



2023

Apple Valley

Property Owners Association

Updated March 2023



Welcome!

113 Hasbrouck Circle, Howard, OH 43028 • 740-397-3311
www.avpoa.com

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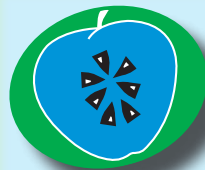


In this binder, you will find information about Apple Valley and its facilities, rules & regulations, fees, maps and other general information. We hope you will find this information helpful and resourceful while you spend time and/or reside in Apple Valley. If you have further questions, please feel free to stop in at the Apple Valley Property Owners Association Office to the left of the large white barn at the front entrance at 113 Hasbrouck Circle, or you can call 740-397-3311.



Visit and register on our website at www.avpoa.com and receive "What's Happening" emails and sign up for Knox Alerts. Property owners in good standing will have access to our communication publication, the [Cider Press](#). We hope you enjoy your time in Apple Valley!

Explanation of Apple Valley Logo



The blue apple in Apple Valley's logo is more than just an apple. It represents the Apple Valley lake community from a bird's eye view. The center represents blue water of the lake. The green circle around the apple represents the scenic green shoreline. And the apple seeds in the middle represent a group of boats.

Facility Information

Administration Office

113 Hasbrouck Circle, Howard, OH 43028..... **(740) 397-3311**

AFTER HOURS DROP BOX AVAILABLE - Located to the right of the glass doors at the end of the ramp to accommodate those wishing to drop off paperwork, payments, or forms that do not require assistance from office personnel. As a reminder, you may conduct business such as purchasing boat decals, paying assessments, photo ID cards, and family passes at the Apple Valley and Marina.

Apple Valley Marina

2925 Apple Valley Drive, Howard, OH 43028 **(740) 397-4508**

Campers Village

4068 Apple Valley Drive, Howard, OH 43028 **(740) 397-8047**

Club House, Outdoor Pool & Fitness Center

3725 Apple Valley Drive, Howard, OH 43028

Floral Valley Community Center & Indoor Pool

850 Crestrose Drive, Howard, OH 43028 **(740) 397-1027**

Area Services can be viewed at www.avpoa.com

2023 Fees & Descriptions

Annual Maintenance Assessment..... \$257.00

(Mandatory per lot owned)



A mandatory annual maintenance assessment fee is **due on April 1 every year**, per lot whether or not the owner plans to use any of Apple Valley's amenities. The administration office mails invoices for these fees around March 1 each year to the property owners' last known address. Each property owner is responsible for payment of this fee whether or not an invoice is received. Assessments are based on the Consumer Price Index and are subject to change each year. The assessment charge is the same for every lot whether or not it is developed. Please refer to the Restrictive Covenants, Article V for further explanation of the maintenance assessment fee. Once the fee is paid in full, you and your spouse may obtain photo ID cards for use of the facilities. **Cards are valid through the assessment year (April 1-March 31)** unless other penalties or fees are added. See Restrictive Covenants Article V, section 9 for Effect of Non-Payment of Assessments.

**ASSESSMENT YEAR
runs April 1 through March 31
of the following year.**

Annual Major Repairs Assessment..... \$83.00

(Mandatory on the first lot owned as of April 1st each year)

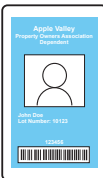
Following fees are in addition to the mandatory annual assessment fee for that specific lot.

Co-owner Fee.....\$257.00



If a co-owner of a co-owned lot (*grandfathered in 1997, no new co-owners are recognized for privileges after 1997*) plans on using any of Apple Valley's amenities during an assessment year (April 1-March 31), they must pay the co-owner fee.

This user fee is not prorated. Once this fee is paid, the co-owner and his/her spouse may obtain a photo ID card, good for that assessment year (until March 31), which gives access to all of Apple Valley's facilities including the lake. Cards for dependents may be obtained at an additional cost. There is no due date or late fee, but a co-owner may not use amenities until they obtain a photo ID card. This fee is in addition to the primary owner's fee. If the co-ownership is purchased during the assessment year, the co-owner fee is owed by the new co-owner and does not carry over between co-owners.



Dependent Photo ID Card\$10.00

(Not mandatory - only for federal dependents of property owners, necessary if dependent is at facility without property owner. To obtain photo ID card, parent must accompany child). **Dependents can bring a maximum of two (2) guests to common area and facilities.** This rule applies when the parent does not accompany the dependent and his/her guests to a facility.

AVPOA recognizes a married couple by proof of a marriage license issued from any government entity. Property owners with different last names may be required to provide a marriage license for proof of membership privileges.

Family Passes

Family Pass Regulations

Who is Eligible?

For your family (other than your spouse or current Federal dependent children), property owners can bring their family to the facilities as guests without a family pass, but if a family member wants to use the facilities without the property owner, the property owner must obtain a family pass for them.

Persons eligible to receive a Family Pass are as follows: **parents; son, his spouse and children; daughter, her spouse and children; grandchild, his/her spouse and children; and grandparents.**

The family pass will cover the eligible member's family unit, which is defined in Bylaw 1.7 as an individual or married couple and any dependent children of each who currently qualify as IRS income tax exemptions or are legal wards of, and currently reside with such individual or married couple.

Where can I obtain a Pass?

You can obtain a family pass at the Administration Office, or the Marina. The property owner must sign a form to obtain passes for immediate family. The family members must then come in to obtain their photo ID card.

Additional Regulations:

- The Property Owner will assume full responsibility for the immediate family members.
- Revocation of family passes is possible.
- Immediate family members may have camping privileges for a daily fee. On holidays and holiday weekends, they must camp in the overflow.
- Family members who qualify for a family pass are not permitted to bring guests unless the pass is for 90 days or more.
- Renters are not eligible for Family Passes.
- Privileges are limited to use of facilities.

Family Pass forms are available at Administration Office, & Marina.

Short Term

3 Day	\$30.00
7 Day	\$50.00
30 Day	\$90.00
60 Day	\$115.00

Long Term

*90 Day.....	\$165.00
*365 Days.....	\$335.00

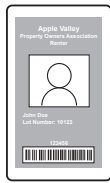
Long Term Family Passes :

* (Family can bring their own guests subject to the maximum number of each facility and cost. See Guests on next page).

* Purchase Fitness Pass at the Annual Rate

2023 Fees & Descriptions

Renter Fee\$400.00



Owner's assessments must be paid in full in order for renters to be eligible for privileges. If a renter of a house (*lease of 6 months or longer*) in Apple Valley plans on using any of Apple Valley's amenities (including the lake) they must pay the renter fee. This user fee is not prorated.

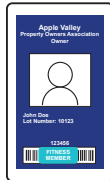
Once a copy of a 6+ month lease is presented and this fee is paid, the renter and his/her spouse can obtain photo ID cards, which are good for 1 year or the expiration date of the lease, which ever comes first. There are no late fees or due dates, but a renter may not use amenities until they obtain membership cards.

This fee is in addition to the primary owner's fee. Cards can only be obtained by one family unit renting a house (consisting of a renter, their spouse and their federal dependents). If the house exchanges tenants during the current lease, the renter fee is owed by the new renter and does not carry over between renters. Renters are not eligible for Family Passes.

Fitness Center Annual Membership\$90.00

Family (3+ members*).....\$220.00

Access Card.....\$15/ea.



Available at the Administration Office, & Marina

Members will need to obtain the access (proximity) card and complete a release of liability form. *Must be 14 years or older to use equipment.

Hours: 4:30 AM - 11 PM

Located on the bottom floor of the Club House.

The Fitness Center is for use by Apple Valley property owners holding an access card and his/her guest(s) only. This facility is not staffed, and must be accessed by proximity card using the door in the rear of the Club House.

See Facilities Section: Club House for complete details.

FITNESS MEMBERSHIP RENEWAL

can be paid for at Admin. Office, or Marina.

Assessments must be paid to obtain access.

Guests

How many guests can I take and what is the cost?

Property owners can bring their family to the facilities as guests without a family pass but must be with them at all times. **Number of guests below is in addition to the family unit.** See Pool and Beach Rules for more information.

Facility	Max. Number of Guest	Cost/Guest
Outdoor Pool	6	\$2.00 ea.
Indoor Pool	6	\$2.00 ea.
Fitness Guest	2	\$2.00 ea.
Beaches	10	No Charge
Rented Beach Shelters	50	See Below

Facility Rental Fees

Club House

Open to property owners only.

Full day of use	\$235.00
Security Deposit (refundable)	\$100.00
Day Prior to Event	\$80.00

Additional Rental Offerings

Staff Set-Up (2 hour minimum).....	\$65/hr.
Staff Tear-Down/Clean Up (2 hour minimum).....	\$64/hr.
Additional Hrs After Midnight	\$50/hr.
20'x40' Tent.....	\$275.00

Floral Valley Banquet Hall

Open to property owners and public.

Friday-Sunday (9 AM - 12 AM)	\$625.00*
Monday-Thursday (9 AM - 12 AM)	\$500.00*
Security Deposit** (refundable).....	\$300.00
Day Prior to Event	\$165.00

Kitchen Rental	\$185.00
Kitchen Rental Deposit	\$50.00
PA System	\$55.00
12'x12' Screen & Projector	\$80.00

*10% Discount for property owners in good standing at time of rental.

**50% Discount on deposit for property owners in good standing at time of reservation.

Floral Valley Meeting Room

Friday-Sunday (4 consecutive hours of use)	\$55.00
Monday-Thursday (4 consecutive hours of use)	\$50.00

Floral Valley Pool Party Room

Friday-Sunday (2.5 hour party - Max 25 guests)	\$80.00
Monday-Thursday (2.5 hour party - Max 25 guests)	\$65.00

Beach Shelters

Open to property owners only. Reservations required in-season [Memorial Day (May) through Labor Day (September)]. Form and payment must be received by the Administration Office to reserve. Reservation allows a maximum of 50 non-property owners, and are limited to date and times specified and limited to the shelter only. Shelter must be cleaned up and left in the same condition as it was found. Setup and cleanup must be completed within the timeframe requested. Outside of shelter reservation time, non-property owner guests will be allowed according to our rules and regulations (10 guests per family unit maximum). There is no guarantee that a lifeguard will be on duty at beaches during reservation time. No refund will be issued for cancellations less than two weeks before the scheduled event date. No cost during off-season or holiday weekends and are on a first-come, first-serve basis.

4 hours of use (in-season Saturday or Sunday).....	\$50.00
<i>Free of charge on weekdays (Monday through Friday). No reservations allowed on holidays/holiday weekends.</i>	

2023 Fees & Descriptions

Boat Decals

* See lake Rules for Further Details. Cost reflects per boat.

Powered.....\$60.00
(Any type of motor with any HP)

Non-Powered\$25.00
(No motor at all regardless of HP)

Temporary/Guest Boat Pass
.....\$60.00
Only for property owners without a registered boat, 2 per year, good for 7 consecutive days, no personal watercrafts, such as jet skis, waverunners, etc.)

All Apple Valley property owners who own a boat that they plan to use on Apple Valley lake must have current Apple Valley boat decals (yearly renewal). The decals are good from April 1 through March 31 of the following year. This applies to all watercrafts, powered and/or non-powered. An Apple Valley boat decal may not be obtained without a current Ohio watercraft registration. The Apple Valley annual maintenance assessment must be paid in full for each lot you own before receiving Apple Valley boat decals. There is a fee for Apple Valley boat decals for powered boats (any boat with any type of motor) and non-powered boats. You can obtain Apple Valley boat decals at the Apple Valley Property Owners Association at 113 Hasbrouck Circle (to the left of the large white barn at the front entrance of Apple Valley) or the Apple Valley Marina

(on Apple Valley Drive at the north end of the lake). You must bring in a copy of your current Ohio watercraft registration and your payment, check or cash only. The boat must currently be titled in the name of the current property owner in good standing.

MAX LENGTH

Powered watercraft.....21'6"
Pontoon.....28'

MAX HORSEPOWER

Maximum HP on all boats with outboard motors is limited to a single engine with the primary engine not to exceed 300 HP

See Lake Rules on Sec 6-4

Temporary Boat Pass

(Only for property owners without a registered boat, 2 per year, good for 7 consecutive days, no personal watercrafts, such as jet skis, waverunners, etc.)

If you do not have a boat registered with the AVPOA and you would like to use a friend's boat, you may come into the AVPOA office and buy a 7-day temporary boat pass.

Rules for Issuance of Temporary Boat Pass

1. Temporary guest boat passes may be issued only to "host" property owners who have NO BOATS registered for use on Apple Valley Lake.
2. Temporary passes cannot be issued for personal watercraft (pwc) such as jet ski or ski doo.
3. The passes are valid for seven (7) consecutive days. No more than two (2) Temporary Boat Passes per year can be issued to any host property, regardless of number of lots owned.
4. To obtain a temporary boat pass, the host property owner must; request the temporary boat pass in person at the AVPOA office. He/she must present the boat owner's registration and sign the liability insurance form. The boat must conform to current AVPOA restrictions regarding size, etc. The host property owner must pay the appropriate fee for each pass issued
5. The temporary boat pass must be inscribed with the start and end dates of the pass. An AVPOA staff member will issue a pass and will inscribe the start and ending dates of the pass. The passes must be firmly affixed to the registered boat in the same manner as all other AVPOA registered boats. A property owner must be on board the boat while it is in operation on Apple Valley Lake. The host property owner will be held responsible for any infractions of AVPOA rules by the operator of any boat operating with a temporary pass.
6. These can be obtained at the AVPOA Office at the entrance of Apple Valley at 113 Hasbrouck Circle, Howard, OH, during open office hours or at the Apple Valley Marina, 2925 Apple Valley Drive, Howard, OH.

Architectural Control Building

New House \$1.10/sq ft.
of above grade living space. With or without garage.

+ \$5,000 value compliance bond

Garage or House Additions \$1.10/ sq ft.

built after original house construction.
Max out at \$1,500.00

+ \$5,000 value compliance bond

Amenities\$110.00 permit fee
including, but not limited to, an addition, fence, boathouse (shed), gazebo, dock, deck, seawall, in-ground pool, retaining wall (taller than 2 ft.), pet enclosure, etc.

+ \$100.00 deposit fee

Certificates of Approval for the following must also be obtained but have no fee:

• Repair & Replace

For minor repairs to the exterior of existing structures with no change in dimensions to original - Form 100 must be completed

• Landscaping/Decorative

Fence (taller than 2') or Garden Enclosures

• Tree Cutting.....\$10.00

Trees desired for cutting must be marked for approval. See Bylaw 17.4 for restrictions for cutting trees.

A FORM 100 must be filled out and submitted for approval.

CERTIFICATES

OF APPROVAL

are required to do any work to the outside of your home.

Please call the AVPOA office to inquire if a structure you desire to build is not listed.

Membership Deed

Transfer Fee\$250.00

(Cost is per deed. More than one lot can be listed on the deed). There is a membership transfer fee for every deed. This fee must also be paid before obtaining photo ID cards.

Please note: Apple Valley only recognizes the first family unit on the deed for purposes of membership and use of common properties. See Bylaw 3.7

2023 Fees & Descriptions

Campers Village Fees

All fees must be paid when you arrive. First-come, first-serve basis, money in hand. This means if you come in on Wednesday to get a site for Saturday, you start paying from Wednesday through to the last day you camp. This includes primitive sites.

Campers Village opens in April (date will be published) and closes October 31.

Camping

Daily
30 amp \$15.00/day +elec.
50 amp \$17.00/day +elec.
(limited availability)

Monthly (date to date)
30 amp \$250.00/mo. +elec.
50 amp \$280.00/mo. +elec.
(limited availability)

Yearly \$1,200/yr. +elec.
(Acquired by waiting list)

Primitive Sites

Daily \$9.00/unit/day
Monthly \$125.00/unit/mo.
Additional People \$2.00 ea.
(Per person over 6 per unit)

Camper Storage Fees*

Daily (Apr-Nov) \$3.00/unit
Winter (Nov-Apr) \$190.00/unit
Annual \$300.00/unit

Boat & Trailer Storage**

Daily \$5.00
Monthly \$40.00
Seasonal \$190.00

Note:

*Only campers may use storage area for boats and boat trailers. All campers and decks, except ones on seasonal sites, must go in storage area, or be taken home at end of season (October 1 of each year).

**Boats and boat trailers must also be taken at the end of the season (October 1 of each year).

Member's Guests

Camping

Daily
30 amp \$17.00/day +elec.
50 amp \$19.00/day +elec.
(limited availability)

Monthly (date to date)
30 amp \$280.00/mo. +elec.
50 amp \$305.00/mo. +elec.
(limited availability)

Primitive Site

Daily \$10.00/unit
Monthly \$135.00/unit

Campers Village is a place for property owners, in good standing, and their guests to camp in RVs, campers or tents.

Registering Guests

If you have family members or guests camping, the property owner must stop at the Campers Village office to show AVPOA ID and sign a form for their guests. The office is located as you enter the village.

Guests may accompany members to the facilities and pay a guest fee if it applies.

Annual Lawn Care

..... \$75/yr.

Camper Relocation Fee

In or Out of Storage \$65.00/man hr.
Large equipment fee \$35.00/man hr.

Marina Fees

Services

Docking \$600.00 +boat decal
(219 docks)
Tie Ups \$500.00 +boat decal
(63 tie ups)
Labor \$90/hr.
Launch \$25/ea. launch

Dry Dock Program

Contact Apple Valley Marina for more details. 740-397-4508

Boat Rentals

Rentals to members in good standing only. 24-hour reservation notice required. Call 740-397-4508 for availability. Gasoline used will be additional to rates below. Damage and/or security deposit is required in cash or credit card plus a valid driver's license. Damage to rental boats and equipment (including propellers) is the customer's responsibility to pay for. Must have a boaters license if born after January 1, 1982. Must be 21 or over to rent a boat with a motor.

The Marina a limited number of pontoons to rent.
Current Pricing and availability at our website avpoa.com