



Lake Wallenpaupack Estates Property Owners Association Inc.

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**L.W.E.P.O.A. BUILDING REQUIREMENTS
RESIDENTIAL BUILDINGS**

1) NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 40 FEET TO THE FRONT LOT LINE, NEARER THAN 15 FEET TO ANY SIDE STREET LINE, OR NEARER THAN 15 FEET TO AN INTERIOR LOT LINE. A VARIANCE MAY BE OBTAINED AT THE DISCRETION OF THE BUILDING COMMITTEE.

2) THE BUILDING SHALL BE FOR RESIDENTIAL PURPOSES ONLY. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON A LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING CONTAINING A MINIMUM LIVING SPACE AS DETERMINED BY THE BOARD AND SET IN THE BUILDING RESTRICTIONS (for new Property Owners after 9/17/06 Previous owners are grandfathered). A FINISHED BASEMENT COMPLETED AT THE TIME OF MAIN CONSTRUCTION MAY BE INCLUDED.

3) GENERAL CONTRACTOR, SUB-CONTRACTORS, AND/OR OWNER, IF BUILDING HIS OWN HOME, WILL SUPPLY L.W.E.P.O.A. WITH INSURANCE CERTIFICATES IN THE AMOUNT OF ONE MILLION DOLLARS FOR LIABILITY, PROPERTY DAMAGE, WORKMAN'S DISABILITY, WORKMENS COMP., FIRE AND THEFT. L.W.E.P.O.A. TO BE NAMED AS COINSURED.

4) TWO SETS OF BUILDING PLANS MUST BE SUBMITTED TO THE BUILDING COMMITTEE, INCLUDING A PLOT PLAN. ONE WILL BE SIGNED BY 3 BUILDING COMMITTEE MEMBERS AND RETURNED. THERE IS A \$50.00 FEE FOR ALL PLANS SUBMITTED. THE BUILDING COMMITTEE HAS 30 DAYS TO APPROVE OR DISAPPROVE SUBMITTED PLANS. CONSTRUCTION WILL COMMENCE ONLY WHEN PLANS ARE APPROVED BY THE BUILDING COMMITTEE WHEN ALL REQUIRED PERMITS HAVE BEEN SECURED.

5) SEWAGE DISPOSAL SYSTEMS MUST BE INSTALLED UNDER SUPERVISION OF GREENTOWN SEWAGE INSPECTOR.

6) NO BRUSH CLEARING AND/OR TREE REMOVAL WILL COMMENCE PRIOR TO BUILDING COMMITTEE APPROVAL OF CONSTRUCTION PLANS. NON-COMPLIANCE WILL RESULT IN A FINE OF \$1500.00 PLUS ANY LEGAL FEES INCURRED BY THE ASSOCIATION. (EXCLUDING A PERC TEST)

7) OWNER AND/OR CONTRACTORS WILL SUBMIT AN ESCROW DEPOSIT OF \$2500. THIS ESCROW DEPOSIT WILL BE RETURNED UPON COMPLETION OF CONSTRUCTION IF OWNER AND CONTRACTORS ABIDE BY THE RULES AND REGULATIONS GOVERNING CONSTRUCTION. IF ANY RULE OR REGULATION IS VIOLATED, SAME WILL BE CORRECTED BY L.W.E.P.O.A. AND COST OF SAID WORK WILL BE PAID BY THE OWNER AND/OR CONTRACTOR BY BEING DEDUCTED FROM THE \$2500 ESCROW DEPOSITE.

8) WHEN BUILDING OPERATIONS COMMENCE THE EXTERIOR OF THE HOME MUST BE COMPLETED WITHIN ONE YEAR. ANY STRUCTURE NOT COMPLETED WITHIN ONE YEAR L.W.E.P.O.A. HAS THE RIGHT TO NOTIFY PROPERTY OWNER TO COMPLETE OR REMOVE STRUCTURE WITHIN A SPECIFIED AMOUNT OF TIME. IF COMPLIANCE IS NOT MET WITHIN THE SPECIFIED TIME L.W.E.P.O.A. CAN IMPOSE A FINE UP TO \$5,000.00 PLUS ANY LEGAL FEES INCURRED BY THE ASSOCIATION AND REMOVE THE STRUCTURE AT THE OWNERS EXPENSE.

9) ONLY SOFT-TIRED EQUIPMENT IS ALLOWED ON ASSOCIATION ROADS AT ALL TIMES. EMERGENCY VEHICLES SUCH AS POLICE, FIRE, AMBULANCE, RESCUE, PROPANE, OIL TRUCKS AND MOVING VANS ARE EXEMPT FROM THE PROVISIONS OF THE REGULATION

10) WATER HOOKUPS WILL ONLY BE SCHEDULED BETWEEN APRIL 15th AND NOVEMBER 30th WEATHER AND GROUND FROST PERMITTING. A \$750.00 CHARGE FOR FINAL WATER LINE HOOKUP TO MAIN SHUT OFF IS REQUIRED. **L.W.E.P.O.A MAINTENANCE PERSONNEL WILL MARK WATER LINE LAYOUT AT BEGINNING OF CONSTRUCTION. ONLY L.W.E.P.O.A MAINTENANCE PERSONNEL ARE ALLOWED TO DIG AT THE STREET VALVE SITE. OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR DIGGING AND LAYING WATER LINE 8 FEET FROM THE STREET VALVE TO THE HOUSE.** OWNER AND/OR CONTRACTOR MUST NOTIFY THE BOARD OF DIRECTORS 2 WEEKS PRIOR TO CONNECTION OF WATERLINE TO SCHEDULE AN INSPECTION **OF THE HOUSE WATER LINE** BY THE L.W.E.P.O.A. INSPECTOR. (A SLEEVE OVER THE WATERLINE FROM THE STREET VALVE TO THE HOUSE IS RECOMMENDED). PIPE SAND SHOULD BE USED 1FT ABOVE AND 1FT BELOW AS FILL AT LEAST 8 FEET FROM THE **STREET VALVE** TO THE HOUSE. **L.W.E.P.O.A MAINTENANCE PERSONNEL** WILL DO THE FINAL 8 FT **FROM THE END OF THE HOUSE LINE TO THE STREET VALVE**. NO DIRT OR FILL CAN BE PLACED OVER THE **STREET VALVE** CONNECTION UNTIL AFTER INSPECTION AND APPROVAL BY THE INSPECTOR. NON-COMPLIANCE WILL RESULT IN A REPAIR COST TO BE CHARGED TO PROPERTY OWNER **AND DEDUCTED FROM THE ESCROW PAYMENT. CONTRACTOR/OWNER CANNOT** SERVICE WATER SHUT OFF VALVE. A BACKFLOW VALVE IS REQUIRED AT THE HOUSE BEFORE THE WATER LINE IS CHARGED.

11) A CULVERT PIPE (NO METAL) MUST BE INSTALLED ACROSS DRIVEWAY IF NEEDED, ALONG WITH ANY DRAINAGE DITCHES AS REQUIRED BY L.W.E.P.O.A. APPROVAL BEFORE INSTALLATION IS REQUIRED.

12) A "NOTICE OF VIOLATION" SPECIFYING THE NON-COMPLYING WORK. THE OWNER AND/OR CONTRACTOR WILL HAVE 10 DAYS TO BRING ALL WORK INTO COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS AND MAY NOT PROCEED WITH ANY WORK IN THE AREA OF VIOLATIONS UNTIL THE BUILDING COMMITTEE APPROVES THE CORRECTION (S). IF THE VIOLATION IS NOT CORRECTED A "STOP WORK ORDER" WILL BE ISSUED AND NO WORK OF ANY KIND MAY CONTINUE ON THE SITE UNTIL THE BUILDING COMMITTEE ISSUES A WRITTEN "ORDER OF CONTINUE. IF COMPLIANCE IS NOT MET WITHIN THE SPECIFIED AMOUNT OF TIME, L.W.E.P.O.A. CAN IMPOSE A FINE UP TO \$5000.00 PLUS ANY LEGAL FEES INCURRED BY THE ASSOCIATION AND REMOVE THE STRUCTURE AT THE OWNERS EXPENSE.

13. ALL SITES ARE TO BE CLEARED OF DEBRIS AND RESTORED TO ORIGINAL CONDITION AS SOON AS EXTERIOR OF BUILDING IS COMPLETED. **THERE IS NO BURNING OF CONSTRUCTION DEBRIS PERMITTED.** ANY UNSIGHTLY DEBRIS LEFT ON THE PROPERTY MUST BE REMOVED UPON NOTIFICATION OF BUILDING COMMITTEE. IF NOT REMOVED WITHIN 30 DAYS OF NOTICE, A FINE (TO BE DETERMINED) WILL BE CHARGED TO THE PROPERTY OWNER PLUS ANY EXPENSES INCURRED BY THE ASSOCIATION TO REMOVED THE DEBRIS.

14. ANY FINES LEVIED WILL BE DEDUCTED FROM THE REQUIRED \$2500.00 ESCROW DEPOSIT AND ANY REMAINING PORTION OF THE FINE DUE WILL BE COLLECTED FROM PROPERTY OWNER AND/OR CONTRACTOR.

15. ANY CHANGES OR EXCEPTIONS TO THE ABOVE RULES WILL BE AT THE DESCRETION OF THE L.W.E.P.O.A. BOARD OF DIRECTORS.

NOTE: IN ADDITION TO THESE BUILDING REQUIREMENTS, REFER TO ARTICLE XII, BUILDING RESTRICTIONS, SECTION 12.01 IN L.W.E.P.O.A. INC. BY-LAWS

Revised 02/09