

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.
- 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. \$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.
- 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 2024: \$1980.00: 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): \$100.
- 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 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 (\$7 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