***Breezewood Acres***

**Community Association, Inc*.***

20 Geronimo Trail

Newfoundland, Pa 18445

Phone: 570-676-4481

Fax: 570-676-4560 [office@breezewoodacres.com](mailto:office@breezewoodacres.com)

New and Prospective Property Owner Information

* Most lots are 40x70. To get the exact size of your new lot we recommend having it surveyed.
* Trailer 35’ with hitch 39’/RV 40’/Park Models 35x12 or 460 square feet of livable space
* All structures must be placed no less than 6’ from back and side property lines and no less than 15’ from edge of road.
* Holding Tanks or BluBoy/Black Water Tanks for Septic (Empty tanks in winter)
* Stay up to 200 days a year
* RV and Guests: RVs, campers, pop-ups, etc. $40 per vehicle per day (*RV’s with no hook ups not charged if out by midnight) +* guest fees (*over 6 guests)* $5 per person per day (*Holidays $10 per person per day)* Under 5 years old - Free
* New owners can come to the office and pay their dues, capital improvement fee and get their gate cards once they either have documentation from a title company or have paperwork showing that the lot is now in their name. Once you receive your deed you MUST provide a copy to the office.
* When property is purchased there is a one-time $500 Capital Improvement Fee. This includes multiple lot purchases if in the same Glen.
* Annual dues are for 2021: $1767.00: amenities, water & electric [30 amp per lot- unless you use a reducer for 50 amps trailers], 2 owner passes and 6 guest passes included
* Dusk to Dawn Permit, timer or sensor (if you would like a light on when not here): $100
* Second Trailer, only if you own more than one lot: $125.00
* All structures will require a permit from the township that your lot is located in. Once permit is obtained there is a $25.00 permit fee from Breezewood that will be approved by the Property Control Committee once the township permit is submitted. Please always include the drawing.
* All ATV’s & Golf Carts are required to have insurance and be registered ($25.00 for plate and sticker) with Breezewood Acres. Proof of insurance will be required annually to register your vehicle ($5 for annual sticker)
* It is the responsibility of the property owner to understand the rules and regulations, obtain a copy of the By-Laws, Protective Covenants, and Township Ordinances.
* All lots are required to be marked with a white sign (3”X13”) with red lettering (3”) designating Glen and Lot # and at the **RECOMMENDATION** of the 911system have your 911 address posted on your property so that the emergency services can locate your lot.

Resale Certificate –

New Deed online/lawyer/abstract

PO to PO – no need for resale certificate