



INDIAN ROCKS POA of Ledgedale
889 Ledgedale Rd., Lake Ariel, PA 18436

EXTERIOR MAINTENANCE MODIFIED FORM

PHONE: 570-689-7582 FAX: 570-689-7616

Website: www.indianrocks.com

E-mail: irpoa@indianrocks.com 03/17

NAME: _____ DATE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

INDIAN ROCKS ROAD _____

LOT _____ SECT _____

TELEPHONE HOME: () _____ - _____ BUS.: () _____ - _____

CONTRACTOR/HOMEOWNER INFORMATION

**Application will not be processed without the
CONTRACTORS TAX ID & CERTIFICATE OF INSURANCE.**

The person performing the work will be: _____ Homeowner _____ Contractor

Contractor _____ Phone: _____ Tax ID#: _____

PA Home Improvement Contractor Registration number _____

Address _____ State _____ Zip _____

Contractor - current certificate of insurance on file? _____ Y _____ N.

ALL PAGES OF THE A.C.C. APPLICATION, INCLUDING PAGES WITH RULES AND REGULATIONS MUST BE COMPLETED AND SIGNED BY THE PROPERTY OWNER(S) AND CONTRACTOR.

THIS APPLICATION IS TO BE SUBMITTED TO THE A.C.C. FOR THEIR REVIEW AND APPROVAL BEFORE ANY WORK MAY BEGIN. THE A.C.C. MEETINGS ARE SCHEDULED AS NEEDED WITHIN 2 WEEKS OF RECEIPT OF APPLICATION.

All improvements must conform to ACC rules and regulations including location and setbacks on lot. Replacements, (roofs, windows, siding, gutters, etc.) additions, painting, staining and any other exterior work is to be done in shades of an earth tone brown color. Doors, trim and shutters can be painted an approved muted shade of dark green and dark red.

WHEN APPLICATION IS APPROVED BY THE A.C.C., AND A PERMIT IS ISSUED, CONSTRUCTION IS EXPECTED TO BEGIN RIGHT AWAY. THE PERMIT WILL BE IN EFFECT FOR SIX (6) MONTHS. IF AN EXTENTION IS NEEDED, REQUEST MUST BE MADE IN WRITING AND REVIEWED BY THE A.C.C. IF APPROVED, AN EXTENTION PERMIT WILL BE ISSUED.

INDIAN ROCKS PERSONNEL RESERVES THE RIGHT TO INSPECT ALL WORK FOR THE DURATION OF THE PROJECT

By signing this page, I have read and understand all information on this page:

Property Owner: _____

Contractor: _____

TYPE OF IMPROVEMENT:

1) _____ **Painting/Staining**\$0-Application fee
Color _____ Mfg name _____ What will be painted/stained: _____

2) _____ **Landscaping**.....\$0-Application fee
Marked location on plot plan _____ for tree removal see office for form

3) _____ **Shingle roof**...\$0-Application fee. Color/sample _____ Mfg
Name _____ Material _____

4) _____ **Replace Siding**.....\$50.00-Application fee Paid cash _____ ck# _____
Color and sample provided _____
Mfg Name _____ Material _____ (WOOD GRAIN ONLY)

5) _____ **Replace Windows**.....\$0-Application fee
Mfg _____ Color _____ SAMPLE TO BE PROVIDED

6) _____ **Exterior Fixtures**.....\$0-Application fee
Type of improvement: _____ Color: _____
Staked off at property _____ Picture/Design Drawing _____

7) _____ **Shed (under 160 sq. ft.)** \$50.00-Application fee Paid cash _____ ck# _____
Overhang _____ **Plot plan required * _YES_** Picture _____
Windows/Doors _____ Height _____
Color Siding _____ Color Shingle _____ Staked off at property _____
OVER 100 SQ .FT. – SALEM TOWNSHIP PERMIT REQUIRED

8) _____ **Driveway** \$50.00 Application fee Paid cash _____ ck# _____
Expand _____ Excavate _____ Blacktop _____ Other material _____
If blacktopping to the edge of road is desired, see attached application and affidavit.
Staked off at property _____ **Plot plan required * _YES_**

9) _____ **Dog House**.... \$0-Application fee Picture _____
Color shingles _____ Color house _____ Staked off at Prop _____

10) _____ **Replace/Extend Deck**...\$50.00 Application Fee Paid cash _____ ck# _____
_____ **Add Deck**.....\$100.00 Application Fee Paid cash _____ ck# _____
Type of wood _____ Color and Mfg _____ Prop. Staked _____
Plot Plan Required* YES SALEM TOWNSHIP PERMIT REQUIRED

11) _____ **Add Enclosed Deck**...\$175.00 Application fee. Paid cash _____ ck# _____
_____ **Enclose Existing Deck**...\$75.00 Application fee. Paid cash _____ ck# _____
Type of wood _____ Color and Mfg _____
Staked off at Property _____ **Plot plan required* _YES_ SALEM TWP. PERMIT REQUIRED**

12) _____ **Other**(explain) _____

***WHERE INDICATED, A PLOT PLAN IS TO BE SUBMITTED WITH APPLICATION.
WHERE INDICATED, A SALEM TOWNSHIP PERMIT MAY BE REQUIRED. CALL 689-4663**

STORMWATER – PLEASE INDICATE ANY GUTTERS, LEADERS AND DRAINS THAT WILL BE INSTALLED.

ALL CONSTRUCTION MUST FOLLOW: PENNSYLVANIA UNIFORM CODE (P.U.C.), INTERNATIONAL RESIDENTIAL CODE (I.R.C.), SALEM TOWNSHIP CODES.

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- **EXTERIOR COLORS:** Samples and manufacturer name of ALL exterior colors must be included. This includes siding, trim, shingles, steps, railings, deck, doors and shutters.
 - Colors must be shades of earth-tone brown. (Note: Doors, trim and shutters may be painted a muted shade of dark green or dark red.)
 - **DISPOSAL:** Briefly describe who will be responsible for removal of trash and debris and how it will be removed.
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ATTACH WITH APPLICATION;

- (1). A color sample of actual material must be attached with the application.
- (2). Painting and staining - a small wood sample with paint/stain applied to it must be submitted with the application.
- (3). Plot plan, drawn by a registered surveyor, to be included to show location and dimensions of structural additions in relationship to existing house, garage etc. and side, front & rear set backs.
- (4). Trees for removal are to be marked for designation of visual inspection. An Application for Tree Removal is attached.

RULES AND PROCEDURES

VEHICLE IDENTIFICATION:

Any contractor entering the Community must obtain contractors passes for all vehicles. All employees of contractors and sub-contractors and all persons connected with the work site are to have current passes. Daily paper passes may be issued to sub-contractors and employees of contractors.

CONTRACTOR'S HOURS:

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 of the Development no later than 6:00 PM MONDAY THRU FRIDAY; 5:00 PM ON SATURDAYS.

NOTE: CONCRETE: If extra time is needed for concrete to set due to weather or emergency (emergency determined by office), contractor or mason must contact the office before 4:30 p.m.

No contractors or sub-contractor can work on Sundays or designated Holidays. Designated Holidays are Thanksgiving, Christmas, New Year's, Memorial Day, 4th of July and Labor Day.

GROSS VEHICLE WEIGHT LIMIT:

No vehicle in excess of five tons (10,000 lbs.) GVW may be operated, parked, or moved along, over or across any of the roads in Indian Rocks during the months of March and April. If weather conditions permit (determined by I. R. maintenance), the ban may be lifted for a period of time. Call the office for a determination. No contractor or property owner makes this determination. **This regulation prevents any unnecessary damage to Indian Rocks roads caused by special conditions created by temperature fluctuations.**

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Contractor: _____

VIOLATIONS - FINES IMPOSED:

*Any exterior construction, additions, or changes, painting/staining, without submitting an application or receiving a permit: \$200.00.

*Staining/painting a different color than represented on the A.C.C. building application will carry a fine of \$50.00. In addition, the property owner has 30 days to re-paint or stain with the approved color.

*Violation of working hours by contractors: \$200.00 per incident. Working hours are 7:30 a.m. to 6 p.m. Monday thru Friday; 7:30 a.m. to 5:00 p.m. on Saturday. Contractors are not to begin work before 7:30 a.m., and must be out of the Community by 6:00 p.m. Mon. thru Fri. and out by 5:00 p.m. on Sat.

*Working on Sundays or Holidays: \$500.00 per incident.

*No Contractors pass: \$50.00 per incident.

*Weight limit violations: \$250.00 per incident.

CONTRACTORS:

The property owner is responsible for contractors/sub-contractors having a current I. R. identification sticker displayed on the front bumper of all vehicles, or paper pass hung from the rear-view mirror, certificates of insurance, working hours and all work, as submitted on the plan. Any fines applied are sent directly to the homeowner.

THE CONSTRUCTION SITE:

The construction site must be kept free of debris, construction material, etc. A fine of \$50.00 per incident will be added to the property owners' account for debris, trash or construction material found on the lot. All debris must be removed in a timely manner. 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. A \$100.00 per day fine will be imposed against the property owner for any debris, trash, construction material, etc. on the site ten (10) days from the end of construction period.

BUILDERS SIGN: A builder's sign may be displayed but cannot be larger than 4'x4' in size. SIGN MUST BE REMOVED UPON COMPLETION OF PROJECT.

Any questions regarding this application should be directed to the Association office during the normal business hours of 8:00 AM to 4:30 PM, Monday to Friday. The Property Owner is the responsible party. The Property Owner is responsible to be aware of all phases of the construction. Your signature and the contractor's signature acknowledge that you both have read all governing Rules & Regulations as set forth and will fully comply therewith.

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