

Lakeland Colony Corporation
One Lakeland Colony
Lake Ariel, PA 18436

Building Code

Adopted February 2003

Administration

Any and all new construction that includes, but is not limited to additions, alterations, renovations, decks, garages, porches and dormers shall require a building permit issued by Lakeland Colony Corporation [LCC], in addition to any Building Permit issued by the Paupack Township Building Inspector when required, and must comply to all local, county and state regulations. All such required local, county and state permits shall be obtained and presented to LCC prior to obtaining the LCC Building Permit.

Application

Owner is to submit executed application along with two [2] sets of plans and specifications and a plot plan showing locations of improvements including all required setbacks and proposed elevations relating to the site and access road. If the property owner seeks an exception, variance or other relief from local, county or state requirements, notice and a copy of such request shall be given to LCC of such request at the time of presenting such request to the relevant governmental agency as a necessary precondition to grant of an LCC permit. An LCC permit shall not be required for internal renovations, repair of existing structures, such as repair or replacement roofs or existing decks [in their existing configuration]. All new construction or renovations shall comply both with local, county and state government regulations and the regulations and deed restrictions of LCC. The permit issued by LCC shall be posted together with any governmental building permit notice.

Fees

Building Permit [New construction] - \$100.00

Water System connection [undeveloped lot] - \$1000.00 starting in the year 2003, plus an additional \$100.00 each fiscal year and capped at a total of \$2000.00 in the year 2013. From the year 2013 on the cost is \$2000.00.

Miscellaneous Construction Building Permit [New] - \$50.00 To include but not limited to decks, porches [screened or enclosed] and dormers.

To move an existing water connection -- Charged at actual cost, including road repair.

In all cases the LCC Board must approve the contractor.

Security Deposit

\$900.00 Security Deposit [New construction] to be returned to the owner upon satisfactory completion of the following:

1. Any openings in the road right-of-way shall be restored to their original condition.
2. The driveway ingress must be installed in such a way as to maintain the drainage of water passing said driveway either by means of a natural ditch and/or at least a 10" galvanized/plastic culvert.
3. The site shall be restored in such a manner as to alleviate any and all erosion and to properly divert any water flow across said property from becoming a nuisance to the adjacent lands.

Insurance

A certificate is required to be submitted by the general contractor or the property owner showing insurance coverage for liability, property damage and workers compensation and naming LCC as the co-insured on the policy. The insurance certificate must show a minimum coverage of \$1,000,000.00 when the estimated cost of construction exceeds \$10,000.00, and a minimum amount of \$300,000.00 when the estimated cost of construction is \$10,000.00 or less.

Building Plans

1. All building plans must show all dimensions and elevations of the proposed structure.
2. Exterior materials and colors must be noted.
3. Ingress/egress drives, location of septic system and utilities must be shown on the site plans.

Construction

1. Trees may only be removed within the structure, septic, and driveway perimeter.
2. All work must be completed within six months of the date of the building permit.
3. Names of all contractors must be supplied to LCC upon request.
4. All equipment used for construction must be kept on site.
5. The owner shall be responsible for any damage done by the contractors.
6. Any open fires may only be used for the burning of natural vegetation and trees during the site preparation process and must be fully supervised and extinguished each evening.

7. All sites must be free of debris within reason at all times and a dumpster must be provided during construction for all purposes.
8. All exterior lighting shall be shielded from neighbors and road access.
9. All water lines must be a minimum depth of 4 feet.
10. No above ground or in ground pools shall be permitted
11. Any main building used for residential purposes shall have a minimum gross living area of 1000 Sq. Ft.

Setbacks

1. All structures must be at least 10 Ft. from any property line, PP&L project line and the LCC Right of Way.
2. The front yard setback for a residential structure shall be 25 Ft. from the respective edge of the LCC Right of Way.
3. Side yards shall be a total of 25 Ft., however, not less than 10 Ft. from any property line.

General Conditions

1. All structures shall be covered with earth tone colors, natural woods or stone.
2. All exposed foundations shall be covered with earth tone colors.
3. All buildings shall not exceed two levels in height above the foundation. The maximum height from the mean finished grade to the high point of the roof cannot exceed 35 Ft.
4. No temporary structures such as tents, trailers or mobile homes shall be permitted.
5. No construction shall be permitted until building permits are posted. All construction must comply with submitted plans. Any deviation from these plans may result in a " Stop Work Order". Thereafter, no work of any kind may continue at the site until the LCC Board of Directors or their designee and the contractor/property owner resolve the construction problems.
6. Only single family dwellings can be erected.
7. All dwellings other than garages must contain sanitary plumbing, including a septic tank in accordance with such State, County, and Township requirements such as may exist at the time of construction, and a full kitchen prior to occupancy.
8. No garage or boathouse may be constructed unless the owner already maintains a habitable dwelling on that or adjacent lot.
9. All LCC homes must connect to the LCC Water System. No individual water supply systems will be permitted.
10. All LCC dues, assessments and fines must be paid before the issuance of a Building Permit.
11. No blasting shall be done without the written approval of the LCC Board of Directors or designee and then only at approved times and dates.
12. Fences, walls or other structures shall not be located on the right-of-way on the roadside of each lot.