

Building Requirements for Members/Contractors

Please see the information below pertaining to work requiring a LWPOA Building Permit, including New Construction, Additions, Garages/Sheds, Fences, Lakefront Structures, Retaining Walls and Driveways.

- All Setbacks are measured from the PROPERTY LINES, not from the road. All building components, including roof projections, soffits, overhangs, building projections or bump-outs, porches and decks, must comply with **LWPOA setbacks**. All accessory buildings and structures must fully comply with all **LWPOA setbacks**. (See Fence Guidelines for **LWPOA fence setbacks**).
- Members are solely responsible for identifying property boundaries and for making sure improvements are constructed entirely on their property with no encroachment upon LWPOA setbacks, adjoining lots, or the ROW of any road.
- Members are reminded that they are solely responsible for Contractors and Contractor's performance including schedule/delivery, and for adherence to LWPOA Deed Restrictions and other regulations.
- Members are encouraged to obtain LWPOA Building Permit approval prior to ordering materials (including fencing, roofing and siding). LWPOA Building Permit must be in place before delivery or material and before contractors are admitted to LW.
- Building permit applications are reviewed by the LWPOA Architectural Review Committee and by the LWPOA Code Enforcement Officer. Allow two weeks total review time.
- Property lines and property corners must be depicted on the plot plan and clearly marked by labeled stakes or pins in the field.
- LWPOA setbacks must be depicted on the plot plan and clearly marked by labeled stakes in the field.
- The location of each proposed improvement (dwelling, addition, porch/deck, lakeside structure, garage/shed, driveway, fence, other) must be depicted on the plot plan and clearly marked with labeled stakes in the field.
- All field markings must be in place prior to initial inspection by the LWPOA CEO.
- For new structures or additions, a **minimum of 4 (four) labeled stakes** must be placed to mark the corners of the proposed structure and demonstrate compliance with LWPOA setbacks.
- **If labeled stakes are not properly placed in the field prior to the initial inspection by the LWPOA CEO, the Building Permit will not be approved and the Member will have to pay for a re-inspection.**
- **No concrete trucks will be allowed into the community and no footers may be installed until the LWPOA CEO has inspected the project in the field and approved the LWPOA Building Permit.**
- **LWPOA Building Permit is issued only after all required Township, County or State permits are approved.**

NOTE: Wayne Township and South Manheim Township will not issue building permits for construction on adjacent uncombined lots.

Member's Signature

Date



Property Owners Association – 406 Navajo Drive, Auburn, Pennsylvania 17922
Phone: (570) 739-4055 Fax: (570) 739-2419

Utility Easement Form

I, _____, understand that according to the Lake Wynonah Property Owners Association Deed Restrictions, Article #7, "Lake Wynonah, Inc. for itself, its successors and licensees reserves an easement upon all sixty foot road rights of way, reserves a fifteen foot wide easement along all road rights of way, a five foot wide easement along the side property lines, and a ten foot easement along the rear property lines of each and every lot for the purpose of installing, operating and maintaining television cables, utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate any guy wires, braces and anchors wherever necessary for said installations, operations or maintenance; together with the right to install, operate and maintain gas and water mains, sewer lines, culverts, and drainage ditches and other services and appurtenances thereto, for the convenience of the property owners, reserving also the rights of ingress and egress to such areas for any of the purposes mentioned above. . ."

I fully understand that I as the property owner, my successors, heirs, and assigns, am responsible for any costs incurred as a result of encroaching on any Utility Easement for any purpose.

I hereby notify the LW Board of Directors of my intent to intrude into the five foot side ten foot rear fifteen foot front Utility Easement(s) for the purpose of installing (describe):

_____.

LOT NUMBER and STREET: _____

Signature of Member

Date

TO BE FILED WITH THE PROPERTY FILE, BUILDING AUTHORIZATION RECORDS,
AND NOTED ON ELECTRONIC RECORDS.

Acknowledged by the LW Board of Directors on this _____ day of _____, 20__.

BOD Representative on the Architectural Review Committee, BY:

BOD President: _____

BOD Secretary: _____

CONTRACTORS

- All work requires a permit.
- All employees, sub-contractors and deliveries need to know the lot number of the job and tell the officer at the gate where they are going.
- No roaming around the development.
- No working before 7:00 AM or after 8:00 PM.
- No working on Sundays or holidays.
- Speed Limit is 20 MPH.
- No parking on roadways. All vehicles must be parked so they do not interfere with traffic.
- Flagmen (if needed) are the contractor's responsibility.
- No concrete without approval from any and all inspectors.
- No unloading track machines on paved surfaces. Contractors will be responsible if damage occurs.
- Trucks cannot be overloaded because of spillage and damage to the roadways.
- **NO SOLICITING!**

LWPOA GENERAL POLICY FOR CONTRACTORS

- 1) A copy of the Contractor's Insurance Certificate must be on file in the LWPOA Business Office. The Contractor's Insurance Certificate must show:
 - a.) General Liability coverage of \$1,000,000 per occurrence showing our company and address as an "Additional Insured" endorsement (see below).
 - b.) Workers Compensation coverage.
 - c.) Business Auto coverage of \$500,000.

Our company name and address needs to be shown as:

FirstService Residential & Lake Wynonah Property Owner's Association
406 Navajo Drive
Auburn, PA 17922

Lake Wynonah Property Owner's Association MUST be shown as "Additional Insured" in regards to General Liability insurance on the Certificate of Insurance. This information is normally placed in the bottom box titled "description of operations/locations/vehicles etc." Your agent can update your certificate with this information.

- 2) A copy of your PA Contactor's Certificate needs to be on file at the LWPOA Business Office. ***Contractors must be registered with the PA Attorney General's office and must use contracts meeting the requirements of the Home Improvement Consumer Protection Act and must refrain from engaging in any act or practice prohibited by the law.***
- 3) All work at the home which is to be done by a contractor needs an LWPOA Construction Authorization Permit. Contact the LWPOA Business Office regarding construction authorizations needed for other types of work.
- 4) Contractors must inform their workers and sub-contractors of the lot number. They need this lot number to gain access to the development. When they arrive at the gate, they must tell the Security Officer the lot number and contractor's name. If it is a sub-contractor, they need to tell the Security Officer the sub-contractor's name. Inform all contractor delivery people of the lot number.
- 5) **Speed limit in the development is 20 MPH. If not adhered to, employee or vehicle will be refused entry to the development and fined.**
- 6) No overnight parking is permitted other than on the property on which work is being done. Fines will be issued.
- 7) **No burning or burying of any construction materials or debris.**
- 8) **For New Construction Only: Contractor must have a port-a-john (portable toilet) on site.**
- 9) **Lots must be cleaned up on a daily basis, using dumpsters for all construction materials and debris or removed by truck daily.**
- 10) **Only one sign can be placed on a lot at the time of project initiation and can remain there during construction. Signs can only be 24" x 30" and no larger. Signs must have lot numbers displayed with 3" by 1" numbers. All signs must be removed 10 days after work is completed.**
- 11) The prime/general contractor is responsible for scheduling all work, inspections and deliveries with their sub-contractors. The prime/general contractor will contact the Code Enforcement Officer, Security and the LWPOA Business Office as needed.
- 12) If rules and regulations of the LWPOA are not adhered to, the violations shall result in a fine and/or restricted entry to the community. Repeat offenders can and will be restricted entry to Lake Wynonah. (Time to be determined by the Board of Directors.)

It is the responsibility of the contractors to obtain a copy of the LWPOA rules and regulations.

LWPOA CONSTRUCTION AUTHORIZATION APPLICATION

Submit to: LWPOA, 406 Navajo Drive, Auburn, PA 17922

Allow minimum of two weeks for processing.

AUTHORIZATION # _____ DATE _____ LOT # _____

Owner _____ Phone _____

Address _____

Builder _____ Phone _____

PA Contractor's Certificate # _____ Certificate of Insurance Yes N/A

Insurance certificate must show the following: **General Liability** coverage of \$1,000,000 per occurrence showing our company and address as an "Additional Insured" endorsement *FirstService Residential & Lake Wynonah Property Owner's Association 406 Navajo Drive Auburn, PA 17922*; **Workers Compensation** coverage; and **Business Auto** coverage of \$500,000. Additionally, contractors must be registered with the PA Attorney General's office and must use contracts meeting the requirements of the Home Improvement Consumer Protection Act and must refrain from engaging in any act or practice prohibited by the law.

LWPOA is not responsible for contractor's tools or equipment

Type of Construction Work (check one)

- New Addition to Repair of Demolition of Clearing and Grubbing of
- Excavation for future perk Other

To/For (check one)

- Single Family Dwelling (1100 sq. ft. min.) Driveway* Septic System Swale
- Garage or Shed (1000 sq. ft. or more) Boat Dock Lot Gazebo/Pavilion
- Garage or Shed (281 to 999 sq. ft.) Swimming Pool (depth = _____") Solar Panel
- Garage or Shed (up to 280 sq. ft.) Deck or Porch (height off ground = _____")
- Fence (3 Feet or higher permanent structure) Dumpster
- Other (specify) _____

*NOTE- Driveway pipe must be _____" in diameter (min.) (Designated by Code Enforcement Officer.) Check Twp. for Storm Water Management Plan Requirements.

Are all dues and other obligations to the LWPOA paid in full? Yes (required)

Initial & Date by
LWPOA (required)

If a New Single Family Dwelling:

What type of roof covering will be used? _____

Of what will the exterior be made? _____

What will the exterior colors be? _____

ALL items listed on the LWPOA Construction Authorization Attachments Checklist MUST be attached to this application.

ALL items listed on the LWPOA Deed Restriction and Other Requirements Sheet MUST be strictly obeyed.

Note: This application will be denied unless all sections are completed and signed by both the property owner and the builder AND all required attachments are included. No construction activities are to begin until your construction authorization is approved AND a building permit is issued, if applicable, by the Code Enforcement Officer.

Fees: \$ _____ \$ _____ \$ _____

Code Enforcement Officer Application Driveway Deposit

(Payable to Inspection Service) (Both payable to LWPOA)

Approval: _____
(Code Enforcement Officer)

Approval Date: _____ Expiration Date: _____

Special Instructions: _____

I have read and understand all requirements for the issuance of this permit and agree to abide by stated polices.

Member's Signature

Builder's Signature

cc: Green – Office Yellow Copy – Security Pink Copy – Builder Gold Copy - Code Enforcement Officer

	House	Detached Existing Building	New Building
Type of Roof	_____	_____	_____
Color of Roof	_____	_____	_____
Type of Exterior	_____	_____	_____
Color of Exterior	_____	_____	_____

SKETCH PLOT PLAN

Above, sketch a plot plan showing existing and new building; include dimensions of the new building and setbacks from the roads and property lines.

Township Permit Checklist

Revised: 12/30/16, 5/19/2018

Wayne Township

Township Office: Kathy Wanamaker/Randy Moyer (570) 739-2629

Zoning Officer: Randy Moyer (570) 739-2629

Building Inspector: Building Inspection Underwriters of PA-Bill Murphy (570) 499-7204

Storm Water Management: See Zoning Officer Contact Above.

Type of Lake Wynonah Building Permit: _____

Zoning

Building

Electrical

Storm Water Runoff

Other: _____

NONE

Member Signature

Member Print Name

Date

South Manheim Township

Township Office: Kelly Handling/Steve Moyer (570) 754-7375

Zoning Officer: Steve Moyer (610) 916-8500 or (570) 385-5549

Building Inspector: Light-Heigel (570) 385-3439

Storm Water Management: System Design Engineering-Mark Kitzmiller (610) 916-8500

Type of Lake Wynonah Building Permit: _____

Zoning

Building

Electrical

Storm Water Runoff

Other: _____

NONE

Member Signature

Member Print Name

Date

This form **MUST** be completed, the appropriate Township permits obtained and all documents returned to the Lake Wynonah Business Office along with your permit. Failure to do so will result in your permit **NOT** being submitted for inspection.

LWPOA CONSTRUCTION AUTHORIZATION ATTACHMENTS CHECKLIST

Member's Name: _____ Lot # _____

ALL items (as applicable) on this checklist MUST be submitted with your LWPOA Construction Authorization Application.

TOWNSHIP ZONING PERMIT

Wayne Township- Kathy Wanamaker/Randy Moyer (570) 739-2629
 Randy Moyer, Zoning Officer (570) 739-2629
 South Manheim Township- Kelly Handling/Steve Moyer (570) 754-7375
 Steve Moyer, Zoning Officer (610) 916-8500 or (570) 385-5549

TOWNSHIP BUILDING PERMIT

Wayne Township- William (Bill) Murphy, Building Inspection Underwriters of PA (570) 499-7204
 South Manheim Township- Light-Heigel (570) 385-3439

CERTIFICATE OF INSURANCE and PA CONTRACTOR CERTIFICATE - All builders/contractors **MUST** supply a Certificate of Insurance with the LWPOA named as a certificate holder and a current PA Contractor Certificate.

Additionally, contractors must be registered with the PA Attorney General's Office and must use contracts meeting the requirements of the Home Improvement Consumer Protection Act and must refrain from engaging in any act or practice prohibited by the law.

TOWNSHIP SEWAGE PERMITS (if installing, repairing, or altering any on-lot sewage disposal system)

Wayne Township- Systems Design Engineering, Inc., Scot McCaffrey (610) 916-8500
 Wayne Bowen (570) 292-2916

South Manheim Township- System Design, Scott McCaffrey (610) 385-5549
 Wayne Bowen (570) 292-2916

Fisher Engineering, Dave Siminitis (717) 933-5530

Copy of the permit signed by Scot McCaffrey and copy of the plot plan needed

WATER CONNECTION PERMIT (if connecting to the water distribution system)

Plum Creek Municipal Authority- (570) 754-7505 or (570) 754-7222

LAND SURVEY- An official *sealed and signed* survey of the lot(s) is required for building.

SITE PLAN - Location by scale of all construction and set backs on a lot, including septic and driveway if applicable.

BUILDING PLANS - 1 Complete set of prints w/ floor plans (and deck plans, if applicable) (S Manheim Twp)
 1 Complete set of prints w/ floor plans (and deck plans, if applicable) (Wayne Twp)

FOUNDATION PLANS - Footers and foundation plans and all elevations including relationship to grade.

NOTE: The Code Enforcement Officer MUST be contacted for inspection BEFORE pouring concrete for footers.

APPROVED SOIL CONSERVATION FORM - (570) 622-3742.

STORM WATER MANAGEMENT PLAN – Wayne Township: See Wayne Twp. Zoning Permit contacts above / South Manheim Township:
 System Design Engineering - Mark Kitzmiller (610) 916-8500.

CODE ENFORCEMENT OFFICER FEE - See the attached LWPOA Construction Authorization Fees form which does not include your local township fees. Please contact them directly.

LWPOA CONSTRUCTION AUTHORIZATION APPLICATION FEE - See the attached LWPOA Construction Authorization Application Fees form.

DRIVEWAY DEPOSIT - \$1000.00 for a paved driveway, \$350.00 for a stone driveway or \$350.00 for swale pipe. Make checks payable to LWPOA.

DEP FORMS (as required for bulkheads & docks) – Contact LWPOA Business Office.

Member's Signature _____

Date _____

LWPOA CONSTRUCTION AUTHORIZATION APPLICATION FEES

<u>Type of Construction</u>	*LWPOA Fees	**Code Enforcement Officer	***Additional Inspection Fees per inspection
1.) Single Family Dwelling (includes driveway, garage, and septic if done with dwelling)	\$250	\$125	\$25
2.) Additions	25	75	25
3.) Garage and Sheds of 1000 sq. ft. or more	25	75	25
4.) Garage and Sheds up to 999 sq. ft.	25	75	25
5.) Driveway or Swale Pipe Installation	25	75	25
<u>Refundable Deposit Required:</u> \$1000 for paved driveway, \$350 for stone driveway, and \$350 for swale pipe			
6.) Boat Dock / Bulkhead	25	75	25
7.) Propane Tanks	25	75	25
8.) Fence	25	75	25
9.) Septic System	25	75	25
10.) Cement Pad / Walkway	25	75	25
11.) Solar Panels	25	75	25
12.) Swimming Pool (24" deep or more above ground) (in ground/permanent)	25	75	25
13.) Deck or Porch	25	75	25
14.) Landscaping Walls that require Footers (includes stone and/or concrete footers)	25	75	25
15.) Gazebo or Pavilion/Cabana (same size & fee schedule as "garage & sheds" above)		(see above)	
16.) Lot Clearing and Grubbing-following driveway/swale requirements (prevent mud/dirt on the road)	25	n/a	n/a
<i>The following authorizations provide for contractor/builder multi-day access to the development.</i>			
17.) Exterior Chimney	0	n/a	n/a
18.) Roof Shingles	0	n/a	n/a
19.) Landscaping (mulch)	0	n/a	n/a
20.) Interior Work (by contractor)	0	n/a	n/a
21.) Furnace or Boiler Replacement	0	n/a	n/a
22.) Electrical Service Upgrade, 100 AMP	0	n/a	n/a
23.) Electrical Service Upgrade, 200 AMP	0	n/a	n/a
24.) Repair to Exterior of House - non-structural	0	n/a	n/a
25.) Repair to Exterior of House - structural	0	n/a	n/a

ADDITIONAL FEES:

- All Construction Authorizations are good for 6 months and all work must be completed during that time.
- A one-time extension for 90 days will be granted at no cost if applied for before its expiration date.
- If a longer time period is needed or the Construction Authorization expires before an extension is requested:
 - \$200 fee will be applied to item 1).
 - \$25 fee will be applied for items 2) through 5).
 - \$10 fee will be applied for items 6) through 15).

NOTES:

* Make check payable to LWPOA.

**Make check payable to the Code Enforcement Officer.

***This fee is for every time the inspector has to come back out if the permit fails or if the area has not been properly staked out for inspection.

Member Signature: _____ Date: _____

LWPOA DEED RESTRICTION AND OTHER REQUIREMENTS SHEET**DWELLING REQUIREMENTS**

- The dwelling size must be a minimum of 1100 sq. ft. on the ground or main floor.
- Dwelling roof pitch under 4/12 requires Board of Director approval.
- Mobile homes are not permitted.
- Manufactured homes must meet or exceed BOCA or current applicable building codes.

DRIVEWAY AND SWALE REQUIREMENTS

- All driveway, swale, and drainage ditch construction shall meet the requirements of the LWPOA Driveway, Swale, and Drainage Ditch Construction Specification Sheet and the Wayne Township and South Manheim Township Storm Water Management Plan (if applicable.)
- When driveway and/or swale pipes are required, they must be installed at ground breaking and AASTO #1 stone must be installed on the driveway during construction and maintained until construction is complete.

UTILITY REQUIREMENTS

- PPL: All power lines leading to the house must be placed underground.
- TV Cable: TV cable lines leading to the house must be placed underground. Inform the cable company when the power lines are installed. Cable company will then install the TV cable lines underground with the power (PPL) lines.

OTHER REQUIREMENTS

- The exterior of the home and grading must be completed and disturbed soil must be stabilized in a maximum of six (6) months from construction start date.
- Contractors must adhere to the requirements as set forth in the LWPOA General Policy For Contractors at all times.
- All types of construction, additions, or alterations require an LWPOA Construction Authorization and review and approval by the Code Enforcement Officer.
- **It is the responsibility of the builder or Member to contact Code Enforcement Officer to obtain all inspections and reviews as required.**
- All construction must meet or exceed the requirements as set forth in the state-mandated Uniform Construction Code (UCC), the LWPOA Deed Restrictions, or as specified by the Code Enforcement Officer.
- Acceptable **see-through fences** are **split rail fences** or **chain link fences**.
- A LWPOA representative may inspect setbacks as needed at any time. If necessary, an additional inspection may be required beyond those scheduled. If said inspection passes, LWPOA will be responsible for the cost. If said inspection fails, the Member will be responsible for the cost of the inspection in the amount of \$25.00 (as noted on the LWPOA Construction Authorization Application Fees sheet) as well as any and all costs to correct the failure.

PROPANE TANKS

- All installations must follow the PA Liquefied Petroleum Gas Act (<http://www.portal.state.pa.us/portal/server.pt?open=514&objID=552957&mode=2>) and all other local and state code requirements.
- Location is to allow access for filling of tanks.
- All tanks must be screened from view by either lattice with 1" holes, shrubs/bushes, solid PVC or wood fence.
- All setbacks, as per LWPOA Deed Restrictions, must be followed.

Member Signature: _____ Date: _____



Adopted June 19, 2017

LAKE WYNONAH PROPERTY OWNERS ASSOCIATION
A Non-Profit Corporation

Fencing Guidelines

PURPOSE:

- To clarify requirements for new or rebuilt fences in LW.
- To promote visually pleasing functional fences.
- To enhance property value.

A fence is a structure erected to act as a boundary marker, or for the purpose of restricting access/egress to a lot(s), or to act as a screening or privacy feature, enclosing all or part of a lot(s).

GUIDELINES:

- ALL fences require submittal of a LWPOA Construction Authorization Application. If approved, a LWPOA Building Permit is issued (hereinafter "LWPOA Building Permit").
- A LWPOA 'NO FEE' Building Permit is required for fences less than three (3) feet high and for buried, low voltage dog fences.
- A LWPOA 'FEE' Building Permit is required for new or replacement fences three (3) feet high or higher. (See section on Swimming Pool Fences for additional requirements).
- All setbacks are measured from the property lines, not the edge of the paved road.
- The 'good' side of any fence must face outward to the street, neighbors, or lake.
- The LWPOA Architectural Review Committee (ARC) will review applications for a LWPOA Building Permit for a fence. The ARC may consider a request for an exception to these Fencing Guidelines upon written appeal by the Member following rejection of the LWPOA Building Permit application. Denial of an exception request by ARC may be appealed to the Board of Directors.
- Members are encouraged to obtain the LWPOA Building Permit prior to ordering fence materials or contracting with a fence installer.
- Applicable Township Building/Zoning code requirements apply.

PROHIBITED FENCES:

- No fence may be built beyond any property line or within the road Right of Way (ROW). The ROW is typically sixty (60) feet wide.
- No fence may interfere with vehicle/pedestrian sightlines or safety as per established sight guidelines.
- No fence may interfere with maintenance of the streets or the ROW.
- No chicken wire, barbed wire, electric wire, wire strand, or uncoated wire fences.
- No plywood, scrap wood, corrugated metal, pallets, or non-traditional fencing material.

FENCE REQUIREMENTS IN THE FRONT-YARD:

- The official street address of a lot determines the primary road frontage and the location of the front-yard.

- The area of the lot within the forty (40) foot building setback line is called the front-yard. The forty (40) foot front-yard building setback is measured from the property line, not the edge of the paved road.
- No structures are permitted within the forty (40) foot front-yard except see-through fences four (4) feet high or less.
- For corner lots, the official street address of the lot determines the primary road frontage and the front-yard as noted above. For a corner lot, FOR FENCES ONLY AND NO OTHER STRUCTURE, the secondary street frontage is considered a side-yard. ALL fences in a corner lot side-yard must be set back ten (10) feet from the property line. A six (6) foot high SEE-THROUGH fence is permitted in the side-yard but may not extend into the front-yard.
- For an interior (through) lot with two street frontages, front-yard fence requirements apply to each street frontage.
- For uncombined adjoining lots, the front-yard fence requirements apply to each adjoining lot.
- A six (6) foot high privacy fence is permitted on the primary street frontage (1) if it is beyond the forty (40) foot front-yard setback, and (2) such fence may not extend across more than thirty five percent (35%) of the width of the lot as measured at the location the fence is to be installed.
- An open or see-through fence does not obstruct sight through more than sixty (60%) of the vertical plane. Types of see-through fencing include: split rail/post and rail, vinyl coated chain link or coated wire, stockade or picket fences with not less than sixty percent (60%) open area.

FENCE REQUIREMENTS IN THE SIDE YARD AND REAR YARD, AND LAKEFRONT:

- May not exceed six (6) feet in height and may be privacy/screening. (Except along the lakefront, where fences may not exceed four (4) feet in height and must be see-through).
- May follow the property line. (Except along the lakefront and on corner lot secondary street frontage, where fences must be ten (10) feet from lakefront/bulkhead or ROW.)
- A privacy/screening fence obstructs sight through more than sixty percent (60%) of the vertical plane. Types include stockade, board on board, and lattice fences.

THE APPLICATION FOR A LWPOA BUILDING PERMIT FOR A FENCE MUST INCLUDE:

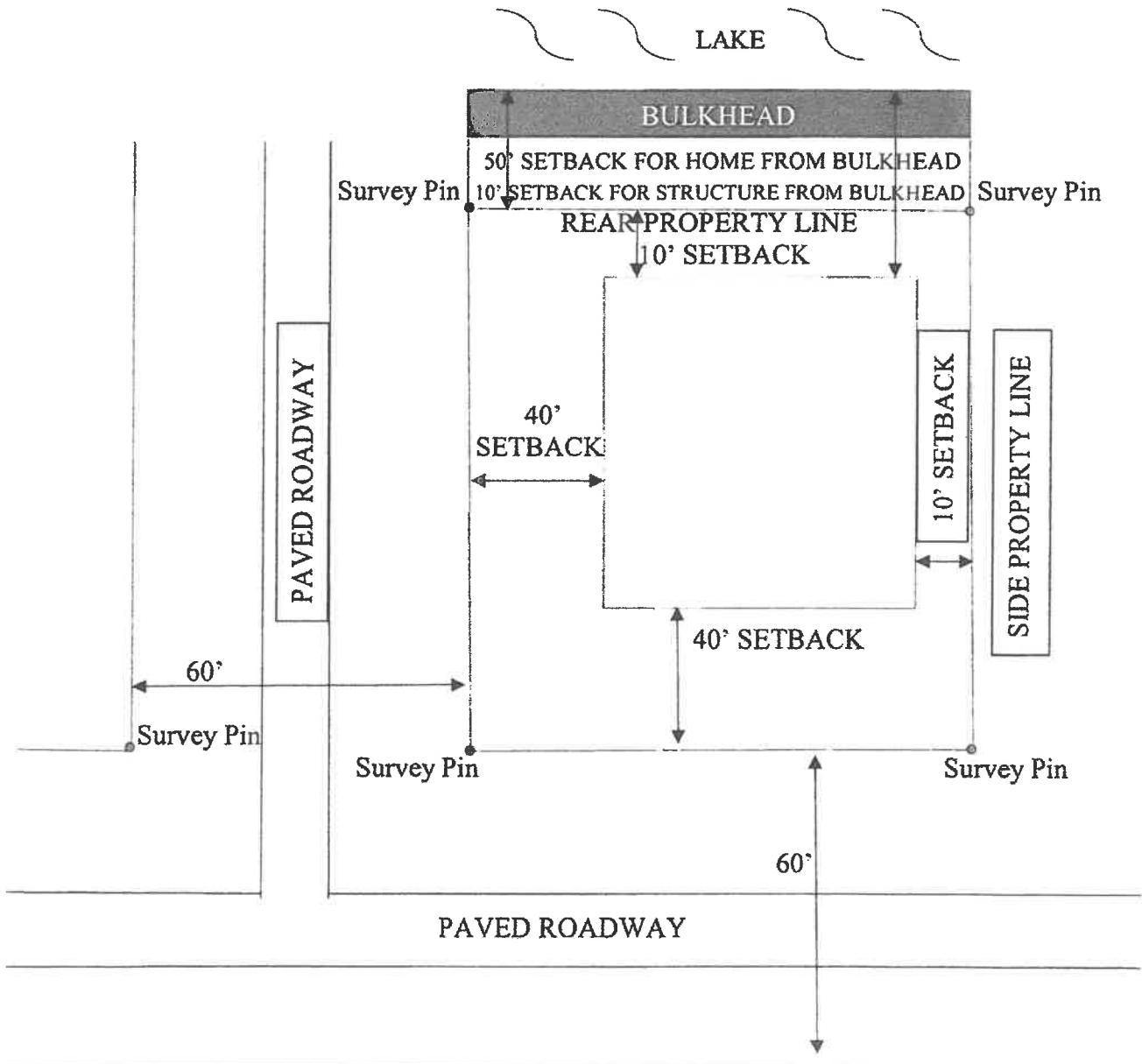
- Site plan indicating ROW, current structures, property lines/pins, and location of any existing and/or proposed new fence. Location of proposed fence must be marked with stakes in the field.
- Location of pool if fence is to protect a pool.
- Photos, drawings, pictures, cut sheets, or rendering of the proposed fence.
- Description of the fence material (wood, vinyl, aluminum/metal, etc.), color or color sample, picket dimensions, and spacing between pickets.
- Height of the fence. Height is measured from the lowest existing adjacent grade to the highest point of the fence.
- The application for a LWPOA Building Permit must include a signed Utility Easement Form (any fence located within an easement area is subject to the terms of the easement).

FENCES AROUND IN-GROUND OR ABOVE-GROUND SWIMMING POOLS:

- Township building and zoning regulations apply (Must be at least 48 inches high, other safety measures as required by Township)
- Township Permit required in addition to LWPOA Building Permit.

LWPOA SETBACK REQUIREMENTS SHEET

- Any Permanent Construction (except see-through fences):
 - 10 feet minimum from the side property lines of the lot
 - 10 feet minimum from the rear property line of the lot
 - 40 feet minimum from the roadside property lines of the lot
- Lake Front Lots, additional requirements:
 - The home must be located a minimum of 50 feet from properly located bulkhead.
 - The entire sewage system must be located a minimum of 60 feet from properly located bulkhead.
 - Adhere to LWPOA Building Construction Permit Requirement Lakefront Setbacks Addendum.
- Boundary lines of properties must be marked from all "pins" with lines so that setbacks can be verified before construction begins.



Member Signature: _____ Date: _____

LWPOA Building Construction Permit Requirements
Lakefront Setbacks Addendum
(effective 8/8/2016)

AUTHORITY: Derived from Lake Wynonah Deed Restrictions and LWPOA Building Permit Application

RATIONALE

Heavy boating activity on Lake Wynonah creates high erosion potential without the protection of bulkheads or riprap. Although much less intense, wind generated ripple, and at times waves, can erode the banks of Fawn Lake.

Although not often visible, water flows through our lakes from headwaters (A or B Docks) to the dam outlets and spillways. This flow can slowly cause erosion, especially where there are irregularities in the shoreline.

Consequentially, the installation and maintenance of bulkheads is encouraged. They prevent erosion, and when properly installed, support the natural flow of water through our lakes. They also establish a permanent lakefront waterline from which setbacks can be measured.

NORMAL WATERLINE

The "normal waterline" is described as the point at which the water surface meets the land (or riprap) when the lake is "full" and just flowing over the spillway weir. Bulkheads, when properly installed, become the "normal waterline".

ESTABLISHING BULKHEADS

Survey pins establish the sidelines of properties. Bulkheads may be installed from sideline to sideline. The rear, or lakefront, property line is established by aligning the bulkheads and/or normal waterlines of adjoining properties in a straight or smoothly curved line to achieve continuous flow of lake water along the lakeside without disruption.

MEASURING SETBACKS

Once installed, the lakeside surface of the bulkhead becomes the rear property line for measuring set backs. Otherwise, the rear property line is the "normal waterline".

Lakeside structures (cabanas, sheds, pergolas, etc.) must be set back a minimum of ten feet (10') from both side and rear property lines, measured from their closest points respectively.

Setbacks and excavation for footers must be inspected and approved by an LWPOA authorized inspection service before concrete can be poured.



LAKE WYNONAH PROPERTY OWNERS ASSOCIATION

A Not for Profit Corporation

Lake Wynonah Valve Policy

Due to the inconsistencies of weather, the Lake Wynonah Property Owners Association (LWPOA) assumes no responsibility for the level of the lake water throughout the year.

The LWPOA Maintenance Department will be responsible for the operation of the Lake Wynonah dam valve.

With this, the policy indicating critical Lake Wynonah dam valve closing and opening dates shall be followed, all dependent upon weather.

On November 1 of each year, the valve will be opened to lower the lake water level to a range between five (5) feet and three (3) feet level below the full lake level (640 feet) and Maintenance will operate the valve as needed to maintain this approximate range.

On February 1 or a date prior as determined by Management, the decision on the lake level and operation of the valve will be at the discretion of Management based on current and anticipated weather conditions.

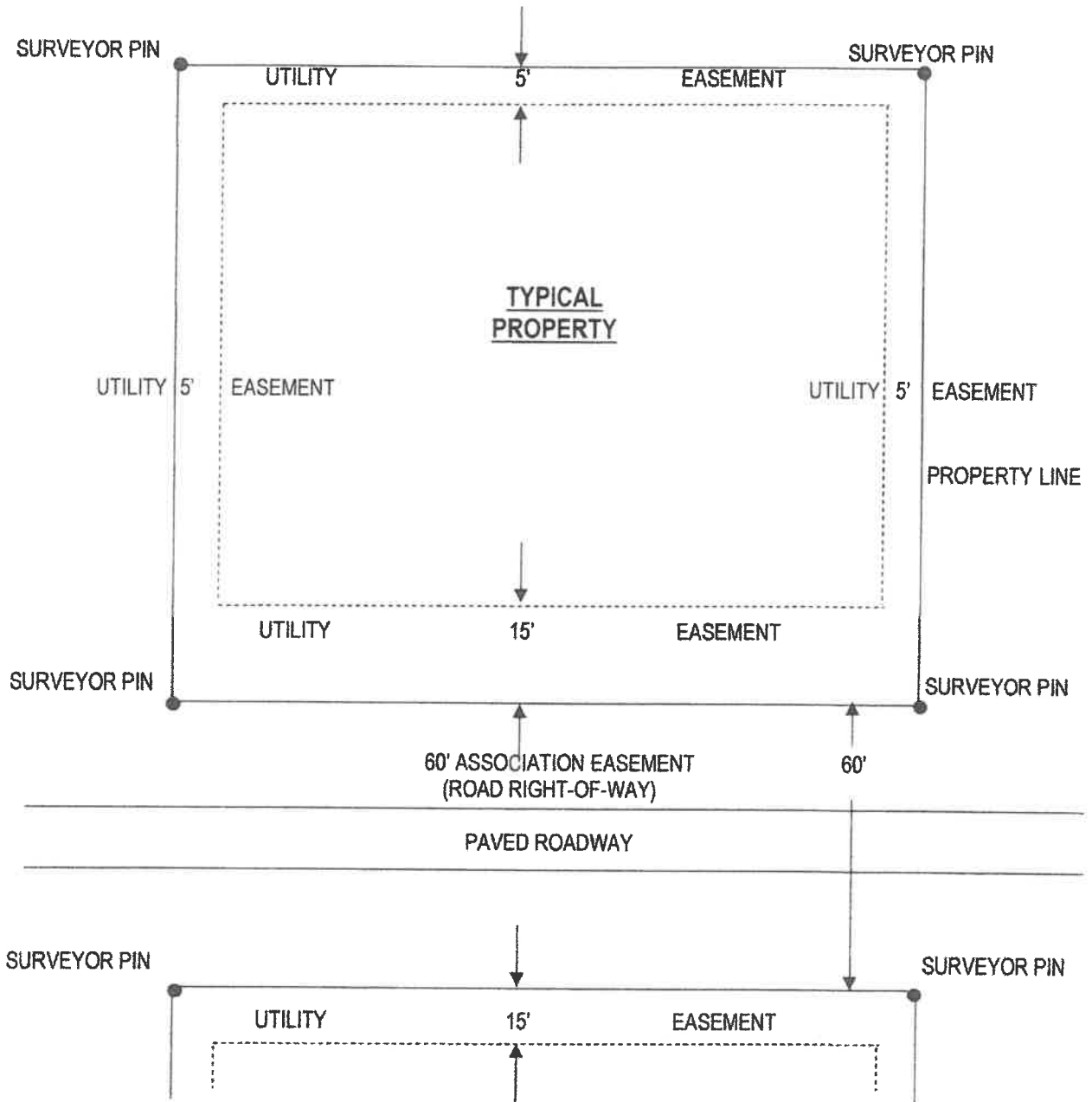
Warning

Lake pool elevations may rise above stated levels due to heavier than expected rain or snow accumulation.

Member's Signatures

Builder's Signatures

LAKE WYNONAH UTILITY EASEMENTS

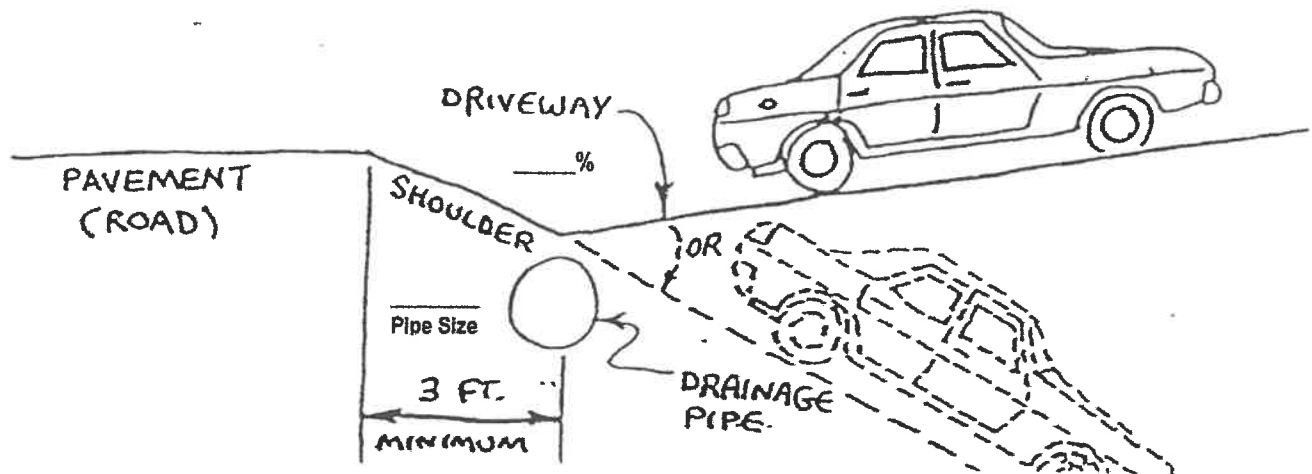


Easements shown above are both within and outside property lines and allow the installation, operation and maintenance of all utilities, roadways, culvert, etc. These include the right of excavation, tree trimming and tree cutting, removal and free access to utility personnel.

Member Signature: _____ Date: _____

LWPOA DRIVEWAY, SWALE, AND DRAINAGE DITCH NEW CONSTRUCTION & RESURFACING SPECIFICATIONS / PERMIT APPLICATION

1. All driveways, swales & drainage ditches shall be constructed so not to impair drainage within the LWPOA right-of-way, alter the stability of the improved area, or change the drainage of adjacent areas. No increase in the surface water onto the roadway, right-of-way, or property of other Member's lot will be permitted.
2. A double wall smooth interior (HDPE), suitably sized, drainage pipe shall be installed beneath a driveway where it crosses the road shoulder and drainage ditch beside the roadway, and where drainage ditches are filled and/or not functioning. Where the site conditions make it obvious that a drainage pipe would be of no benefit, the Code Enforcement Officer may accept a suitable substitute, such as a swale or other means of controlling water to be installed. Drainage pipe shall be at least 15 inches (15" min.) in diameter with a slope of 1/8" (min.) per foot (positive slope) unless approved by the Code Enforcement Officer.
3. Each Member shall keep drainage ditches and swales located on his/her lot free, unobstructed, and in good repair.
4. The shoulder slopes should be at least 4% (min.), unless otherwise approved by the Code Enforcement Officer. However, the shoulder slope should be maintained when constructing the driveway. Even though the shoulder width may vary, a minimum width of three (3) feet shall be maintained.
5. An approved LWPOA Construction Authorization permit/certification is required for filling in of swale areas and drainage ditches. This must also be approved by the Code Enforcement Officer.
6. A deposit of (\$____.00) is required in order to ensure proper driveway, swale, and drainage ditch construction is in compliance.
7. The Code Enforcement Officer shall inspect and review the driveway, swale area, drainage ditch and permit application prior to construction and re-inspect after completion. This permit application shall contain sufficient detailed information that clearly describes the proposed slopes, pipe/swale size, and direction of flow of surface water from the finished driveway. If this application does not contain adequate detailed information as described above, it will be returned to Member for completion.
8. Deposits will be returned to the Member within two (2) weeks of the approved second inspection. Members with driveways and swales and drainage ditches not meeting specifications will be given written notification and a reasonable amount of time to repair it themselves. If the unacceptable conditions are not corrected, the driveway, swale and drainage ditch deposit will be surrendered. Any additional costs that are incurred in order to bring the driveway, swale, and drainage ditch into compliance with these specifications will be the responsibility of the Member.



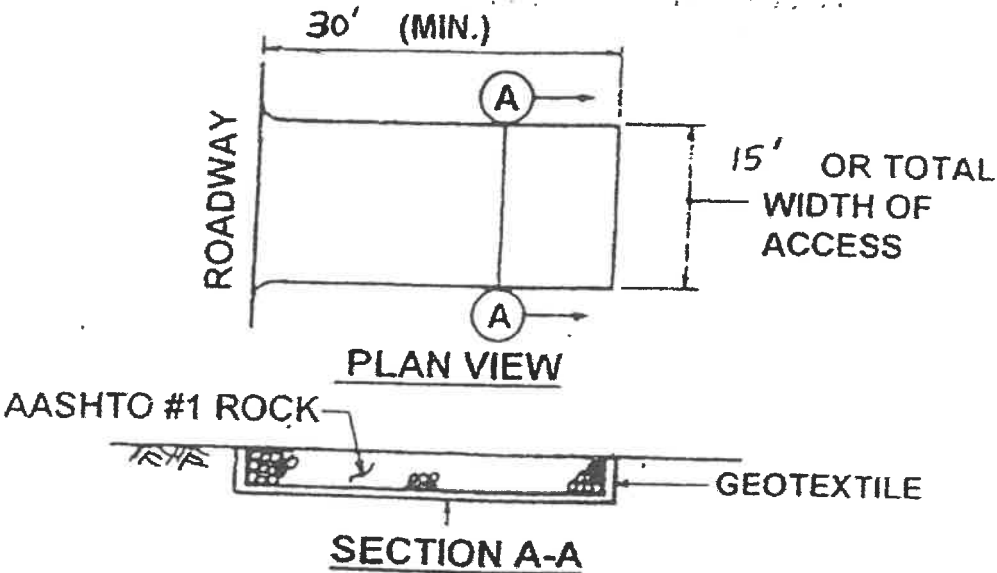
Specification Items 1 through 8 shall be followed unless approved by the Code Enforcement Officer.

Pipe Size: _____ in. Shoulder Slope: _____ % Pipe Slope: _____ %

If Approved by LWPOA and Code Enforcement Officer:

Below, provide a sketch and summary to explain why the specifications above cannot be met. Also, please describe what is proposed to ensure there will be no increase in the surface flow of water onto the roadway, right-of-way or onto the property of some other Member's lot.

**STANDARD CONSTRUCTION DETAIL #16
Rock Construction Entrance**



MAINTENANCE: Rock Construction Entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site.

I have read and understand all requirements for the issuance of this permit and agree to abide by stated policies.

Member Signature: _____ Date: _____

Member Copy Contractor Copy

LAKE WYNONAH DEED RESTRICTIONS

1. Said lots shall be exclusively for residential purposes except those lots that may be designated, subject to rezoning (if any), and zoned as business or commercial areas on the recorded plats by Lake Wynonah, Inc.
2. Not more than one single family dwelling house may be erected or constructed on any one lot, nor more than two buildings for storage purposes and provided further that no building or structure of any kind shall be erected prior to the erection of a dwelling house. No accessory or temporary building shall be used or occupied as living quarters. No structure shall have tar paper, roll brick siding or similar material on outside walls. No house trailers, mobile homes, campers, tents, shacks, or similar structure shall be erected, moved to or placed upon said premises. All building exteriors must be completed within six months from the date the construction commences.
3. After January 1, 1995, no new residence shall have less than 1100 sq. ft. of living space on the ground floor, or first floor, exclusive of garages and porch areas. The 1100 sq. ft. shall be determined by measuring the exterior of the first floor living area. No porch or projection of any building shall extend nearer than forty (40) feet to any road right of ways, nor nearer than ten (10) feet to the property line of any abutting property owner, not within fifty (50) feet from the normal water line of any lake located on Lake Wynonah Subdivision, as the same are shown on recorded plats, and in no event shall any dwelling be erected below an elevation of five (5) feet above the normal water line, as here and before described, or as otherwise authorized by the Pennsylvania Department of Environmental Resources.

All plans and specifications for any structure or improvement to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the construction material, the roofs and exterior color schemes, as well as all remodeling, reconstruction, alteration, or additions thereto on any lot shall be subject to and shall require the approval of Lake Wynonah Property Owners Association, Inc. or its duly authorized agent before any such work is commenced. Said Association shall have the right to establish and enforce building, housing, electrical, plumbing, HVAC codes and to disapprove any plans, specifications or details submitted to it in the event the same are not in accordance with all of the provisions of these restrictions or the rules and regulations promulgated by said Association or when (1) the design or color scheme of the proposed building of other structure is not in harmony with the general surroundings of such lots or with the adjacent buildings or structures (2) the plans and specifications submitted are incomplete, or (3) the Association deems the plans, specifications or details or any part thereof, to be contrary to the interest, welfare or rights of all or any part of the real property subject hereto, or the owners thereof. The decisions of the Association shall be final. Neither the Association, or its agents shall be responsible for structural deficiencies, or any other defects in plans or specifications submitted, revised or approved in accordance with the foregoing provisions.

4. No outside toilet shall be allowed on the premises. No untreated waste shall be permitted to enter Lake Wynonah. Each dwelling shall have an individual sanitary unit and the owner of said lot shall install a type of unit that complies in all respects with the requirements of the Pennsylvania Department of Health or other governing legal authority. Each lot owner shall obtain authority from the appropriate legal authority prior to the installation of any sanitation system and shall further be bound by all orders or recommendations of such authority prior to the installation of any sanitation system and shall further be bound by all orders or recommendations of such authority and/or authorities with regard to water supply to said lot, repair, alteration or replacement of the installed sanitation unit. No drain field, or other disposal system shall be allowed nearer than sixty (60) feet to the normal high water mark of Lake Wynonah. No individual water wells shall be allowed on any residential lot, and each resident shall use the water supply from the Public Utility Water Company owning and operating waterworks facilities with Lake Wynonah Subdivision.

Lake Wynonah, Inc. has authorized the Schuylkill County Commissioners to establish a Sewer District to serve the Lake Wynonah Subdivision. If and when said Sewer District determines it feasible to provide a central sewer system the cost of same may be assessed to the lot owners of Lake Wynonah Subdivision.

Member Signature: _____ Date: _____

5. No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No animals or fowl shall be kept or maintained on said lot except customary household pets. No signs of any kind shall be displayed on any lot without the written permission of Lake Wynonah, Inc., or its successors or assigns. All lots must be kept in a tidy manner. Failure to do so will result in maintenance of said lot by the Property Owners Association in which event a proper charge for the same will be assessed and collected as provided in Restriction Number 8 hereof.

6. No boat docks, floats or other structures extending into a lake shall be constructed or placed into or on said lake without prior written approval of Lake Wynonah Property Owners Association or its successors or assigns. Use of the lakes shall be in compliance with the rules and regulations of the Lake Wynonah Property Owners Association.

7. Lake Wynonah, Inc. for itself, its successors and licensees reserves an easement upon all sixty (60) foot road rights of way, reserves a fifteen (15) foot wide easement along all road rights of way and a five (5) foot wide easement along the side and rear lines of each and every lot for the purpose of installing, operating and maintaining television cables, utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate any guy wires, braces and anchors wherever necessary for said installations, operations or maintenance; together with the right to install, operate and maintain gas and water mains, sewer lines, culverts, and drainage ditches and other services and appurtenances thereto, for the convenience of the property owners, reserving also the rights of ingress and egress to such areas for any of the purposes mentioned above. If and when the Sewer District established by the Schuylkill County Commissioners, determines it feasible to install a central sewer system such District shall have, and it hereby is granted the right, along with other authorized utilities, to use the herein reserved easements to install and maintain such central sewer system.

Exceptions: (1) where an owner of two or more adjoining lots constructs a building which shall cross over or through a common lot line, and common lot line shall not be subject to the aforementioned five (5) foot easement unless it is shown on recorded plates: (2) no easement shall exist on that portion of any water front lot running along or abutting the shoreline of Lake Wynonah unless shown on the recorded plats, except, however, Lake Wynonah, Inc., for itself, its successors, assigns and licensees reserves the right to cause or permit drainage of surface water over and/or through said lots. Lake Wynonah, Inc. its successors or assigns, reserves an easement on, over or under all road rights of way for the purpose of installing, operating and maintaining the above mentioned utilities and drainage. The owners of said property shall have no cause or action against Lake Wynonah, Inc. its successors, assigns, or licensees either at law or in equity excepting in case of willful negligence, by reason of any damages caused said property in installing, operating, removing or maintaining the above mentioned installation. Lake Wynonah, Inc. its successors and assigns, reserves all mineral rights to the lands hereto, and the rights for the installation of Cable Vision.

8. Each lot owner in Lake Wynonah Subdivision shall upon approval for membership in the Lake Wynonah Property Owners Association, pay the fees and dues and charges as established by the Association pursuant to its regulations and by-laws, for the improvement, maintenance and upkeep of the various areas reserved for the use of the property owners, irrespective of whether privileges of using such areas are exercised or not and shall further, upon applying for membership in said Association, pay the initiation fee as is then established by the Association pursuant to its Code of Regulations.

The Board of Directors may not increase the initiation fees or annual dues required to be paid by its membership without a vote of the membership in accordance with the requirements of the by-laws.

Each Property Owner agrees that the use of any of the above mentioned area shall be subject to approval of the Property Owner, his heirs, executors and assigns, further agrees that the charges herein set forth shall be and constitute a debt which may be collected by suit in any court of competent jurisdiction or otherwise, and that upon the conveyance of any part of the land described herein, the purchaser hereof and each and every successive owner and/or owners shall from the time of

Member Signature: _____ Date: _____

acquiring the covenant and agree, as aforesaid to pay the Lake Wynonah Property Owners Association, its successors and assigns, all charges past and/or future as provided in, and in strict accordance with, the terms and provisions hereof.

As part of the consideration herein, each property owner for himself, his heirs, executors or assigns, agrees that he will not will, assign or convey to any person, or persons, not approved for membership in Lake Wynonah Property Owners Association, and all persons owning residential lots in said Subdivision shall be members of said Association.

9. In consideration for general improvements to be constructed by Lake Wynonah, Inc., its successors or assigns, within the area known as Lake Wynonah Subdivision, the owner of the lot, described in the deed, shall pay to Lake Wynonah, Inc., its successors or assigns, an amount of Six Dollars (\$6.00) per month, beginning with the month immediately following the date when any general improvement has been constructed which is available for use in connection with said lot and payable annually thereafter on the first day of April each year; Provided, however, that, irrespective of the fact that other general improvements shall have been constructed by Lake Wynonah, Inc., the foregoing charge of Six Dollars (\$6.00) per month shall not be imposed so long as the owner of said lot shall be a customer of the public utility water company, owning and operating water works facilities within Lake Wynonah Subdivision, and shall pay the rates prescribed by tariffs filed by such public utility water company with the Pennsylvania Public Utility Commission. With regard to the agreement to pay Lake Wynonah, Inc., its successors or assigns, an amount of Six Dollars (\$6.00) per month, the owner of the lot and each successive owner of the lot authorizes and empowers any attorney of any court of record of the Commonwealth of Pennsylvania, or elsewhere, from time to time and as many times as shall be deemed to be necessary by Lake Wynonah, Inc., its successors or assigns, to appear for the owner of said lot and to confess judgment against the owner of said lot for the amount then due, with or without declarations, without defalcations, with costs of suits, releases of errors, without stays of execution, and with fifteen percent added, in each case, for collection fees, waives the right of inquisition on any real property which may be subject of levy in order to collect the amount of any judgment entered pursuant hereto, hereby condemns any and all real property, authorizes the Prothonotary to enter upon fieri facias voluntary condemnations, authorizes sales of any real property on fieri facias, waives and releases all relief from any and all appraisement, or of any other state, now in force or hereafter enacted and waives the benefit of the present and any future bankruptcy law that may be enacted by the United States Government.

10. These restrictions shall be considered as covenants running with the land, and shall bind the Grantees, their heirs, executors, administrators, successors, and assigns, and if said Grantees, their heirs, executors, administrators, successors or assigns, shall violate, or attempt to violate, any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning any land in the subdivision or prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions either to prevent him or them from doing so, or to recover damages for such violation. The restrictions, conditions, covenants or agreements set forth in Paragraphs 1,4,5,7,9 and 10 shall continue until January 1, 2020 A.D., and all the other restrictions, conditions, covenants or agreements contained herein shall continue until January 1, 1976. All restrictions may be thereafter, changed, altered, amended or revoked in whole or in part by the owners of the lots in the subdivision whenever the owners of at least two thirds of the said lots so agree in writing, or by action of the Lake Wynonah Property Owners Association at a meeting duly called for said purpose by a vote of at least a majority of the members thereof. Any invalidation of any one of these covenants or restrictions shall in no way affect any other of the provisions thereof which shall thereafter remain in full force and effect.

Notwithstanding any other provisions of this contract or any statute, any judgement confessed hereunder will not constitute a lien against the principal residence of the purchaser.

Member Signature: _____ Date: _____

REQUEST FOR CONSTRUCTION AUTHORIZATION EXTENSION

Member _____ Date _____

Lot # _____ Street Location: _____

Mailing Address: _____

Telephone Number: _____

Type of Construction to Be Extended: Authorization # _____
Home _____ Boat Dock _____
Garage _____ Other _____

Reason for request: _____



FOR OFFICE USE ONLY

After a review of your request for a Construction Authorization Extension, the Board of Directors' decision is that the fee should be \$ _____ as:

Your Construction Authorization Extension is for _____ days.

Approved by: _____

Date: _____

Expiration Date: _____

Office Use Only

Date: _____

Fee Paid: _____

CK#: _____

Initial: _____

REQUEST FOR FINAL DRIVEWAY INSPECTION

Lot# _____ Street Name _____

Date Requested _____ Requested By _____

Phone #: _____

Original Permit Date _____ Type Of Driveway _____

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Inspection Report

Date Inspected _____ Inspected By _____

Met During Inspection _____

Items Inspected:

Approved _____

Disapproved _____

Other _____

Exactly What Is Wrong And How To Fix:

Name: _____

Date Received: _____ Check # _____