



dusk

BREEZEWOOD ACRES COMMUNITY ASSOCIATION, INC.
20 GERONIMO TRAIL
NEWFOUNDLAND, PA 18445
(570) 676-4481
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BUILDING RESTRICTIONS FOR ALL STRUCTURES

ONE APPLICATION PER STRUCTURE

DATE: _____ **GLEN:** _____ **LOT:** _____

Expires 1 year from date

PLEASE CIRCLE PROPOSED STRUCTURE: ___ DECK ___ SHED ___ SCREEN HOUSE ___ TREE HOUSE

___ FREE STANDING PLATFORM FOR PICNIC TABLE ___ DOG RUN

REPLACEMENT OF _____ OR OTHER _____

CONTRACTOR'S NAME _____

All permit applications must be approved by the Members, Board of Directors and the Local Townships if applicable before any material is delivered or construction is started.

1. A \$25.00 permit fee, per structure for Breezewood Acres Community Association, Inc. which includes all Glens.
2. A \$150.00 permit fee for Dreher Township per structure for Glens 1 and 2, which must be approved by Dreher Township before Board approval. Trailer(s) must have a permit prior to being placed on the lot and must be approved by Dreher Township.
3. A \$150.00 permit fee for Lehigh Township per structure for Glens 3, 9, 9a and 10, which must be approved by Lehigh Township before Board approval. A \$150.00 permit fee for any trailer(s) that will be placed on any lot is required by Lehigh Township.
4. **ANY PERSON (BUILDER OR CONTRACTOR) DOING WORK FOR ANYONE OTHER THAN THEMSELVES, MUST SUBMIT THE NAME AND PROOF OF INSURANCE BEFORE APPROVAL.**
5. No property owner, family members, or contractors shall do any construction work, except between the hours of 8:00 AM and dusk. No work will be allowed on Sundays and holidays.
6. The property lot number must be displayed on lot at least 36 inches above ground level. Red numbers on White background, 13" L X 3 1/2" H with 3 "#s.
7. Let it be known that all EASEMENTS shall prevail when constructing any structures or placing trailers on lot (15 foot easement from road edge and 6 foot from back and both sides of boundary lines). Also, a structure such as a shed, screen house or second trailer must be placed in such a way that there is five (5) feet between each existing structure per lot and meet the easements stated above.

8. In **Dreher Township**, the ordinance states that no lot is permitted to have an accessory structure without a primary dwelling. All structures must be on the Primary lot. However, you can legally combine multiple lots on one deed and therefore have more than one shed as long as you can still meet the easements.
9. Placement and number of sheds shall be consistent with township ordinances. Effective January 1, 2017. Pursuant to Resolution 2016-20. In **Lehigh Township** it is permissible to have one shed per lot, on multiple lots.
10. **No permanent foundations are permitted.**
11. Siding must not extend below the floor joists.
12. There will be no shed, deck, or any structure without a trailer, except a shed and / or screen house as defined in these restrictions listed herein.
13. **No washing machines, dryers, dishwashers, electric heaters, wood, or coal burning stoves or inside fireplaces are permitted in a trailer anywhere in the campgrounds. There shall not be any water source, stove, fireplace, sinks, showers, toilets, washing machines, dryers, hot tubs, whirlpools, spas etc. inside a shed.**
14. No cardboard, scrap board boxes, scrap metal or any other scrap material shall be used for any structure.
15. **DECK** – Shall not exceed 320 total square feet (length x width) not extending past the body end of the trailer, with a maximum width of 10 feet adjoining trailer, but not attached, leaving at least a **3-inch** space between structure and trailer. Floor of deck must not be above the floor level of trailer. Railing and / or lattice shall not extend more than 36 inches above the floor level. (duplicate) **Lehigh Twp deck size limit is 320 square feet.**
16. **SHED** – A structure used for storage with a maximum size of 12 ft. x 20 ft. or 240 square feet with sidewalls 8 feet plus 3 feet to roof peak, making a total height of 11 feet. Must be placed five (5) feet away from any existing structure on lot and meet easements stated above in item #6. No hardwired electricity. **Two per property owner.** Can still have one up to a size of 14 ft x 14 ft or 196 square feet if have other lots and can meet all easements. Please refer to #s 8 & 9 for your township info regarding auxiliary structures.
17. **SCREEN HOUSE** – A frame structure with a roof (may have a floor) with screen in only and may also be the portable type. Maximum size is 14 ft. x 14 ft. x 8 ft. (196 square feet) high to roof peak, with no windows, water or gas. Used for sitting and dining one (1) per property owner. No insulation or sheet rock. May be placed on lot without a trailer or on an adjacent property in **Lehigh Township**. Cannot be placed on an empty or on an adjacent property in **Dreher Township**, unless lots have been deeded together. Must be placed five (5) feet away from any existing structure on lot and meet easements stated above in item #7.
18. **TREE HOUSE** – The maximum size of the structure shall be limited to 8 ft. X 8 ft. (64 square feet). All services are prohibited from being installed in the structure.
19. **DOG RUN** - Provide for (1) dog run per lot not to exceed 4'x 8'x 5'. With specifications and position to be approved by campsite control and Board. BACA PERMIT REQUIRED
20. Must submit a diagram showing lot size, trailer size and any structure already on the lot, size and position with new structure position and total footage to all the property lines from each structure on the property.

- 21. Nothing herein shall conflict with the local building code.
- 22. The Property Manager must be notified when the work is completed, in order to be inspected.
- 23. We ask that these specifications be strictly followed.
- 24. If specifications are not met, a letter from the Property Manager will be sent to you to correct the violations. You will have thirty (30) days to correct all violations. If not corrected within thirty (30) days of receipt of said letter, the Property Manager may correct the violations at the property owner's expense.
- 25. The Association permit shall be valid for one (1) year from the date of issue. Whether the construction of a structure has been started or not, or is not completed, within the one (1) year period then you must reapply for a new permit for a charge of \$25.00 and must receive approval again.
- 26. Gazebos are not permitted.
- 27. All building permits must be displayed in plain view on the lot.
- 28. If any structure including a shed is being replaced, that replacement structure must be removed and / or taken off the lot prior to the replacement structure beginning to be built and / or delivered.
- 29. All permit applications must be submitted at least one (1) week in advance to the Board of Directors monthly meeting, which is held the second Saturday of every month.

I, the undersigned property owner, agree to abide by the above restrictions, rules and regulations of Breezewood Acres Community Association, Inc.

DATE: _____ **SIGNATURE:** _____

FOR OFFICE USE ONLY

Date received by office: _____ **Fee paid:** _____ **Drawing included** _____

Outstanding dues: _____ **Outstanding Assessment:** _____

Approved / Disapproved by General Manager: _____

Date: _____

Approved / Disapproved by Committee Member: _____

Date: _____

Disapproved & reason:

PERMITS EXPIRE ONE (1) YEAR FROM DATE ABOVE