

INDIAN ROCKS PROPERTY OWNERS ASSOCIATION, INC.
889 LEDGEDALE ROAD, LAKE ARIEL, PA 18436
CONSTRUCTION APPLICATION

Revised 02/23

PHONE: 570-689-7582 FAX: 570-689-7616
 E-mail: irpoa@indianrocks.com Website: www.indianrocks.com

HOMEOWNER & CONTRACTOR PLEASE READ & SIGN ALL PAGES.
ANY QUESTIONS CONTACT THE ASSOCIATION OFFICE

BUILDER / HOMEOWNER INFORMATION

NAME: _____		DATE: _____	
ADDRESS: _____		CITY: _____ STATE: _____ ZIP: _____	
INDIAN ROCKS RD: _____		LOT# _____ SECTION _____	
PHONE: HOME: _____		CELL: _____ EMAIL: _____	
BUILDER NAME: _____		PA HOME IMPROVEMENT CONT. REG. # _____	
ADDRESS: _____		STATE: _____ ZIP: _____	
TELEPHONE : _____		REPRESENTATIVE: _____	

Application will not be processed without PA Home Improvement Contractor Registration Number.

TYPE OF IMPROVEMENT AND FEES:

New Home Construction: (Stick built/Pre-Manufactured)	\$3,550.00 (includes mandatory engineer's report, if using your own engineer contact the office regarding application fee)
Addition (to house)	\$1,050.00 (includes mandatory engineer's report)
Addition (to structure)	fee based on size and if engineer's report required
Any Structure > 160 sq. ft.	\$ 200.00 + \$850.00 if engineer's report required
Dormers	\$ 200.00 + \$850.00 if engineer's report required

AMOUNT OF APPLICATION FEE _____ PAID _____ CK # _____

PLEASE NOTE THE FOLLOWING:

- * All assessments must be current on all properties owned by the P.O. prior to application review.
- * All pages of the Construction Application must be completed and signed by the General Contractor/agent and ALL OWNERS of the building lot.
- * This application is to be submitted to the ACC for review and approval BEFORE any construction begins.
- * Applications not having required information filled out or not meeting the ACC guidelines will be returned to the P.O. and then be re-submitted as a complete package.
- * This Permit, when issued will be valid for a period of 12 months from the date of approval for new house construction. All other permits will be valid for 6 months from the date of approval.
- * Construction is expected to commence **ASAP** from this approval date
- * If the construction project has not been completed by the permit expiration date, the property owner shall notify the office by mail, email or in person that an extension will be required. This extension can be granted for an additional period of not more than 6 months from the last day of the previously approved permit.

The cost for each additional six-month extension will be \$500.00, but there must not be any deviations from the original contracted plans.

INDIAN ROCKS PERSONNEL AND/OR A.C.C. MEMBERS RESERVE THE RIGHT TO INSPECT ALL WORK FOR THE DURATION OF THE PROJECT

BY SIGNING, I HAVE READ AND UNDERSTAND ALL OF THE ABOVE INFORMATION:

PROPERTY OWNER(S) SIGNATURE: _____

CONTRACTORS SIGNATURE: _____

FRAME TYPE:

- Masonry (wall bearing)
- Wood

SIDING: (EARTH TONE SHADES OF BROWN ONLY)

- Log
- Wood Grain Vinyl (in an earth tone shade of brown)
- T1 11
- Flitch/Rough Cut
- Other

DIMENSIONS:

- Sq. ft. min. foundation area: 715 sq. ft. sec. 1,2 & 3; 675 sq. ft. BT & TP Sec.
- Garage or Shed
- Height (mean ground height not to exceed 27 ft.) a 32' maximum is allowed for chalet type homes.

SETBACK INFORMATION

- Front
- Right Side
- Left Side
- Rear

SHINGLE: (EARTH TONE SHADES OF BROWN OR DARK GREEN ONLY)

- Asphalt
- Metal
- Fiberglass
- Cedar Shakes

DRIVEWAY:

- Stone
- Blacktop
- Other _____

If an Addition; please specify type of room to be added:

EXTERIOR COLORS: (Submit sample of type & color of all materials)

- | | |
|-----------------------------|------------|
| Shingle Color: _____ | Mfg: _____ |
| Siding Color: _____ | Mfg: _____ |
| Trim Color: _____ | Mfg: _____ |
| Window Color: _____ | Mfg: _____ |
| Shutters Color: _____ | Mfg: _____ |
| Exterior Doors Color: _____ | Mfg: _____ |
| Garage Door Color: _____ | Mfg: _____ |
| Storm Door Color: _____ | Mfg: _____ |

- DOORS, TRIM AND SHUTTERS CAN BE PAINTED MUTED SHADES OF DARK GREEN OR DARK RED.
- ALL WINDOWS, FRAMES, SILLS, CASINGS, GRIDS, GUTTERS, LEADERS, SOFFITS, FASCIA, ETC. ARE TO BE EARTH-TONE SHADES OF BROWN.
- **ABSOLUTLY NO WHITE.**

All job sites are required to have a dumpster or another approved method of garbage removal on site during the time of construction.

Regardless of method: all job sites must be cleaned up by the end of the week.

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PROCEDURES TO OBTAIN APPROVAL

Submit **one (1)** copy of the following to the Architectural Control Committee (ACC). No application will be processed until **ALL** required documents and information is supplied.

1. A copy of the Salem Twp. Sewage Permit and design of the septic system by a certified individual.
2. A copy of the Salem Twp Building permit.
3. Plot plan, drawn by an engineer/licensed surveyor or homeowner, drawn to scale and signed by the engineer/surveyor and showing the **exact** location and measurements of the following:
House, deck, steps, garage, and any cross drains
4. Driveway - the width is not to exceed 20'.
5. Impervious Surface - total impervious surface is not to exceed 20% of total lot square footage.
6. Culvert pipe – under all driveway entrances. (Size determined by property owner or engineer). Length of pipe determined by width of driveway. Must be 2 feet longer than width of driveway.
7. All setbacks - front, sides, & rear. (**Sections 1,2, & 3** are 40' Front & 10' Side & Rear, for **Sections BT & TP** are 25' Front, 10' Side & Rear.)
Remember: This includes driveway, permanent structures, overhang, cantilever, chimney & all other projections.
8. Septic tank(s) and drain field:
Septic mounds, if possible, should be located in the rear or on the side of the property. If the only location deemed suitable is in the front of the property, a signed statement from the S.E.O. of Salem Township is required. As per PA Code Chapter 73 requirements, the absorption area (berm) must be located 10' from any property line or easement when they exist. Since a 10' easement exists in Indian Rocks, the absorption area must be 10' from said easement or 20' from all property lines. No part of septic system (Tank, Absorption area, Slope, etc.) is allowed within 10' easement. Minimum slope of bed 2:1. The absorption area, the outer most point of the sloped area, and the tank location must be clearly staked out and located on plot plan. Show existing as well as proposed contour lines of the property.
9. Landscaping: must show location of beds, plant material, & lawns. **Remember:** Any landscaping that changes the grade may require a permit approved by the A.C.C.
10. A complete set of plans showing the following specifications:
All elevations - showing height and foundation wall to each floor and to roof ridge/peak. **height (mean ground height is not to exceed 27') a 32' maximum is allowed for chalet type home.**
11. All proposed exterior colors – **Siding must be an earth-tone shade of brown, doors, trim & shutters may be painted muted shades of red or green.**
Submit samples of the shingle, siding, trim, windows, doors, gutters, shutters & foundation finish.
13. Fuel tank(s) - location & type.
In-ground tanks must be submitted & shown that industry standards have been followed.
Remember: All tanks must be **Hidden from view** by landscaping or a lattice fence painted an earth-tone shade of brown.
14. Hot tubs must be located on the plans. Only hot tubs that allow the water to remain in the tub for an indefinite period of time will be considered. Approval on a case-by-case basis. **See Hot Tubs in ACC Rules & Regulations.**
15. Television Antennas/Dishes - Indicate location (inconspicuous) on the house and size (up to 36" diam.) on the plans. Approval is on a case-by-case basis.
16. Roof pitch- all main roofs require a minimum pitch of 4/12.
17. Any building/structure that is in excess of 160 sq ft.
18. Soil erosion & sedimentation plan - A statement from the excavating contractor/builder as to what measures will be taken to control site sedimentation from our swales, neighboring properties, etc.
19. A storm water management plan - submit a plan showing what is to be done for water drainage.
20. Certificate of Insurance.
21. A check in the amount of the applicable fee payable to IRPOA for permits.

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SITE PREPERATION FOR APPROVAL:

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

House showing front, back and side setbacks.

Driveway(s)

Water lines

Septic tanks, drain field and outer edge of slope

All drainage pipes, such as down spout leaders to swale and drainage culverts.

REMEMBER: Each property owner is responsible for all surface water run-off.

Flag all trees that are to be removed (see attached tree removal application)

Storage shed(s) or other free-standing structures

Survey stakes are to be placed by a registered surveyor. **No estimated location.**

Underground electric service must be direct to the house without deviation. Any deviation must be approved.

SEPTIC SYSTEM LOCATION

A COMPLETE PROPERTY SURVEY MUST BE COMPLETED SHOWING ALL CORNER PINS.

STAKE OUT AND MARK THE LOCATION OF THE BED, DRAIN FIELD, ETC.

REMEMBER: All septic mounds shall be located at the rear or sides of the property. If, by chance, the only location deemed suitable for the drain field location is at the front of the property, Indian Rocks P.O.A. will need a statement from the S.E.O. of Salem Township stating this.

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BY SIGNING, I HAVE READ AND UNDERSTAND ALL OF THE ABOVE INFORMATION:

PROPERTY OWNER(S) SIGNATURE _____

CONTRACTORS SIGNATURE _____

APPLICATION FOR TREE REMOVAL

NAME: _____

LOT # AND/OR 911# AND STREET NAME _____

PHONE NUMBER: _____

NUMBER OF TREES TO BE REMOVED ON MY PROPERTY: _____

PLEASE MARK THE TREES WITH TAPE, PAINT, RIBBON, OR ROPE. (CIRCLE ONE)

EXPLAIN THE LOCATION OF TREES & REASON FOR REMOVAL

REMEMBER:

ALL REQUESTS FOR TREE REMOVAL WILL BE CHECKED AND EITHER BE ALLOWED OR DENIED BY I.R.P.O.A. PERSONNEL BEFORE ANY SUCH CLEARING CAN TAKE PLACE.

ANY TREE REMOVAL DENIED BY THE ACC CAN BE RECONSIDERED WITH A LETTER FROM A CERTIFIED ARBORIST.

TREES HAVE BEEN CHECKED BY _____ ON _____ AND ARE O.K. TO BE TAKEN DOWN.
(INITIALS) (DATE)

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PERMISSION FOR PERCOLATION TESTING, SALEM TOWNSHIP
A current certificate of insurance of excavator digging test pits is required.

Name of Property Owner(s) _____	
(List all names) _____	
Lot # & Road _____	
Permanent Address _____	
Signature of : _____	Date _____
<i>(Property Owner(s))</i>	
_____	Date _____
<i>(Designated Agent)</i>	

Applicant grants permission to its agent to enter the above property to perform a Site Evaluation and Percolation Testing according to D.E.R. and Salem Township regulations and policies.

Excavator must have on file a current copy of certificate of insurance before any digging takes place on the above property.

Lot must be surveyed prior to excavation.

Property owner(s) are responsible to see that the Salem Township Sewage enforcement officer (S.E.O) has marked out the exact location of the testing area. The S.E.O., Gary Enslin, can be reached at the Salem Township building on Fridays between the hours of 9:30 am – 12:30 pm by calling (570) 689-4663.

REMEMBER: ALL HOLES MUST BE BACKFILLED after the inspection process is completed by the Sewage Enforcement Officer.

REMEMBER: This is not a permit to install an on site sewage system of any kind, this only allows for the access to perform the testing.

SIGNATURES ARE REQUIRED BY THE OWNER AND THE CONTRACTOR

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COMMENCEMENT OF CONSTRUCTION

- **BLASTING:** If required, contact the office for detailed instructions. **NO CONSTRUCTION IS TO TAKE PLACE UNTIL THE PROPERTY OWNER(S) HAS THE LETTER OF APPROVAL IN HAND.**
- **SETBACK INSPECTION:** Call the office. Once the house has been staked out according to the submitted plot plan, no further work can be undertaken until said inspection is completed by Indian Rocks personnel.
- **CHANGE ORDER:** must be approved by the A.C.C. If there is a change in colors, materials, square footage, roof style or slope, additional garage, shed, driveway location, etc.
- **CONCRETE WORK:** concrete work will be the only reason for after hours working. **REMEMBER:** The property owner or contractor must notify the office before 4:30 p.m. that the extended work hours will be necessary for that day only.
- **ENTRANCE TO INDIAN ROCKS FOR ALL CONTRACTORS** is to be via the main entrance, unless previous arrangements have been made for a given day or days with the office.
- **ROAD CLOSURE:** When lights are blinking on the signs at the main entrance, no vehicles over 5 tons (10,000 lbs.) are allowed to enter Indian Rocks for that day. This is to protect our roads during the spring thaw period from the beginning of March until the end of April. **REMEMBER TO CHECK WITH THE OFFICE ON A DAILY BASIS DURING THESE MONTHS FOR UPDATED ROAD CONDITIONS.**
- **FINES ARE GIVEN TO THE PROPERTY OWNER ONLY.** All fines must be paid prior to work resuming and situation corrected.
- **STOP WORK ORDER** is effective once a fine has been handed out to a contractor. Work can resume immediately upon payment of the levied fine and the situation corrected.
- **NOTIFICATION OF COMPLETION** to the Indian Rocks office is required.
- **OCCUPANCY:** Only upon final inspections from both Salem Township and Indian Rocks can occupancy be granted. **NO EXCEPTIONS.**

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CONTRACTORS GUIDELINES FOR WORKING IN INDIAN ROCKS

PLEASE READ CAREFULLY. SIGNING THIS PAGE MEANS THAT BOTH THE OWNER AND THE CONTRACTOR HAVE READ THIS SECTION AND UNDERSTAND THE CONSEQUENCES FOR NOT FOLLOWING THE RULES AND REGULATIONS OF INDIAN ROCKS P.O.A. THE AMOUNTS OF ASSOCIATED FINES ARE LISTED ON AN APPROVED SCHEDULE AND WILL BE ISSUED IF AN INFRACTION OCCURS DURING THE CONSTRUCTION PHASE OF THE PROJECT.

1. USE **MAIN ENTRANCE** ONLY.
2. GET CONTRACTORS PASSES FOR **ALL VEHICLES** REQUIRED TO ENTER THE JOB SITE FROM THE OFFICE. MUST BE GIVEN TO ALL SUB-CONTRACTORS BY THE OWNER/AGENT.
3. A BUILDER’S SIGN MAY BE DISPLAYED BUT CANNOT BE LARGER THAN 4’X4’ IN SIZE. **SIGN MUST BE REMOVED UPON COMPLETION OF PROJECT.**
4. WORKING HOURS ARE: MONDAY THROUGH FRIDAY, 7:30 am – 6:00 pm; SATURDAY 7:30 am – 5:00 pm STRICTLY **ENFORCED.**
5. NO WORK ON SUNDAYS OR HOLIDAYS. HOLIDAYS ARE AS FOLLOWS:
 - THANKSGIVING
 - CHRISTMAS
 - NEW YEARS DAY
 - MEMORIAL DAY
 - 4TH OF JULY
 - LABOR DAY
6. **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.
7. ALL CONSTRUCTION MUST FOLLOW: **(NO EXCEPTIONS)**
 - a. PENNSYLVANIA UNIFORM CODE (P.U.C.)
 - b. INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
 - c. SALEM TOWNSHIP CODES

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A.C.C. VIOLATIONS - FINES IMPOSED

The **HOMEOWNER IS THE RESPONSIBLE PERSON** for any fines charged because the contractor has violated any rules & regulations.

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.

Minor

1. **No contractor pass displayed** (exterior or interior contractors) warning; after 24 hrs: \$150 per incident.
2. **Violation of working hours by contractor-** Warning/\$50/\$100/\$200. – violation of working hours. Homeowner performing repairs that are non-noise generating are permitted on Sundays but not on holidays. Exterior repairs/maintenance require ACC permits; No heavy machinery on Sunday and holidays; refer to A.C.C. rules and regulations 1st offense warning, 2nd offense \$50, 3rd offense \$100, 4th offense \$200.
3. **Construction site not kept free of debris** – warning, after 5 days: \$50 per day.
4. **Failure to put approved cover around propane tank** – warning; after 30 days: \$50/day.

Severe

1. **Exterior Work** – Any exterior work without a permit or exceeding the parameters of the permit \$200.00 refer to ACC rules and regulations. Any violation that requires township permit \$500 plus legal costs.
 2. **Non-authorized use of a building or structure** (for example, using a garage as living quarters) \$1,000.00 for first offense, after 15 days, if the situation is not rectified, there may be initiation of court proceedings.
 3. **Septic installed in non-approved location** - \$1,000 and correction.
 4. **Structure, driveway, slope of septic field, etc. within 10' easement** - \$1,000 and correction.
 5. **Any change from approved application**, including, but not limited to, materials and colors: If approved ACC material or color, - \$250. Any change to unapproved color, material, etc. - \$500 and correction.
- Trees** – cutting trees without proper approval; \$500.00 per tree and you must replant each tree with size and type approved by the A.C.C., clear cutting a lot: \$2,500 fine and replanting trees as stipulated by ACC. Failure to re-plant trees as stipulated by ACC in the specified timeframe: fine \$250 per tree.

- 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.

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COMPLETION AND OCCUPANCY

- Any single family structure or addition, which is erected or moved upon any lot of the properties shall be completely finished within twelve (12) months of the date of approval. Any garage or other sanctioned building approved by the ACC shall be completely finished within six (6) months from the date construction commenced.

- NO TEMPORARY, lodging of any type is permitted. Permanent occupancy shall take place once the conditions set forth in the occupancy permit are fully met and a copy of the CO is presented to the office.

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COMBINATION OF 2 OR MORE LOTS.
RESOLUTION NO. 1997-1
A Resolution adopting the combination of 2 or more lots.

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 purposes of the Indian Rocks Architectural Control Guidelines regarding set backs 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 Court House on the county subdivision 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 owners' file in the Association office.

Approval has to be obtained from the Salem Twp. Planning Commission and the Wayne County Planning Commission.

This Resolution was adopted the twenty-sixth day of April, 1997 by the Board of Directors of INDIAN ROCKS PROPERTY OWNERS ASSOCIATION, INC. OF LEDGEDALE, Salem Twp., Wayne County Pennsylvania by a vote of 4 yes, 1 absent and 0 no.

Pursuant to the Protective Covenants, the contractor, builder, or owner will submit all structures for inspection by the ACC as provided or as may be provided by the ACC. In the event of non-compliance with the completion dates as herein provided, the Association shall have the right, but not the obligation, to hire a contractor and/or contractors to perform the work and furnish the materials necessary for compliance and the particular party acting shall bill the owner for the amount expended plus all attorneys fees and 10% administration/handling fee. In the event owner does not pay same, the Association has the legal right to file a statutory lien against the property involved and all properties owned by the owner and proceed in law or equity to sell the property to obtain said charges.

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, Tuesday to Friday and 8:00 am – 1:00 pm, Saturday.
The Property Owner is the responsible party. The Property Owner is responsible to be aware of all phases of the construction, beginning with the permit application through the issuance of the Occupancy Permit. You and the contractor's signature acknowledge that you both have read all governing Rules & Regulations as set forth and will fully comply there with.

All pages of the building Permit Application must be completed and signed by the **General Contractor** and **ALL OWNERS** of the building lot. This application is to be submitted to the ACC for review and approval **BEFORE** any construction begins.

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