

WHAT MAKES LAKESIDE SPECIAL?

Founded in 1873, Lakeside Chautauqua was among the first Chautauqua communities in the United States. These communities, collectively known as the American Chautauqua Movement, were created as retreats to enrich the mind, body and spirit. The most well-known is Chautauqua Institution in western New York.

In the early 20th century, it is estimated that 200 Chautauqua communities thrived throughout the United States. More than 15 communities exist today as part of the Chautauqua Trail. For details, visit www.chautauquatrail.com.

In recognition of its unique character and important place in history, Lakeside Chautauqua has been designated as a National Historic District and is listed in the National Registry of Historic Places.

Like many of the original Chautauqua communities, Lakeside Chautauqua developed an early affiliation with the Methodist Church and a close relationship continues today.

A strong nondenominational Christian atmosphere exists both in organization and within the Chautauqua programming. However, all persons are welcome at Lakeside Chautauqua, without regard to religion, nationality or race whether as vacationers, leaseholders, guests, concessionaires or employees.



WHAT ELSE DO I NEED TO KNOW?

A complete listing of the Lakeside Chautauqua Rules & Regulations, the Code of Building & Construction, as well as the Historic Preservation & Design Review Board Guidelines can be obtained from your realtor or from:

Lakeside Property Owners Directory
c/o P.O. Box 252
Lakeside, OH 43440

Danbury Township is zoned and there is a section in the Zoning Regulations that applies to Lakeside and a subsection that applies to the Lakeside Business District. The Zoning regulations govern the size, location, height and use of buildings and structures. A Zoning Permit is required for new external construction. For more information visit <http://www.danburytownship.com/Zoning.php>.

IMPORTANT CONTACTS

Lakeside Safety Services:
(419) 635-6030

**Lakeside Volunteer Fire Department
& Rescue Squad:** Dial 911

**Water & Sanitary Sewers -
Ottawa County Sanitary Engineer:**
(419) 734-6725 or
www.co.ottawa.oh.us

Electricity - Ohio Edison:
(800) 633-4766

Gas - Columbia Gas:
(800) 344-4077

Land Telephone - Verizon:
(800) 483-4000 or www.verizon.com

Cable TV & Internet - Time Warner:
(877) 772-2253 or www.twcneo.com

Trash Collection - Allied Waste:
(800) 686-2454

LIVING IN



A GUIDE TO COTTAGE & HOMEOWNERSHIP IN LAKESIDE



WHAT DOES IT MEAN TO BE A COTTAGE OWNER?

As a resident in a National Historic District, each homeowner is, in effect, the caretaker of a treasured piece of history. Owners know that older homes take attention and special care. However, Lakeside Chautauqua cottage owners have seen their efforts rewarded, not only in beauty and charm, but also in property values that have risen significantly more than comparable housing in surrounding areas.

Due to the National Historic District designation, cottages located in Lakeside Chautauqua may be limited in changes that can be made to the property.

To assist the community in preserving Lakeside Chautauqua's historic look and feel, the Lakeside Chautauqua Historic Preservation & Design Review Board (HP&DRB) oversees all proposals for exterior property renovations and landscaping changes. The HP&DRB guidelines, construction regulations and applications for changes are available at the Lakeside Chautauqua Administration Office or online at www.lakesideohio.com/organizations.

WHAT SHOULD I KNOW ABOUT LIVING IN A NATIONAL HISTORIC DISTRICT?

Lakeside Chautauqua is not actually a municipality or town. Rather, it is a private nonprofit organization, which operates under the laws of the State of Ohio. The organization is governed by a Board of Directors whose policies are implemented by an employed staff. The directors appoint a President/CEO who is responsible for the day-to-day operations of Lakeside Chautauqua.

All of the land is owned by Lakeside Chautauqua, which leases most of it for use by the owners of cottages, with some historically related restrictions. The homeowner owns the cottage, not the land.

Residential leases are written as renewable 99-year leases. The leases are assignable, but restricted to use for residential purposes, unless otherwise approved by the Lakeside Chautauqua.

Leases are normally assigned (sold) from one holder to the next by Quit Claim Deed. Such assignment (sale) is usually facilitated by one of the realty offices licensed to do business on the grounds. However, private transfer of leases can be completed. The transfers are recorded in the Ottawa County courthouse in Port Clinton, Ohio. There is a required lease transfer fee payable to Lakeside Chautauqua.



WHAT TAXES AND ASSESSMENTS DO HOMEOWNERS PAY?

The leases grant Lakeside Chautauqua the right to establish rules and regulations and to levy an annual property assessment based on a percentage of the appraised value for taxes. Property assessment rates are set annually by the Lakeside Chautauqua Board of Directors. Assessment fees are used to pay for the operation and maintenance of Lakeside Chautauqua streets and public grounds.

The leases require each leaseholder to pay the Lakeside assessment, as well as any state, county, township and school tax or assessment on the leased land and its buildings.

OTHER RESTRICTIONS

During the gated summer season, every guest age 12 to 89 years old is required to purchase and possess a valid Chautauqua Pass. The passes provide access to the grounds and a large variety of spiritual, intellectual, cultural and recreational opportunities in Lakeside Chautauqua.

Rental of property involves a concession fee to Lakeside Chautauqua, and owners have responsibility for the actions their guest, renters and users of that property.

Lakeside Chautauqua is committed to maintaining its numerous trees and green space. Any tree removal on Lakeside Chautauqua property must have Lakeside Chautauqua approval.

The leases also ban the manufacture and use of alcoholic beverages on Lakeside Chautauqua public grounds.