

Breezewood Acres

Community Association, Inc.

20 Geronimo Trail

Newfoundland, Pa 18445

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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. All structures on the property must be at least 5' apart. All restrictions are listed in the Building Restrictions permit paperwork.
- Holding Tanks or BluBoy/Black Water Tanks for Septic (Empty tanks in winter)
- Stay up to 200 days a year. No permanent residency, no mail, and you cannot register your children for school using this address.
- RV and Guests: RVs, campers, pop-ups, etc. \$50 per vehicle per day (*RVs with no hook ups not charged if out by midnight*) + guest fees (*over 6 guests*) \$10 per person per day (*Holidays \$15 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.
- You will receive an Owner's packet, with the Covenants, By-Laws, Rules and Regulations, and all other paperwork to help you understand the correct way to get things done here in Breezewood.
- When property is purchased, there is a one-time \$750.00 Capital Improvement Fee. This includes multiple lot purchases if in the same Glen.
- Annual dues are for 2025: \$2,130.00: amenities, water & electricity [30 amp per lot-unless you use a reducer for 50 amps trailers], 2 owner cards and 6 guest passes included.

- Dusk to Dawn Permit, timer, or sensor (if you would like a light on when not here): \$125.
- Second Trailer, only if you own more than one lot: Annual fee is \$150.00.
- All structures will require a permit from the township that your lot is located in. Dreher Township for Glens 1 & 2. Lehigh Township for Glens 3, 9, 9A, & 10. Once a permit is obtained there is a \$25.00 fee for a BACA permit from Breezewood that will be approved by the Property Control Committee once the township permit paperwork is submitted with the BACA permit. 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 (\$10 for annual sticker). We also offer guest plates (\$25 Weekend extra day add'l \$5 per, \$50 Monthly, \$75 Semi-annual, \$150 Yearly)
- 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 911 system have your 911 address be 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