

III. BUILDING/CONSTRUCTION RULES

1. The Building Committee of the Laurel Lane Development Association shall review the plans, specifications, permits and insurance policies for all projects prior to commencement in the community. LLDA shall specify in writing any items that are missing or that do not comply with these Regulations and/or Laurel Lane Deed Restrictions.
2. The general contractor will supply the Laurel Lane Development Association with Insurance Certificates in the amount of \$1,000,000 for Liability, Property Damage, Workman's Disability, Workman's Compensation, Fire and Theft. The Laurel Lane Development Association is to be named as co-insured.
3. The owner must submit a completed Building Permit Application form (see page III-3) to the LLDA Building Committee along with the specified fees and documents, including but not limited to the township building permit. The application will be approved or disapproved within 30 days.
4. Two (2) sets of plans for the home, addition, garage or other similar project are required. The home must comply with the B.O.C.A. and have a minimum of eight hundred (800) square feet of living space. Homes of the A-Frame design and house trailers will not be permitted. A plot plan showing site, setbacks, building corners, and decks are required. The plans must also include a drawing/diagram of the encroachment of the proposed driveway onto the LLDA roadway. (The drawings must clearly show that the grades at the intersection between the driveway and the LLDA roadway will not result in interference with a snowplow blade and that water runoff during deluge conditions will flow into the drainage ditch on the same side of the road as the driveway and therefore will not run onto the LLDA road.) The drawings must also show the size of a culvert pipe (where required) that will carry runoff water under the driveway. This pipe must be of the plastic smooth bore type. After approval of the house design and layout, one set of plans will be returned to the owner along with the Building Permit. The second set of plans and site layout will be retained by LLDA.
5. In terms of subdivisions, the Building Committee shall be provided with detailed maps showing the location of the water mains, main valves, taps, corporation stops, service lines, curb stops, and curb boxes for its approval four weeks prior to the initiation of work for the installation of water mains. Any changes or deviations made by the contractor to the plans, after their initial approval, must be re-submitted to and re-approved by the Building Committee. All construction must comply with approved plans and specifications provided to LLDA and the appropriate township. Any deviation from plans and specifications in terms of external dimensions and location will result in a Notice of Violation, specifying the non-complying work. The Owner and/or Contractor will have ten (10) days to bring all work into compliance with the approved plans and specifications and may not proceed with any work related to the violation until the LLDA approves the correction. If the violation is not corrected, a Stop Work Order will be issued and no work of any kind may continue on the site until the owner and LLDA issues a written Order to Continue.
6. Any work being performed by, or for, a LLDA property owner that will pierce the surface or requires excavation of any portion of the road requires coordination with the V.P. Roads and V.P. Water to assure that water or septic lines are not ruptured or damaged.

7. No open fires are permitted during construction.
8. The final grading of the site shall have no adverse effect on water drainage to surrounding or lower level properties. The property owner is responsible to correct the grading in order to eliminate the adverse effect. The grading shall be in conformity with the requirements of the Pike County Soil Conservation District.
9. The owner and/or contractor must complete the entire exterior of the building within eighteen (18) months of commencement of construction and all sites must be cleaned of debris and restored to a clean condition within six months of the completion of the exterior of the building.
10. Clearing, excavation, construction and the use of the equipment and power tools (both indoor and outdoors) is permitted only during the hours of 8:00 A.M. and 6:00 P.M. None of the above is permitted on Sundays and designated holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day). This rule shall apply to contractors only and shall not apply to property owners performing work on their own premises.
11. A portable toilet facility is required on the construction site from the commencement of the foundation to receipt of the Certificate of Occupancy.
12. Please refer to the LLDA Restrictive Covenants for any further building requirements.
13. All garage plans submitted must be completed by a professional engineer and must be accompanied by an approved site plan (either by Palmyra or Greene Twp. dependent upon location). According to our Restrictive Covenants, premises shall be limited to one single family dwelling with or without a one or two car private garage. A standard, two-car garage is considered to be 24' x 24' or 576 sq. ft. in size; however, any proposed two-door garage must not exceed 1,200 sq. feet in size (30' x 40'). All garages must be finished in a siding conducive to a residential community, and must not impact neighbors negatively regarding style, size, lighting, line-of-sight/view or stormwater runoff, including any driveways constructed. All plans are subject to review and final approval by the board of directors taking into consideration the lot size, location/slope, nearby buildings, ground cover, etc.

LAUREL LANE DEVELOPMENT ASSOCIATION
[A Pennsylvania Property Owners Association, Inc 1983]
P.O. BOX 2, GREENTOWN, PA 18426
Telephone 570-689-0731

BUILDING APPLICATION/PERMIT

New construction_____ Garage/out building_____ Deck_____ Addition_____

LLDA Member:_____ Lot #:_____

Mailing address:_____

Phone Numbers: Home_____ Cell/Business_____ Local_____

Builder/Prime Contractor:_____

Mailing address:_____

Phone Number(s):_____ Fax Number:_____

Property Location: Greene Twp._____ Palmyra Twp._____

<u>ITEM</u>	<u>PROVIDED or N/A</u>	<u>DATE</u>	<u>LLDA INITIAL</u>
Application fee (\$100)	_____	_____	_____
Water Connection Fee (\$350)	_____	_____	_____
Building Plans	_____	_____	_____
Site Plan(s)	_____	_____	_____
Certificate of Insurance	_____	_____	_____
Township Building Permit	_____	_____	_____

LLDA Final Approval:_____

Board Member Signature _____ Date _____

Property Owner Signature:_____