A.C.C. RULES & REGULATIONS
INDIAN ROCKS P.O.A. OF LEDGEDALE, INC.
Adopted May 20, 2017

1. All assessments must be current on all properties owned by the property owner prior to application process.
2. All construction must comply with the following building codes: Pennsylvania Uniform Code, International Residential Code and Salem Township Code. Indian Rocks personnel may issue an immediate "Stop Work Order", which will require the property owner/contractor to immediately stop work until he/she has received the proper authority to start back to work by Indian Rocks personnel.
3. Permission for percolation testing must be on file including certificate of insurance for excavator and a certified survey of the property. All holes must be backfilled upon completion of inspection by Sewage Control Officer.
4. All pages of the ACC application, including rules and regulations must be completed and signed by the General Contractor and ALL OWNERS of the building lot.
5. The construction application is to be submitted to the ACC for their review and approval BEFORE any work may begin.
6. Applications that are not complete or do not meet ACC guidelines, will be returned to the property owner and must be resubmitted as a complete application.
7. The ACC has thirty (30) days for consideration of any applications received.
8. All improvements must conform to following including setbacks and minimum square footage requirements.
    a. In the Bear Tract and Tanners Point sections the setbacks are 25' front, 10' side and rear. In sections 1, 2, 3, and Five Mile Creek set backs are 40' front and 10'side and rear. (This includes overhand, cantilever, chimney & all projections).
    b. In the Bear Tract and Tanners Point sections the minimum square footage for foundation area is 675 sq. ft. In sections 1, 2, 3 and Five Mile Creek the minimum square footage for the foundation area is 715 sq. ft.
9. The combining of lots for the purpose of eliminating certain setbacks has the following regulation: The Association will allow all property owners , for any lawful construction, the ability to combine two (2) or more lots into one (1) lot and eliminate the boundary lines or line between them for the purposes of the Indian Rocks Architectural Control Guidelines regarding setbacks etc., provided that the following procedures are complied with:
    a. A survey of said lot(s) is completed by an engineer or certified land surveyor.
    b. A new deed is prepared with a complete description of the combined lots.
    c. The new survey of the lot(s) and deed is recorded in the Wayne County Courthouse on the county sub-division map and in the Recorder of Deeds office.
    d. The Indian Rocks Architectural Control Committee reviews and approves copies of the above and a copy is kept in the property owner's file in the Association office.
10. The mean roof elevation is not to exceed 32', including grade.
11. An owner of a property in Indian Rocks may blacktop his/her driveway past the property line to where the driveway abuts the edge of the road providing said property owner signs the release and submits an application to the Architectural Control Committee with the following information shown on an accurate plot plan:
        1. Length and width of the blacktop as per Indian Rocks Rules and Regulation.
        2. Dimensions plotted on a plot plan.
        3. Description of the material to be applied, including preparation of the driveway, base material used, thickness and number of layers of blacktop.

    The width of the driveway is not to exceed 20' wide at entrance.
12. Impervious Surfaces cannot exceed 20% of total lot square footages.

13. Major additions, new homes or modifications will require a storm water engineering assessment. Additional cost may be incurred depending upon the engineering report.
14. A permit is valid for 12 months for new house construction and is to commence ASAP and be completed within 12 months from the date of approval for a new house or addition and 6 months for exterior maintenance. Permit for a garage is for six months. If not completed in allotted time, the property owner shall notify the office by mail or in person that an extension will be required. An extension can be granted for an additional period of not more than 6 months from the last day of the previously approved contract. (New construction only). Only one extension will be granted for exterior maintenance, additions or garages. The ACC reserves the right to charge for any additional extensions.
15. **Site preparation plans (including septic system) and new home construction applications must be submitted together and will not be approved separately.**
16. Construction The cost of each six-month extension will be $500.00, but there must not be any deviation from the original contracted plans. (New houses only)
17. The following are required for an application to be approved:
    a. Fees: Stick Built/Pre-Manufactured is $2100.00
    b. Addition (house) $300.00
    c. Garage $150.00. Garage or sheds cannot be built on separate lots (see No. 9).
    d. A copy of the Salem Twp. Sewage Permit, Percolation Site Investigation results and design of the septic system by a certified engineer.
    e. A copy of a Salem Twp. Building permit.
    f. A plan for preventing soil erosion and sedimentation, including a landscaping plan.
    g. A storm water management plan.
    h. Application for Tree Removal:
        1. A signed written request is submitted to the Association Office.
        2. All trees to be cut must be marked with colored paint or ribbon.
        3. Indian Rocks personnel will inspect and approve all trees to be cut.
        4. A telephone call or written message will be sent from the office as to the decision of the Indian Rocks personnel of approval or rejection of the request.
           Clear cutting is not allowed.
    i. A certificate of insurance.
    j. A check in the amount of the applicable fee payable to IRPOA for permits.
    k. A plot plan, drawn by a licensed engineer/surveyor drawn to scale and signed by the engineer/surveyor and the owner showing the exact location and measurements of the following:
        1. House, driveway, deck, steps, garage, and any cross drains.
        2. All side, rear and front setbacks.
        3. Septic tank(s) and drain field: Edge and sides of the field to be a minimum of 10' from the edge of the property line. <u>Side slopes to be a minimum 2:1 slope & entire bed & support is within property line.</u>
        4. Show the existing and proposed contour of the property.
        5. Any landscaping included in the plans, with designated locations of plantings. Future landscaping after the house is completed requires exterior changes permit approved by the A.C.C.
    l. A complete set of house plans showing the following specifications:
        1. ALL elevations showing height and foundation wall to each floor and to roof ridge/ peak.
        2. All proposed exterior (earth tone shades of brown) colors e.g. siding, doors, trim, windows, casings, gutters, shutters and foundation paint, if applicable. Submit a sample of the shingle and paint color on siding. Doors, trim and shutters can be painted muted shades of red and green.

3. Roofs: shingle or metal can be green or earth tone shades of brown.

Site Preparation Approval:

Stake out and mark, with red or orange ribbon, the proposed location of the following:

House with front, back and side setbacks
Driveways
Water lines
Septic tanks and drain field
Flag all trees that are to be removed
Storage sheds or other freestanding structures
All drainage pipes, such as down spout leaders to swales and drainage culverts.
Survey stakes are to be placed by a registered surveyor. No estimated location.
Underground electric service must be directed to the house without deviation. Any deviation must be approved.

Septic System Location:

Stake out and mark the location of the bed and drainage field. All septic mounds shall be located at the rear or sides of the property. If the only location deemed suitable for the drain field location is at the front of the property, Indian Rocks must have a statement from the Sewage Enforcement Officer of Salem Township.

18. Indian Rocks will evaluate the need for a culvert pipe under driveways.
19. Only tanks used for heating are permitted. In-ground tanks DEP/Industry guidelines must be submitted with application. Check with the office. Guidelines follow:
    a. Location – an inconspicuous location in the rear of the house.
    b. Shield – preferred method is shrubbery, substantial enough to conceal the entire tank. Alternate method – small lattice around all sides, or approved enclosure attached in ground posts and stained earth tone brown or left natural. Indicate on plans (diagram) method to be used.
20. Satellite dishes are allowed with the following requirements: they need to be installed in an inconspicuous location on the house, preferably in the back.
21. Indian Rocks will not permit any member to install an outdoor wood-burning furnace on their property.
22. No fence of any type shall be installed on any lot without the written permission of the ACC.
23. Hot tubs must be located on the plans. See current Rules and Regulations. In ground and above ground pools are NOT ALLOWED.
24. Contractors must use main entrance and obtain passes for all vehicles.
25. Contractor passes are required for all contractors' vehicles.
26. A builder's sign may be displayed but cannot be larger than 4' x 4' and must be removed after completion of project.
27. Working hours for homeowners are from 7:30 am – 8 pm 7 days a week. No heavy machinery may be used on Sundays or holidays.
28. All debris from construction site must be removed in a timely manner from the job site. This can be accomplished by way of a dumpster or truck/trailer set-up to haul debris away. Regardless of method, job site must be cleaned by the end of each work week. The construction site must be free from debris, construction material, etc. within ten (10) days from the end of the construction and before occupancy permit is issued.

A.C.C Guidelines for Protective Fencing

1. Materials: Fence posts shall be thin metal or wooden, green, black or brown posts securely anchored and a maximum of 2" x 2" in size or no more than 2 ½" in diameter. The fence screening material shall be green, black or brown in color. Only approved fencing material that is intended for the purpose of protecting vegetation from animals may be used for fencing such as netting, vinyl or plastic coated wire. (Sample to be submitted with A.C.C. application.) Gates must be made of same materials as fencing and posts. **Wood, chain link, chicken wire or other bare metal fencing materials shall not be used.**
2. Location: No fencing shall be allowed in front yards other that around individual trees or flowerbeds. Any large fenced in area must be on the side or back of the house and shall not exceed 300 square feet per lot.
3. Height: A fence shall not exceed 6 feet in height at any point.
4. Boundaries: All fencing shall be at least 10 feet from any street or adjacent property line except individually wrapped trees or plants. Excluding front yards.
5. A decorative type of split rail fence is permitted, at corners of the property, limited to 2 corner pieces, and is to consist of 2 sections with ends joined together with one post and the other ends in the ground. This is not to be considered fencing or as an enclosure of the property. Also, sections of split rail fence, 2 or 3 sections, can be used in conjunction with decorative items such as flower beds or shrubbery plantings but cannot be all encompassing of the total property. An application to the Architectural Control Committee is required with detailed plans to be approved at a regular A.C.C. meeting.
6. Pet fencing is allowed with the following requirements:
    a. Must be attached to house (3-sided) with a minimum height of three feet.
    b. Fence posts shall be thin metal or wooden, green, black or brown posts securely anchored and a maximum of 2" x 2" in size or no more than 2 ½ " in diameter. Must be in rear or side of house.
    c. Fencing material shall be plastic or vinyl coated chain link or wire.
    d. Pet shelters are allowed following ACC structural guidelines (color, material, etc.), size not to exceed 12 sq. ft. and 3 ft. in height.

Raised Planters

1. Must be constructed of wood, natural, painted/stained brown.
2. Elevated on "legs" a minimum of 12".
3. A maximum size of 48 sq. ft. per property.
4. Placed in the rear or side of the property.
5. Maximum of 6 ft. high to top of fencing.
6. Fencing must meet all ACC requirements.

FINES FOR VIOLATING RULES AND REGULATIONS

- ✓ No application filed and/or approved; $100.00
- ✓ A change in the location of the structure, garage (if detached) or driveway; $500.00. (In addition to the fined, if the change violates the AC guidelines, the homeowner will be required to re-locate the improvement to meet the AC requirements)
- ✓ Additional or change in location of garage doors; $200.00
- ✓ Any change of type of exterior siding; $200.00
- ✓ A change of exterior siding to a style or type not approved by the AC Guidelines; Additional $500.00 and complete removal.
- ✓ A change in exterior colors; $100.00

- ✓ Any change in roof (shingle of metal) color; $200.00
- ✓ A change in the shingle color to a color not approved by the ACC Guidelines; additional $500.00 and complete removal.
- ✓ A contractor, sub-contractor or their employees, who does not clearly display a current contractors sticker on their vehicle will be given a warning for the first offense and will be fined $150.00 for each occurrence thereafter.
- ✓ No lattice around propane tanks; $100.00 per month (or any portion thereof)
- ✓ Any violations of working hours is a $200.00 fine per incident. Working on Sundays or holidays is a $500.00 fine. The homeowner will have the fine charged to their account and no occupancy permit will be given until the fine(s) are paid in full to IRPOA.
- ✓ All debris from construction site must be removed in a timely manner from the job site. The fine for not removing debris is $50.00 per occurrence. This can be accomplished by way of a dumpster or truck/trailer set-up to haul debris away. Regardless of method, job site must be cleaned by the end of each work week. The construction site must be free from debris, construction material, etc. within 10 days from the end of the construction and before occupancy permit is issued. The fine for debris on the site more than ten days after completion of any construction is $500.00 per day.
- ✓ Non-compliance with rules on limited use fencing; $100.00
- ✓ The fine for removal of trees without approval is $100.00 per tree and requires replanting a tree of size and type approve by ACC.
- ✓ In addition to fines, corrective action recommended by the ACC must be followed. The Association reserves the right to take appropriate legal action to rectify the situation.

A PROPERTY OWNER doing all types of exterior maintenance/construction work (painting, roofing, etc.) other than routine maintenance is required to obtain a permit through the ACC.

HOMEOWNER IS THE RESPONSIBLE PARTY FOR VIOLATIONS/FINES

The regulations for contractors are as follows:

1. Any contractor entering the Development must obtain a current contractors pass for all vehicles. Yearly passes may be obtained. All employees of contractors and sub-contractors and all persons connected with the construction, including the owners must have a current sticker.
2. All contractors and/or sub-contractors shall not enter the Development nor commence work before 7:30 am. The workday ends and all contractors are out the Development no later than 6:00 pm Monday through Friday and 5:00 pm on Saturday. A violation of the working hours is an automatic $200.00 fined per incident. The fine is charged against the Property Owner's account. The workweek is Monday to Saturday. The General Contractor assumes the responsibility for all sub-contractors.
3. No contractor or sub-contractor works on Sunday or designated holidays. Designated holidays are THANKSGIVING, CHRISTMAS, NEW YEARS, MEMORIAL DAY, JULY 4TH AND LABOR DAY. Violation is a $500.00 fine per incident, charged against the homeowners account.