted.

S. Patio, Porch & Deck Roofs (Effective Jul 12, 2000)

A building permit is required to construct a roof over a patio, porch, or deck (attached to a house and open on three (3) sides). (Revised August 8, 2017).

T. Seawalls

A building permit is required for the construction of any seawall. Plans must be submitted for approval by the Property Manager and/or the Building Committee. They must include the material used and location relative to the current shoreline and property pins. If the foundation of a proposed boathouse is part of the seawall, then a complete set of plans for the proposed boathouse must be submitted with the seawall plans. Riprap may be used in place of a seawall to prevent shoreline erosion. Railroad ties cannot be used to build or repair a seawall.

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U. Vehicle Covers (Watercraft, Golf Cart, RV, Motorcycle, ATV, and any other vehicle).

- (1) A building permit is required for the construction or use of any watercraft, golf cart, RV, motorcycle, ATV, or any other vehicle cover that is not secured directly to the vehicle's surface by a snap or ratchet belt that attaches directly to the vehicle. Generally, unattached covers of any sort are prohibited unless the Lake Manager and the CLPOA Board of Trustees have issued an approved permit or variance. This includes BUT IS NOT LIMITED to various “touchless covers”, vehicle covers with motors or pulleys of any make, model, or variety.
- (2) If your vehicle cover must be constructed on-site, built, and attached to another structure, shipped in multiple boxes, has a motor or pulley system, and may or may not touch your vehicle at all, you must seek approval through the CLPOA lake office before installation.
- (3) Vehicle covers may not increase the volume of the vehicle.

Here are examples of vehicle covers generally acceptable at Choctaw Lake.

Approved Examples:

1.



2.

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3.



4.



4

5.

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6.



7.

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If your vehicle cover looks different from the one on the approved examples list above, please contact the lake office to discuss options for applying for a permit and a variance request.

Here are examples of watercraft and vehicle covers that are not permitted at Choctaw Lake.

1.



2.

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3.



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4.



5.



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6.



7.



8.

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9.



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3 DECK CONSTRUCTION SPECIFICATIONS

a. Foundations

1. The minimum size of the concrete of footings shall be in accordance with Table 507.3.1 of the Residential Code of Ohio.
2. Deck posts shall be a minimum of 4" x 4" pressure treated lumber. Posts must be placed upon concrete piers. The piers must be placed below the frost line (minimum depth 32"). Posts are to be spaced no farther than 8 ft. apart over the length and width of structure. Posts placed on piers must be securely fastened. Post spacing will conform to the current national building code(s) adopted by the Madison County Building and Zoning Department

3. Deck beams shall be a minimum of 2" x 6". Reference Table 507.5 in the Residential Code of Ohio for deck beam span lengths

Residential Code of Ohio 507.5.2 Deck beam connection to supports. Deck beams shall be attached to supports in a manner capable of transferring vertical loads and resisting horizontal displacement. Deck beam connections to wood posts shall be in accordance with Figures 507.5.1(1) and 507.5.1(2). Manufactured post-to-beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut.

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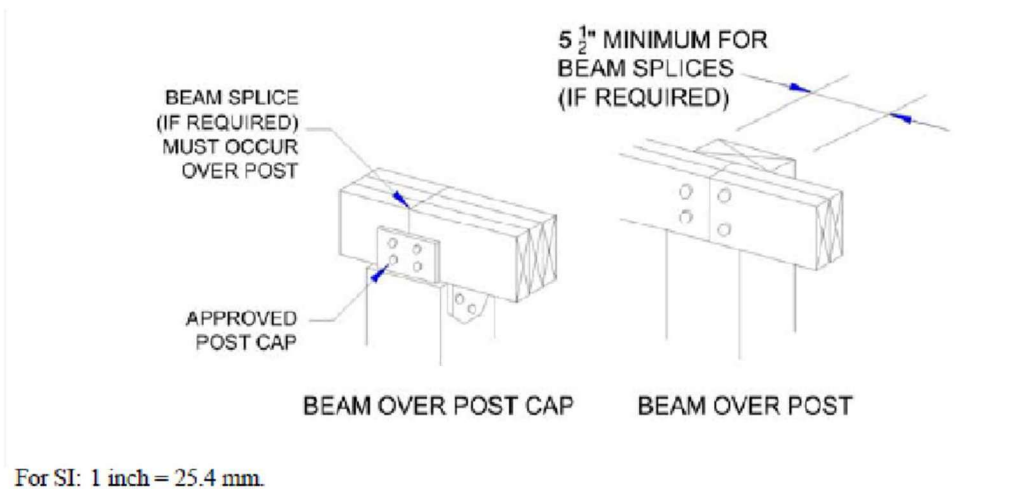
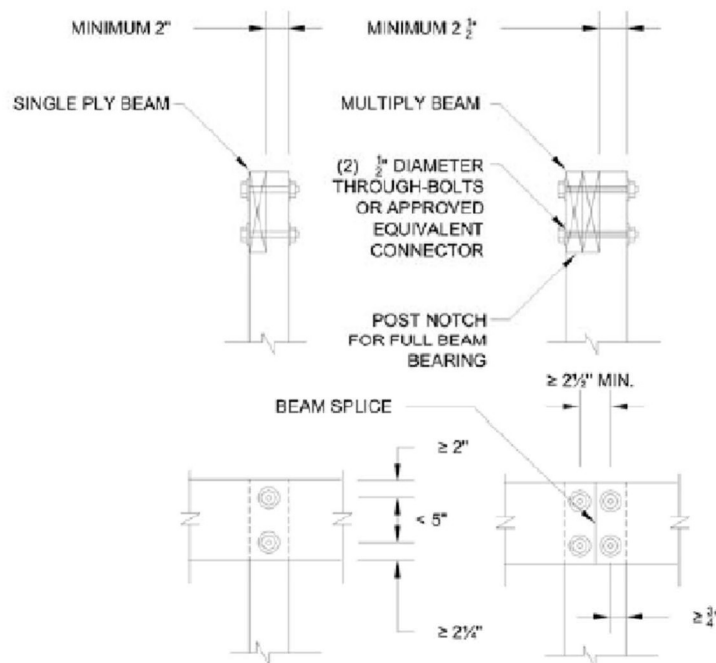


FIGURE 507.5.1(1)
DECK BEAM TO DECK POST



For SI: 1 inch = 25.4 mm.

FIGURE 507.5.1(2)
NOTCHED POST-TO-BEAM CONNECTION

- Deck joists shall be attached to the house with a ledger board. Board shall be a minimum of 2" x 6" securely fastened to the house with ½" lag bolts or carriage bolts at the recommended interval for the size of the deck. Flashing shall be put on top of the ledger

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board before the joists are added to prevent moisture from getting behind the board (Effective April 11, 2017).

b. Joists & Ledger Boards

Pressure-treated ledger boards are to be a minimum of 2" x 6" and fastened to the house with lag screws placed at least every 3 ft. Joist supports are to be a minimum of 2" x 6" and attached to posts with nuts and bolts (no nails or screws). Revised April 11, 2017). Deck joists are to be a minimum of 2" x 6" and must be securely fastened to the deck foundation using standard accepted building practices. The maximum distance between joists is to be 16". Cantilevered deck sections must not exceed (3) feet or 25% of the joist length, whichever is less. Joists must be attached with recommended galvanized hangers and nails or screws.

c. Decking

Typical decking material found in most home centers should be considered acceptable materials (for example, 5/4"x4", 5/4"x6", 2"x4", etc.) for deck flooring. Spacing between deck boards is to be a MAXIMUM of 1/4 inch. Decking is to be nailed or screwed every 16 "maximum over lengths of run.

d. Guardrails

Railings are required for any deck or portion exceeding 30" drop off. Railing height is to be a minimum of 36" from deck to top of the railing. Guardrails shall have intermediate rails or ornamental closures, which will not allow passage of a 4" diameter ball.

e. Steps & Stairways

Where steps are desired or required, stair treads are to be a minimum of 11" deep, with risers to be a maximum of 8 1/4" high. Stairs should be a minimum of 36" wide. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have handrails.

f. Deck Skirting

Deck skirting is for cosmetic purposes only. Construction materials must blend aesthetically with the existing dwelling. These standards are to be considered the minimum. Requirements may be increased depending on certain specific circumstances at the discretion of the Property Manager. CLPOA, its employees or its assignees shall not be held liable for any information printed herein or deleted, nor for the design or structural soundness of any deck, or all other liabilities (Effective Aug. 1990).

4 INSPECTION

- a. An inspection shall be made by qualified individuals designated by the CLPOA Board of Trustees to determine that the terms of this code have been met. All inspections must be made on-site. No portions of the building may be closed to view until the necessary inspections have been made and the work approved. The builder shall incur all inspection costs.
One or more of the following will perform the below-listed inspections: the Madison County Building Inspector, the Property Manager, or his official designee.

- i. When the layout is staked, lot line pins must be visible and strung.
- ii. When the footer excavation is complete.
- iii. When the basement floor slab is ready to pour.
- iv. When framing is complete.
- v. When rough wiring and plumbing are complete.
- vi. When a building is complete.

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- vii. Ditch tile and drainage requirements before installation. (Note: At all building sites, the road ditch is to be tiled with a 12" tile minimum.) They also need to be installed before the \$1000 deposit is released. Mandatory catch basins are to be installed where needed (to be determined by the drainage committee and Building Inspector). All gutter downspouts and sump pump discharge pipes must be piped and buried and either tied into a drainage ditch or drain into the lake. This will prevent the shedding of water on to neighbor's property. Choctaw Lake personnel must inspect all piping before the soil is placed over the piping.
- viii. A final inspection is when building, grading, and landscaping are complete.
 - b. If the Building Inspector and/or the Building Review Committee, in their sole discretion, determine after an inspection that certain work fails to comply with the provisions of this Building Code, they may issue an order stopping all or part of the work until the provisions of the code are fully complied with. This stop-work order shall be served by hand delivery upon the builder and/or owner or posted conspicuously on the premises. Upon service of the order, the work designated shall stop immediately until the remedial work is performed to the satisfaction of the Building Inspector and/or Building Review Committee. Any failure to strictly comply with the stop-work order shall result in a fine of \$50 per day against the offending party.
 - c. The building shall only be occupied once the owner receives a written Certificate of Occupancy from the Association evidencing the building is completed. If the building is occupied without such a Certificate, the owner shall be fined \$50 per day until such Certificate is received. No deposit shall be refunded, in whole or part, until a final inspection has been completed and a Certificate of Occupancy is granted (if required).
- d. Effective Aug. 16, 1995, and revised Sept 14, 1998, Sept. 9, 2008, and April 11, 2017, construction shall be completed on permits \$150 and under three (3) months from the issue date. All additions, boathouses, garages, and new homes over 1,200 square feet shall be completed six (6) months from the issue date.
 - i. The first day after the permit expires, \$100 will be deducted from the \$1000 deposit. As each additional 30 days pass, \$100 will be deducted. The total time allowed to elapse from the issue date of the first permit is 15 months. Now a second permit must be obtained.
 - ii. The second permit, after 15 months from the issuance of the first permit, will be an additional \$800 with an additional \$1000 deposit. All construction will cease after 15 months from the first permit until the 2nd permit is obtained.
 - iii. All non-deposit permits that expire will require a second permit to be obtained. A second permit fee will be \$150. (Effective July 8, 2008).
 - e. Any property owner or contractor who starts construction without the required permit may be assessed a penalty up to five (5) times the cost of the original permit.

5 CONSTRUCTION SITE MAINTENANCE

- a. A dumpster or barrels for refuse and building materials are required on the site to be used by the construction crew to eliminate an unsightly accumulation and/or scattering of trash in the neighborhood (Effective June 17, 1993).

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b. No burning shall be permitted.

No outside toilets shall be permitted unless placed in an inconspicuous location as determined by the Property Manager.

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- c. Work may not commence before 7:00 A.M. Monday thru Saturday and 9:00 A.M. on Sunday; all exterior work will terminate no later than 7:00 P.M.
- d. No materials or refuse shall be buried.
- e. All contractors are responsible for cleaning up any debris, trash, and mud on CLPOA roads caused during the normal course of construction by any machinery and vehicles, including large trucks.
- f. An automatic enforcement assessment of \$100 for each offense shall be levied against the permit holder, with no warning required.
- g. If the enforcement assessment is not paid, it will be deducted from the building deposit.

6 EFFECTIVITY

This code shall be effective September 15, 2019.

7 ADDENDUM

- a. The Road right-of-way is the same as the lot line when determining the thirty (30) foot set back, minimum for building construction. Since all road right-of-way's at Choctaw Lake is not the same (50, 60, or 70 feet), it is the responsibility of the builder to determine the correct property (lot) lines for compliance with this covenant when submitting a building request to the Building Review Committee for approval.
 - i. Setbacks start at the lot pin markers and work inward (not at the road).
NOTE: Give or take a foot or two. The road may not be perfectly centered.
- b. Road right-of-way widths are shown on the large Choctaw Lake map displayed in the office.
 - i. Landscaping or Improvement: Please contact the CLPOA Property Manager to inquire if any permits or guidelines are required for this area.
- c. No porch or projection of any building shall extend nearer than:
 - i. Ten (10) feet from the property line of any abutting property owner,
 - ii. Fifty (50) feet from the regular high-water line of Choctaw Lake, except as shown on recorded plats,
 - iii. Thirty (30) feet from the front property line.
 - iv. Eaves, being projections, are included in all setback measurements; gutters are not included.
 - d. Any building with a roof structure must comply with easement setbacks (boathouses, pergolas, and gazebos are excluded from fifty (50) foot water setbacks only). (Revised September 12, 2017).
 - e.
- f. A foundation location shall be consistent with the setbacks of abutting properties as decided by the Building Review Committee. In cases where the proposed foundations cannot line up, for example, corner lots, irregularly shaped lots, pie-shaped lots, or a new home being built that is larger than abutting homes, etc., the Building Review Committee will make a recommendation as to the location of the foundation. If the property owner disagrees, the property owner may appeal to the CLPOA's Board of Trustees per the procedures outlined in Section 2. (Revised July 9, 2019).

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- g. No permanent irrigation or sprinkling system will be connected in any method to the potable water system of Choctaw Utilities Incorporated (Choctaw Utilities Incorporated) Rules and Regulations, Chapter I, Section 8, revised 7/9/2007).
- h. No individual water wells shall be allowed on any residential lot, and each residence shall use the water supply from Choctaw Utilities Incorporated supplying water to the subdivision (Revised Amendment of Restrictive Covenants, Section 4, amended April 21, 1988).
- i.

Procedure to Obtain Zoning/Building Permits
Through CLPOA and Madison County

8 CHECKLIST FOR NEW HOMES AND OTHER STRUCTURES:

- 1) Submission and approval of 3 sets of plans and plot plans by the CLPOA Building Review Committee. The submitted plans must specifically contain the following information in addition to the standard information required by the county and provided by the architect, engineer, and/or contractor:

Footer size, material, and distance below grade

Drainage pipe size and location

Foundation wall thickness, and material (poured concrete or masonry block),

Termite block when applicable

Sill sealer and sill plate

Anchor bolts and spacing

Structural support beam size, material,

Beam support post(s) size, spacing, and pad size

Floor joist size and spacing

Floor decking size and material

Wall stud size and spacing

Sheathing for interior, exterior, roof, and foundation when applicable

Insulation values for walls, floors, and ceilings.

Siding materials – samples may be required.

Roof and ceiling framing materials, size, and spacing

Roofing materials and underlayment.

Roof pitch

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Overhang size, and materials, and gutter

Attic and foundation ventilation

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- 2) Dues and assessments paid and up to date (must be a member in good standing and have no delinquent accounts).
- 3) Obtain a zoning permit from Somerford Township.
- 4) A sewage permit from Madison County Health Department.
- 5) Submission and approval of two (2) sets of plans and plot plans by Madison County Building Inspector, along with payment of all appropriate Madison County fees
- 6) Payment of building permit fee and deposit to CLPOA / leave 1 set of approved plans.
- 7) Payment of a water tap fee (separate check) to Choctaw Utilities.
- 8) Sign the CLPOA building agreement form.
- 9) A 6-month building permit was issued from CLPOA.
- 10) Inspections by CLPOA building inspector - must call for inspection:
 - a) Layout
 - b) Drainage, driveway installation
 - c) Landscaping, driveway paving, etc. (FINAL).
- 11) Issue an occupancy permit to the owner.
- 12) CLPOA will return your deposit if completed within six (6) months. If the work goes beyond six (6) months,
\$100 will be deducted from the deposit for every 30 days, or a portion thereof, that the work is not completed. (Revised April 11, 2017).

Other rules may apply.
Please refer to the Madison County Building Code
for a complete listing of rules, regulations, and specifications.