

LAUREL MOUNTAIN VILLAGE PROPERTY OWNERS ASSOCIATION
APPLICATION FOR ACC PERMIT

Return to:

Architectural Control Committee
1 Highland Drive, Box A-1
Boswell, PA 15531

Date _____
Received on _____
Email: k3337@verizon.net

OWNER'S ANNUAL ROAD MAINTENANCE FEE MUST BE CURRENT PRIOR TO MAKING APPLICATION.

A PERMIT MUST BE OBTAINED BEFORE ANY OF THE FOLLOWING WORK IS STARTED:

New Construction
Additions
Roof, Siding or Deck Replacement
Garages
Parking Areas

Fences & Walls
Patios
Exterior Paint & Stain
Pools
Sheds

Tree Removal
Grading & Landscaping
Demolition
Any other exterior structure

Do not commence any work until the Permit is received and displayed in a conspicuous place.

Owner's name _____ Email _____

Home Phone _____ Cell Phone _____

Owner's Mailing address _____

Address of Property _____

Contractor's Name & Address _____

Contractors Phone _____ Registration # _____

Describe the work to be done. Include drawings, front and side elevations, construction specifications, materials list, color samples and any other pertinent information:

NOTE: Work must be within the recorded building setback lines and cannot extend into any common area, drainage, utility, sewer or water easement.

Proposed Start Date _____ Proposed Completion Date _____

This Permit covers only those items being requested. Work must be completed in a timely manner. The ACC reserves the right to adjust proposed completion dates according to the project. All construction shall be in accordance with the Covenants covering Laurel Mountain Village and deviation from the same or failure to obtain a Permit could subject the owner to a fine of \$100 per day. The owner is responsible for all County and Township building permits or any other approvals. Changes to the original Permit, including change of contractor, must first be approved by the ACC. A 10-ton weight limit exists on all roads. Owner must notify the ACC before any vehicles exceeding this limit deliver materials, and said vehicles must be bonded and a copy of the bond submitted to the ACC. The owner is responsible for damages to utilities, greenspace, and property of other owners, both real and personal. Permission is granted for members of the ACC and the Officers and Directors of the LMVPOA to enter upon the property for purposes of inspection. The format and content of the ACC Permit is subject to periodic review and change by the LMVPOA.

Owner's Signature (Contractor is not permitted to sign)

Date

POLICY STATEMENT
ARCHITECTURAL CONTROL ENFORCEMENT PROCEDURES

The function of the Architectural Control Committee (ACC) is to provide a common basis for the development and improvement of the community and to maintain continuity of character and appearance as a means of enhancing the overall value of every property.

In accordance with Covenants recorded with deeds, all properties are subject to the control of architectural and other exterior changes. The Laurel Mountain Village Property Owners Association has established an Architectural Control Committee to consider all requested changes and decide on approval, disapproval or conditional approval of each application.

APPLICATION

When a property owner applies for an ACC Permit prior to construction or modification, the following procedure will apply:

1. The property owner obtains an Application for ACC Permit from the website or via email from the Committee Chairperson. The form is completed and returned to the Chairperson.
2. The ACC will review the Application and respond within twenty (20) days of receipt, after which the ACC will return a copy to the owner marked approved, disapproved, or approved with conditions.
3. If the Application is disapproved, the owner may appeal to the Committee in writing with specific reasons why the Application should be approved. If again disapproved, the owner has the option of appealing to the LMVPOA Board of Directors.
4. The approved ACC Permit must be posted in a conspicuous place prior to commencement of work.

FAILURE TO OBTAIN A PERMIT

When a property has been changed without the express approval of the ACC, or are changed contrary to the terms of approval, or changed without filing for a Permit, the following procedures will apply:

1. If it is observed that a violation of the permit procedure has occurred, either by complaint of any other property owner or by a Committee or Board member, the ACC will verify the complaint by making an inspection of the property. If a violation exists, the ACC will post the property with a "Stop Work Notice" and send the owner a letter informing them of the specific violation(s).
2. If the owner does not respond within ten (10) days of said letter, or if the response is unacceptable, the ACC will request the owner comply with the Covenants by a specified date. This compliance may require the owner to remove any work already done. In addition, the matter may be referred to legal counsel for the LMVPOA for an injunction to stop work and return the property to its original condition.

GENERAL GUIDELINES

Approval by the ACC does not constitute approval or certification of the property as to matters of title, access, structural soundness or validity of permit by any other governmental agency.

Approval by the ACC constitutes only, and is limited strictly to, a statement of approval of compliance with the provisions of the recorded Covenants and Plans applicable to all Plans of development for Laurel Mountain Village.

Applicant is responsible for adherence to all state/federal codes and all applicable county or township ordinances. All other approvals, including but not limited to building permits, are the responsibility of the owner and no construction may commence or proceed until such approvals, permits or licenses have been obtained and presented to the ACC.

Work hours under an ACC Permit shall only occur between 8:00 A.M. and 7:00 P.M., Monday through Saturday. Any exception to these work hours and days must first be approved by the ACC, who shall consider whether or not any nuisance or other detrimental effect will occur as a result thereof.

The ACC reserves the right to request any additional information that it may deem necessary for review of any Application.

IF APPLICABLE, APPROVAL FROM THE FOLLOWING AGENCIES IS REQUIRED BEFORE A PERMIT CAN BE ISSUED:

1. Municipal Zoning Office
2. Water & Sewage Authorities
3. County 911 Center address assigned
4. PA One Call notified for earthwork and labeled before earthwork is to start.

LANDSCAPING, DRAINAGE AND SOIL EROSION CONTROL

Any work to be performed that includes landscaping or re-landscaping, changes to existing drainage or for new drainage, requires a Permit from the ACC which shall include a landscape plan identifying the following:

1. Location, type and quantity of plant material.
2. Drainage and soil erosion controls to be implemented during and after construction.

NOTE: Alteration or substitution of existing landscaping materials or features that do not significantly change the appearance of the property do not require approval by the ACC.

TREE REMOVAL – PERMIT REQUIRED

OWNERS SHALL MAKE EVERY EFFORT POSSIBLE TO PROTECT AND PRESERVE GREENSPACE ON THEIR PROPERTIES.

The recorded Covenants that govern all properties in Laurel Mountain Village state the following:

“3. No trees may be destroyed being in excess of three inches (3”) in diameter one foot from the base thereof except those actually needed for the construction of dwellings, driveways and permitted outbuildings ...”

ALL TREE REMOVAL MUST FIRST BE APPROVED BY SUBMISSION OF THIS APPLICATION, REGARDLESS OF WHETHER OR NOT THE TREE(S) ARE RELATED TO A CONSTRUCTION PROJECT. THE OWNER MUST STATE IN THIS APPLICATION THE REASON FOR THE DESTRUCTION OF ANY TREE(S). THE ACC WILL CONSIDER THE REQUEST, AND WILL EITHER APPROVE OR DENY THE TREE REMOVAL, OR MAY APPROVE AN ALTERNATE SOLUTION SUCH AS PRUNING OR THINNING. APPROVALS IN THIS REGARD WILL NOT BE UNREASONABLY WITHHELD OR DENIED.

APPLICATION APPROVED _____

APPLICATON APPROVED WITH CONDITIONS _____

ADDITIONAL INFORMATION REQUESTED _____

APPLICATION DENIED – REASON _____

SIGNATURE:

Chairperson _____

Date _____

Cc: Committee