

**PAUPACKAN LAKE ASSOCIATION, INC.**  
**PLA, INC.**

**BUILDING RULES AND REGULATIONS**

**GENERAL BUILDING REQUIREMENTS**

**GENERAL RULES**

Paupackan Lake Association encourages members to maintain all vegetation on their property in order to enhance our property values and the natural beauty of the community, preserve the environment, and minimize erosion.

1. No advertising of any type is allowed in PLA without the approval of the Board of Directors. Construction signs shall be no larger 36" x 36" and be secured to a post located at the beginning of the construction site driveway. Only one construction sign identifying the job and Contractor/Builder is permitted.
2. All contractors shall obtain and display a permit sticker for all their vehicles. These may be obtained at the going rate from the office during regular office hours. All Builders/Contractors including delivery vehicles may not enter the community before 8 AM and must leave the community by 5 PM. This deadline may be extended to 6 PM during the summer months with Board approval. No heavy equipment or heavy trucks shall be moved or operated nor any construction work be performed by the contractor on Sundays and National Holidays. The holidays on which contractors will be denied permission to work in Paupackan Lake Association will be Christmas Day, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, the day after Thanksgiving Day. Any contractor or subcontractor desiring authorization to work after 5PM, Monday through Friday, must submit a written request to the PLA Office requesting such authorization, indicating the name of the contractor(s), subcontractor(s), the individual person(s) to whom the request applies and the location and nature of the work to be performed.
3. All set-backs shall be in accordance with Paupackan Township, Lake Township and PLA, Inc. restrictions.
4. No track vehicles shall be operated on the community roads.
5. No soliciting of jobs is permitted in the Community.

**6. No burning of trees, brush, or building debris is allowed. All shall be removed by the Builder/Contractor.**

**7. All heavy equipment and trucks must be parked off the traveled portion of the roadway so as not to restrict two way traffic. All construction vehicles must abide by Pennsylvania State Motor Vehicle Codes and all speed limits posted throughout PLA, Inc. No vehicles will be allowed to park on main roads, curves, side streets or any other drivable areas that might endanger the residents of this community. No construction vehicles, trailers, or modulars are permitted to remain on PLA roads or easements overnight. Property owners are responsible for providing these regulations to their contractors and assume full responsibility for complete compliance herewith.**

### **REGULATING THE MAXIMUM WEIGHT OF MOTOR VEHICLES**

**1. Purpose – The purpose of this regulation is to protect the roads of the Community by limiting the weight of vehicles traveling over them.**

**2. Weight Limit – It shall be unlawful for any resident and their guests to drive, move or operate a motor vehicle or combination of motor vehicles whose total gross weight exceeds ten (10) tons over or upon any Community road. Contractors must request approval from PLA to move vehicles over the roads that exceed ten (10) tons. Gross weight, GVW, shall include the weight of the vehicle or combination of vehicles, the weight of any load, and the weight of the driver and any passengers.**

**3. Exceptions – All emergency vehicles and rescue vehicles, fuel oil, septic, garbage, and general home delivery trucks are exempt from this regulation.**

## **WORKSITE ORGANIZATION**

- 1. NO CLEAR CUTTING OF LOTS.** The trees must be marked with an orange ribbon and approved by PLA, Inc., in writing. (Any trees that are proposed to be cut down must be handled as specified in the Architectural and Environmental Rules and Regulations)
- 2. The builder/contractor shall permanently display the Township Building Permits at all times on the construction site.**
- 3. Builders are responsible for the maintenance of an organized, clean, and orderly construction site.**
- 4. No tree stumps or other superfluous construction material shall be left on a building site longer than it is judged reasonably necessary by PLA.**
- 5. Contractors are required to maintain a port-a-john anchored on site at all times during construction and display Township Permit when the appropriate facilities are not available.**
- 6. All construction materials shall be piled up neatly within the boundaries of the construction site and should be covered preferably with camouflaged tarps whenever possible.**
- 7. Machinery or spoils shall not be allowed to run on neighboring lots.**
- 8. No culvert or drainage ditch shall be either temporarily or permanently stopped. If the moving of construction equipment necessitates, a temporary pipeline shall be installed to insure the full flow of drainage. Before construction begins provisions must be made that the drainage swale between street and lot is not blocked.**
- 9. All building debris must be placed in a dumpster at the end of each work day and the dumpsters removed from the Community when the dumpsters are full and at the end of the construction project.**

10. There are NO approved dumpsites in Paupackan Lake Association.
11. The Board will determine whether or not a culvert is required at the driveway entrance to any property.

### **ARCHITECTUAL AND ENVIRONMENTAL RULES AND REGULATIONS**

1. All improvements must conform to the Building Rules and Regulations and the Declaration of Restrictive Covenants. Proper Township Building Permits must be obtained.
2. Every fuel storage tank on any residential lot shall be either buried below ground or screened in with a solid fence or dense evergreen landscaping. All underground storage tanks will require appropriate Department of Environmental Protection approval.
3. No garbage, rubbish, junk or cuttings, or other refuse shall be deposited or permitted to remain on any lot unless placed in a closed container.
4. No building material of any kind shall be placed upon the lot, except in connection with construction for which proper Building Permits have been issued.
  5. Exterior lighting shall not be directed in such a manner as to create an annoyance to their neighbors or interfere with automobile traffic.
  6. PLA considers trees to be valuable assets to the community; therefore the following restrictions are placed on tree cutting.
    - 6a. General Rules: No clear cutting of any lot is allowed and no logging/timbering harvesting is permitted on any tract within the community.
    - 6b. Construction or Placement of New Structures: Trees or shrubs in excess of three (3") inch in diameter at BH (Breast Height of 4 feet above grade) that are required to be removed for construction must be indicated on plot plans and submitted to the Board for approval. Each tree or shrub slated for removal shall be identified with an orange ribbon. These trees and shrubs may not be removed until approved by the Board.

6c. **Permanent Structures:** Trees and shrubs within 10 feet of any permanent structure may be removed. Also dead trees and any trees that leans toward a structure and could damage it if it fell may be removed. No other trees or shrubs in excess of three (3") inch diameter shall be removed unless approved as indicated in 6b.

6d. **Board Approvals:** The Board will not unduly withhold approvals for cutting down trees that are dying or endanger people or buildings. Trees may not be removed for the sole purpose of improving views. A home owner may request a branch removal permit from the Board to only remove a minimal amount of branches while still preserving the health of the tree. The Board reserves the right to engage a professional arborist to determine the health of a tree. The decision of the professional arborist shall be final.

7. **Driveways and parking areas shall be constructed such that they do not interfere with proper drainage, cause an increase in the flow of water onto the roadway or otherwise adversely impact the drainage patterns of any adjacent area. Where no drainage pipe or swale exists, the contractor shall install an adequate swale and pipe under the driveway. If drainage pipes are required, driveway drainage pipes shall be AASHTO approved HDPE, fifteen (15) inches in diameter or larger as required by actual flow calculations. Drainage pipes shall be installed at proper grade and pitch (minimum of 1/8 inch per foot slope) so that surface water flows freely through the pipe. The driveway, related drainage facilities and all relevant dimensions shall be included on site plan drawings. No Driveway or parking area shall be installed over any roadside utility vault. The following dimensions are encouraged for all driveways:**

- **Minimum traveled way width shall be ten (10) feet.**
- **Minimum distance to adjacent property line shall be five (5) feet.**
- **Minimum distance to any curb stand, barrel or blow off valve shall be six (6) feet.**
- **Minimum distance to any fire hydrant or standpipe shall be fifteen (15) feet.**
- **Side slopes shall not be steeper than 3:1.**

**Driveways shall be of material such as rock, shale or crushed stone with minimum obstruction to the natural flow of surface water.**

**Bituminous concrete, cement concrete, paver blocks, and any other impervious paving of driveways are discouraged by the Board of Directors.**

8. **All Contractors/Builders must obtain and post a 911 address sign for new home construction. This sign shall comply with PLA guidelines and requirements.**

### **MAXIMUM LOT COVERAGE**

1. **The percentage of the total lot area covered by the footprint(s) of dwelling, garage, shed, driveway(s), walkway(s), parking pad(s), turn-around(s), and any**

area covered by a water-resistant (impervious) surface shall not exceed forty-five (45%) percent for lots less than 10,000 SF, thirty-five (35%) percent for lots from 10,000 to 20,000 SF but not less than 4500 SF, and twenty-five (25%) for lots over 20,000 SF but not less than 9000 SF. In this reference, a building's footprint shall include all covered or solid surface decks and patios, and any area covered by stone, but not lawns. Natural forest areas are encouraged in lieu of lawns to improve groundwater recharge and water quality.

### **EROSION, SEDIMENTATION AND STORM WATER CONTROL MEASURES**

PLA, Inc. desires to promote responsible development in strict compliance with the laws and principles of sound environmental design and construction. Title 25 of the Pennsylvania Code shall be strictly enforced in order to ensure the proper design, construction, maintenance and continued effectiveness of erosion, sedimentation and storm water control measures.

Site Contractors must contact the Wayne County Conservation District or consult DEP Erosion and Sediment Pollution Control Program Manual for guidance in developing an effective erosion and Sediment Control Plan.

### **GRADING AND SOIL STABILIZATION**

Both temporary and permanent soil stabilization is required on all lots to control soil erosion, sedimentation and storm water runoff. Water flows resulting from any land disturbance activity or newly constructed impervious surface areas must not adversely affect any adjoining or downstream properties or storm water facilities. All temporary BMP's (silt fence, hay bales, et. al.) shall be removed when soil stabilization has occurred or directed by the appropriate authority.

### **DOCKS**

For all docks, including a floating dock, you must obtain approval from the Board of Directors of PLA and then a General Permit #2 from the Wayne County Conservation District. This is required by the State of Pennsylvania. Refer to the PLA Dock Rules and Regulations for all requirements. All docks must be maintained per the original permits and approvals to original and usable condition.

## **COMPLIANCE**

**Paupackan Lake Association, Inc. Covenants and By-Laws affirm that PLA, Inc. has the authority to administer and enforce its Deed Restrictions and Covenants. In addition, the power to promulgate and enforce rules and regulations involving architectural construction standards rests solely with the Board of Directors of PLA, Inc. and its agents or authorized representatives. To this end, the Community Coordinator, Manager or other designated representative of PLA, Inc. shall have the right and responsibility to make periodic inspections; including roads, of proposed and ongoing development projects to ensure continued compliance. Any damages will be the contractor's and/or the property owner's responsibility to repair or pay PLA for corrective measures performed.**

**Published October 1, 2010**