Woodledge Village Community Association, Inc.

43 Woodledge East lakes

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**Amendments to the Rules and Regulations**

**This amendment was changed and adopted by the Board of Directors at their meeting**

**August 6, 2022 and goes into effect September 1, 2022**

**2022 – 01 Building Regulations & Site Development**

**Purpose:** To promote development, this will be compatible with the natural beauty of Woodledge Village while complying with governmental policies and codes.

**Authority:** Cite authority for regulations as “Declaration of Restrictive Covenants imposed upon Woodledge Village, Association, Inc.”

**Responsibilities:** The owner must insure that the dwelling is built according to the approved building and plot plan. All construction shall comply with the local Rules & Regulations and BOCA one and two family dwelling code. Owner and / or contractor are responsible for securing local building permit(s) and submit the same to Woodledge Village building committee before commencing construction or lot improvement.

Owner shall be a member in good standing with Woodledge Village Community Association to include all dues and assessments prior to commencement of construction before the issuance of any property permit.

The beauty, health and safety of Woodledge Village and its members is the responsibility of the property owner and his agents.

Failure to comply with the Woodledge Village Rules & Regulations will result in the owners and/or contraction being fined as noted herein.

**Submissions:** Owner is to submit duly executed applications to Woodledge Villager Building Committee along with other required documents as outlined below:

1. Submit one (1) set of plans at 1/8” or ¼” per foot scale.

2. Submit one (1) plot plan by a **registered surveyor or licensed engineer**, showing site, location of building on site in relation to lot lines and required setbacks as per regulation outlines herein to include decks and chimneys.

3. Submit survey by licensed surveyor showing size of lot, boundary lines, road width, location of building on site, including any encroachments, well location if necessary, location of sewage disposal system, driveway location including size, width, **no photocopies are acceptable**. Survey to be signed and sealed by surveyor. All corrections, revisions, or other change are to be shown on drawing reproduced from original tracing on which the changes have been made.

4. Submit one (1) floor plan of each level.

5. Submit plans or exterior walls, material and colors including heights and foundations.

6. Submit copy of the deed.

7. Submit copy of approved township building and sewage permits.

8. Submit completed application for a Woodledge Village Community Association Building Permit with the cost of the permit. List pf cost on the last page.

**Copies of building permits and Woodledge Village Building Permit must be displayed at construction site.**

9. Woodledge Village Building Permit is required for any building (Houses, Additions, Garages, Car Ports, Docks, Porches, Sheds, Enclosure, Dog houses, Above ground Pools, New Roofs, Driveways and other things as the Board of Directors request.

10. Manufacturers of off-site constructed houses must submit a letter stating that the building is not a mobile building. No permit will be issued until letter is received by the Building Committee.

**Construction:** All construction must comply with the approved plans and specifications, and deviations from these plans and specifications may result in a “Notice of Violation” and/or a “Stop Work Order” as set forth herein below. Notice of Violation, specifying the noncomplying work, will precede them “Stop Work Order.” The Owner will have ten (10) days to bring all work into compliance with approved plans and specifications and may not proceed with any work in the area of violation until the Building Committee inspects the corrected work and issues a written “Order of Continuance”

If a violation is not corrected within the aforesaid 10 calendar days a “Stop Work Order” will be issued. Therefore no work of any kind may continue on the site until the Building Committee and the Owner resolve the construction problem and the Building Committee issues a written “Order to Continue”. Said owner and/or contractor will be fined $ 100.00 per day if the work is not corrected after the ten (10) day grace period.

Exterior improvements not completed within six (6) months, improvements on which construction has been interrupted for ninety (90) consecutive days, and improvements partially or totally destroyed and not rebuilt within six (6) months shall be deemed a nuisance and the same may be abated, removed, or otherwise corrected by the Board of Directors with prior notice to, or consent of , the Owner involved, but at the expense of such Owner (plus ten (10) percent of such expense for administrative and enforcement costs incident thereto)and NO Owner shall have any cause of action or claim for damages arising from any such abatement, removal, or corrective action.

No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family dwelling not exceeding two (2) stories in height, and one private garage for family automobiles and boats.

No storage shed or garage shell be constructed unless same is of exterior earth tones and conforms/blends in with the existing dwelling.

No commercial sign, dock, pier, fence, wall or other structure be commenced, erected, or maintained until approval in writing by the Building Committee of Woodledge Village and a permit issued upon receipt of the cost of the building permit fee has been obtained.

All exterior walls and roof of building and/or structure are to be covered with earth tones colors, natural woods and /or stone. Alterations to conform to existing color.

Hours of clearing, excavation or construction noise related including landscaping thereto are: 7:30 am to 5:00 pm, no Sundays. Any undue hardship resulting from this regulation may require special approval from the Board of Directors.

Building shall be minimum 700 square feet.

No building that is to be used as a model/ exhibit house shall be built without approval in writing by the Board of Directors with a special permit issued upon receipt of the Model/Exhibit house fee which is $1,000.00 payable to Woodledge Village Community Association. If a house is built or purchased to be use as a spec house there will be a $1000.00 fee when house is sold.

A house that is used as a rental for Short Term less than 30 days must obtain a Short Term rental every year at the cost of $ 1,000.00. Every night there is a rental the Association receives $125.00 per night per rental plus $10.00 per person per day for use of the amenities.

A house that is used as a Long Term rental more than 30 days must obtain a Long Term rental application and a $500.00 fee every year the tenant is there or every rental.

No building or improvement shall be located on any lot nearer than fifty (50) feet to the front line thereof, twenty (20 feet to any side street line, fifteen (15) feet to any side line thereof, twenty (20) feet to the rear line thereof, and sixty (60) feet to the high water mark of the Lake. For the purpose of this Regulation, eaves and steps shall not be considered as part of the building.

Any building or improve by any water way shall have a silk fence is required.

No use or relocated building shall be placed on any of the properties within the Community.

Easements are hereby reserved along and within ten (10) feet of all front, side, and rear lot lines of all of the properties within the Community for the construction and perpetual maintenance of pipes, conduits, poles, wires, and fixtures or electric lights, telephone, water lines, drainage, and other public and quasi-public utilities and uses and to trim trees which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from and across said premises to employee of the said utilities.

Each resident shall be provided with and served by inside toilets only, with septic tanks and drain fields meeting the requirements of cognizant State and Local health authorities. No sewerage disposal system or seepage pit, drainage field, etc., shall be located nearer than one hundred (100) feet to the high water mark of any lake, Pond, or Stream. In accordance with the law, no building shall be erecter at a point on a lot which has an elevation less than four (4) feet higher than the elevation of the spillway on the lake on which the lot is situated.

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanently, including mobile homes as defined by Federal and State rules and regulations.

**Blasting**: The Association is to be notified three (3) days before and blasting operation commences. No blasting will be permitted at locations near existing structures or other utilities. Where blasting is permitted, the Contractor shall take every precaution to protect all portions of the work already constructed or being constructed and shall use small charges and give ample notice so as not to endanger persons or property. Constructors or subcontractors should have liability insurance.

The Contractor, in addition to observing all of the requirements set forth in State laws, relative to the transportation, storage, handling and use of explosives, shall conform to any further regulations which the Building Committee may deem necessary in this respect. The contractor shall be liable for all damage to persons or property caused by blast or explosion.

Where blasting is not permitted, the rock shall be removed with suitable equipment.

Care must be taken to protect persons and property.

Contractors to close off road and pedestrian traffic. No blasting permitted on weekends or holidays.

**Administration:** The building Committee shall consist of a minimum of three (3) members.

The permit application will be approved or disapproved within fifteen (15) days. Approvals are valid for twelve (12), months and must be re-submitted it work has not begun.

If due to unusual conditions, the owner finds that compliance with the building Regulations results in unnecessary hardship, the owner may apply for a variance.

Said variance shall be requested in writing to the Board of Directors stating the reasons for such variances and the type of hardship caused. Said owner shall submit same letter to the adjoining property owners within a minimum of Two hundred (200’) feet, “0” radius from center of his property and request adjoining to submit their approval and/or comments to the Board of Directors within thirty (30) calendar days. If no comments are received it will be assumed that adjoining owners approve said variance.

Owner seeking variance must submit site plan showing minimum of Two hundred (200’) feet “0” radius along with names and addresses of adjoining property owners, and proof that adjoining owners were notified. Such proof shall be certified mail, return receipt, with a copy of the letter. After receiving proof of service, a decision will be rendered within thirty (30) calendar days based on the Building Committee’s report and/or findings to the Board of Directors. The owner shall have the right to appeal to the Board of Directors from any adverse decisions within thirty (30) and upon submitting new facts.

**General Building Rules & Regulations:** No construction equipment **shall** be placed on or used on any road of Woodledge Village unless equipped with rubber tires. No construction equipment or construction material shall be permitted to block a road of Woodledge Village.

No pier, dock, float or other such structure shall extend more that fifteen (15) feet into the waters of the Lake and no such structure shall be built without written approval of the Board of Directors and a special permit issued upon receipt Pier and Dock building fee. The cost of this permit is $ 50.00 payable to Woodledge Village plus a copy of the permit from Fish & Game

**Trees:** No tree shall not be removed unless a Tree Cutting application is submitted and approved by the Tree committee. No Tree application will be issued for new construction until we receive a copy of the land survey and a building permit. If a tree is removed without the approval the Owner/Contractor will be fined $ 100.00 for every tree removed plus legal fees if necessary. The tree committee will take pictures and mark trees at the proper time.

**Other Things You Need To Know:**

 A galvanized culvert pipe 12” minimum must be installed across driveway, along with drainage ditched as required.

No exception will be permitted except as required to accommodate building foundations, sewage and water lines. And electrical lines if so desired by Owner.

All sites are to be cleared of debris and restored to original condition as soon as exterior of building is completed. No lot is to be kept in an unsightly manner during construction.

All exterior lighting shall be directed away from adjoining property.

Spas and hot tubs are permitted provided they are totally enclosed and part of the main structure.

No fencing of properties will be permitted but limited fencing for dog pens, children play arears, and gardens may be permitted upon approval of the Building Committee.

No exterior advertising sign shall be permitted on exterior of structure and /or trees after completion.. Upon completion of the house and a Certificate of Occupancy is turned into the office all constructions sign must be removed along with Permit signs.

Lake front and stream-adjoining home construction will require soil erosion/sedimentation control measures, as recommend by an engineer and contained in a Narrative Report and included further description and placement on plot plan.

ALSO a silt fence is needed regarding drainage.

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**NON LIABILITY OF WOODLEDGE VILLAGE ASSOCIATION, INC**

The Association assumes no liability resulting from its review and approval of building plans submitted by owner related to the quality or quantity of construction designated in the plans so submitted. The Association’s review of building plans and any permits issued by the Association shall be limited to insuring compliance with the applicable Restrictive Covenants of Woodledge Village and these regulations adopted thereunder. The issuance of any building permit by the Association shall not be either an expressed or implied guarantee or warranty of the structure, the location of the Construction, or the materials or workmanship involved in the construction of the improvements permitted hereunder.