

## **Notice to Home Sellers and Home Buyers in Quail Run**

### **Quail Run Permit and Deposit Required**

#### **For All Exterior Excavation Work Related to Owner Initiated Sewer, Water and Gas Line Excavation Work**

The Quail Run Homeowners Association requires a Common/Limited Common Area Excavation Permit Application to be completed and approved prior to any excavation work on any exterior grounds. The permit requirement includes all utility line work and excavation in lawn areas, sidewalks, driveways and deck areas. **This includes sewer line work related to failed sewer line dye tests where any exterior work or excavation is required.**

The permit application requires a \$250.00 deposit. The deposit will be returned in part or in full provided all pavement is fully and neatly restored, joints are sealed and ground is compacted and raised to grade with all grass seeding and landscaping restored to full growth.

The permit application must be submitted to the Association a minimum of three (3) business days prior to excavation. The permit must be approved in writing by the Association prior to the owner or contractor delivering any equipment to the Association property or prior to any excavation.

By Authorization of the Homeowner's Council, Mister Sewer Plumbing and HVAC is not permitted to work anywhere on the Association exterior grounds for any reason. Any permit including work by Mister Sewer will be rejected.

The contractor is required to make a PA One Call at least three (3) business days prior to excavation. Excavation will not be permitted by the Association without documentation of the PA One Call and/or ground markings provided by the utility entities in the work area.

The permit application can be submitted to the Association by e-mail at [quailrunpeters@gmail.com](mailto:quailrunpeters@gmail.com) or mailed or delivered to the Association office at 199 Quail Run Road, Venetia, PA 15367.

Questions pertaining to the application can be addressed to the Association office at (724) 941-7107 or [quailrunpeters@gmail.com](mailto:quailrunpeters@gmail.com) or in person at the Association office during normal business hours (weekdays from 9:00 a.m. to 3:00 p.m.). The Association is committed to working with owners on needed work while providing a safe and comfortable environment for all homeowners.

**Quail Run Condominium Association  
Common/Limited Common Area Excavation Permit Application**

Date of Proposed Work: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Owner Phone Number(s): \_\_\_\_\_

Contractor Name and Phone Number: \_\_\_\_\_

Is the proposed work utility related? If so, please list the utility line which excavation is required (water, sewer, gas, other)? _____	Yes or No
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Is the proposed work related to a Sewer Authority dye test?	Yes or No
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Will a professional contractor with current liability insurance be utilized?	Yes or No
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Will the work involve excavation of any paved asphalt or concrete areas?	Yes or No
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Will the work involve the proposed removal or work in close proximity to any tree(s)?	Yes or No
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Will the work involve work in any landscaped areas?	Yes or No
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Will all areas disturbed by the excavation activity be restored by the unit owner and/or their contractor, including but not limited to full and properly compacted backfill, grass seeding, tree replacement and restoration of disturbed landscaped areas to their original condition?	Yes or No
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Is the proposed work to occur during normal weekday business hours (8:00 am to 5:00 pm)? If not, please provide proposed day and time for work _____	Yes or No
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Provide a Description of the Proposed Work, Including the Proposed Limits of Work:

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The Quail Run Condominium Association requires the following before any excavation work can begin on Association grounds:

- A \$250 deposit to the Association. The payment can be mailed or delivered to the Association office at 199 Quail Run Road, Venetia, PA 15367. The deposit will be held until the contractor's work is complete and the area is satisfactorily restored to its original condition. The deposit will be held for a period of up to ninety (90) days after completion of the work for work done between March 1<sup>st</sup> and September 30<sup>th</sup>. The deposit will be held until the following May 31<sup>st</sup> for work done between October 1<sup>st</sup> and February 28<sup>th</sup>.
  
- The excavation contractor is required to make a PA One Call at least three (3) business days prior to excavation. Excavation will not be permitted by the Association without documentation of the PA One Call and/or verification of ground markings provided by utility entities in the work area. If an emergency PA One Call is required, then the contractor must follow all PA One Call regulations pertaining to an Emergency Notice as per Commonwealth law.
  
- The unit owner will be responsible for ensuring that the contractor they hire satisfactorily completes all work, including, but not limited to the following:
  - Completes the PA One Call at least three (3) business days prior to excavation.
  - Provides a safe work area that does not risk the safety of people or property.
  - Provides a safe work area that does not damage trees, shrubs, plantings, paved areas, sidewalks, railings, lighting conduit and fixtures, mailboxes, windows, doors or any portion of the exterior edifice of a building.
  - Follows all requirements and conditions as listed with the Association Permit.
  - Restores the ground and lawn areas to the existing condition, including topsoil and reseeded any disturbed lawn areas.
  - Restores asphalt pavement to grade and a smooth surface with seal tar around the perimeter of the final pavement placement to protect the new joints. The final pavement joints need to be square to the rest of the driveway for a neat finish.
  
- Any work started in violation of this section and without an Association permit will subject the contractor to immediate removal by the Association in conjunction with the Peters Township Police Department and reimbursement to the Association for any damage to property.

I have read, understand and agree to comply with all of the provisions of this permit application.

Unit Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Association Representative Signature:

Date: