

## Form 107B-2009

Valley View Estates Property Owners Association  
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### **RULES AND REGULATIONS FOR BUILDERS AND HOMEOWNERS**

1. The Rules and Regulations of your Association are designed and established to allow every property owner maximum use and enjoyment of Valley View Estates P.O.A. The Rules and Regulations work in conjunction with Association By-Laws, and the Covenants filed in the Carbon County Courthouse.
2. All Builders, Contractors and Sub Contractors must have in force the Minimum state required \$1,000,000.00 Workman's Comp. and General Liability Insurance.
3. **No construction shall be commenced** upon any lot in Valley View Estates until the Builder pays a Security Bond, in the sum of **\$1,000.00** and a road bond in the sum of **\$1,000.00** written to Valley View Estates P.O.A.. The Security Bond is a non refundable bond. The Road Bond is a refundable Bond\*.  
  
\* The Road Bond may be refunded once the home is completed and an inspection is done by the Association's Architectural Review Committee (ARC) and they find that there is no damage to the roads and/or common areas.  
  
**Note:** The VVEPOA Road Committee will have documented and photographed the conditions of the property and roads before and after construction.
4. No new construction or major alteration to an existing building is permitted without first obtaining written permission and approval from the (ARC), and or the Board of Directors of Valley View Estates.
5. No clear cutting of the property is allowed until a plan is submitted and approved in writing by (ARC).
6. **A crushed stone driveway** is to be in place **before any excavation is started.** Bulldozers & Heavy Equipment will be unloaded on the side of the road to prevent any damage to the road pavement.

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7. No building, structure or enclosure shall be constructed or erected and no excavation, cutting or clearing of land shall take place within Valley View Estates until plot plan, architectural drawings and an approved set of permits, including a building permit, Well installation permit and a Sewage Disposal System permit must be obtained from Penn Forest Township and submitted to the Architectural committee along with the proposed plans and approved by the Association's (ARC) in writing.
8. The plans submitted must include, but are not limited to, showing the elevations, cross-section of structure, siding material, and the location of the building or alteration on the plot plan. In addition, the well, septic tank(s), drain field construction and location, as well as the driveway must be shown on the plot plan.
9. Prior to the commencement of any work, the builder will supply Valley View Estates P.O.A. with a list of all sub contractors' names and addresses, which will be working on said project.
10. Chippers are to be used when clearing lots.
11. A Dumpster and a Port-A-Potty must be placed at the building site before any construction commences. They will be placed at least 20' from the shoulders of the road.
12. Work hours: Monday to Friday \_\_\_\_\_ to \_\_\_\_\_ Saturday \_\_\_\_\_ to \_\_\_\_\_  
No construction by the builder and their subcontractors will be permitted on Sundays and major holidays
13. All garbage, construction debris and other trash must be placed in a dumpster while building the home. There will be no littering within the Association. Upon completion of the home, all garbage, construction debris and other trash and rubbish must be removed immediately.
14. No burning or burying of trees or garbage will be permitted.
15. All vendors and sub-contactors working for the builder must have signs on their vehicles identifying them by name and address.
16. Cement trucks are not permitted to clean or empty their vehicles on any Association roads, retention ponds, swales, drainage easement areas, or other

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common areas. Will result in the immediate forfeiture of your Road Bond and any addition cost for damages will be incurred by the builder.

17. The exterior of the home must be completed within 6 months from the start of the construction as per the Covenants.
18. Trucks over 20 tons will not be permitted on any roads of Valley View Estates between November 1, till January 1, March 1 till April 30, subject to weather and road conditions. If freeze and thaw condition persist these dates may be extended
19. All vendors and sub-contactors working for the builder will obey the Association traffic rules especially the speed limit of 25 miles per hour.
20. All plans must conform to the rules and regulations of the State of Pennsylvania, Carbon County, Penn Forest Township, as well as the Protective Covenants, Bylaws, and Rules and Regulations of the Valley View Estates P.O.A.

The Association's (ARC) and/or Directors of the Board may, at any reasonable time or times during periods of construction, enter upon and inspect any building site for the purpose of ascertaining whether the building site is in compliance with the provisions of the Association's Rules and Regulations and will not be considered trespassing or any wrongful act by reason of such entry or inspection.

*The Association reserves and shall have the unrestricted and absolute right to deny any builder working on the building site to continue if there is a violation of any rule or regulation of the Association*

**I here by agree to the above rules & regulations of Valley View Estates Property Owners Association.**

Builders Name: \_\_\_\_\_

Builders Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**VALLEY VIEW ESTATES  
PROPERTY OWNERS' ASSOCIATION**

**With Regard to Resolution #1-2003, drafted for VVEPOA by the firm of Young, Upright, Catina and Parker, LLP, the following rules and regulations addressing concerns of safety, liability and construction will be put into effect.**

**RULES AND REGULATIONS**

**Regarding construction on sites in Valley View Estates:**

- 1. Chippers are to be used when clearing lots.**
- 2. A crushed stone driveway is to be in place; bulldozers and heavy equipment are to be unloaded on site to prevent damage to pavement.**
- 3. "Port-O-Sans" are to be on site for use by construction workers. Must be on site as soon as lot is cleared before excavation begins and must remain on site until completion of construction.**
- 4. Once a foundation is completed and prior to framing, a dumpster is to be in place.**
- 5. Cement delivery trucks are not permitted to clean out their trucks into swales or on common areas.**
- 6. Construction vehicles must park on site. Construction vehicles are not permitted to park on the roadway causing any obstruction.**

**To protect the integrity of our roads in Valley View Estates (Re: Winter):**

- 7. Trucks weighing 20 tons and over will be banned at certain times depending on weather and road conditions. Notice of the ban will be posted on signs at the VVE entrance.**

**For safety and liability concerns:**

- 8. ATV's, dirt bikes, and go-carts are not permitted on the roads, roadsides or in retention basins, the Post Office areas or the Conservation area. Residents may use these off road vehicles on their property only.**

**Amended: February, 2006**