

Beech Mountain Lakes Association Policies			
<i>Section:</i>	3.0 Homeowner Property Upkeep	<i>Effective Date:</i>	October 1, 2020
<i>Policy:</i>	3.2 Fuel Tanks	<i>Supersedes:</i>	Jan 28, 2015
<i>Approved by:</i>	6 of 6 Board Members		

If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below policy can be found in the Schedule for Fees and Fines (found by following this link).

If permits are required for this policy:

- 1. Beech Mountain has 30 days from the date of submission to approve the permit.*
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.*

RECITALS

- A. Whereas, the Beech Mountain Lakes Protective Covenants, Declarations, and Rules and Regulations, from hereon referred to as the ‘Policies,’ describe how a property may be used, developed, and maintained within the community.
- B. Whereas, the Board of Directors, under section 13 of the Beech Mountain Lakes Protective Covenants has the power to implement general use restrictions including section 13.10.
- C. Whereas, the Property Owner, under section 13 of the Covenants, is charged with certain responsibilities regarding the care, maintenance, service, and preservation of property within Beech Mountain Lakes Association in Drums, Pennsylvania.
- D. Whereas, the Board of Directors wishes to update a uniform policy for the installation and concealment of fuel storage tanks.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following policy on fuel tanks:

- 1) ALL FUEL STORAGE TANKS** on any lot shall be either buried below ground or screened from the road to the satisfaction of the ACC or BOD. Fuel storage tanks must be placed on the property within the setbacks so that they are not visible from the street. If they have to be placed so that they are visible from the street, they must be screened with shrubbery, squared lattice panel or another ACC or BOD approved material. A concrete pad or pavers will be provided by the contractor or homeowner. The location is to be shown on the plot plan at the time of application for a permit for a new house.
- 2) Compliance.** The homeowner has 30 days to correct the violation from the date of the letter sent notifying of the policy violation. After 30 days the BOD has the right to correct the violation with cost being borne by the homeowner. A fine will also be levied. (See the Schedule for Fees and Fines.)
- 3) Cost Recovery.** The BOD will establish all costs associated with compliance of this policy, plus an additional 15% for administrative costs. The bill will be sent by certified mail, return receipt

requested, and the homeowner will have 30 days from the billing date to pay the bill. The total cost and fees shall be added to the property owner's account as a personal charge per section 7.9. If not paid within the allotted time period, the account shall be deemed delinquent and subject to the provisions of section 7.8, non-payment of assessments and other charges, whereas a late fee will be imposed, and the rights of the homeowner may be suspended.

- 4) **Nothing** in this policy shall be interpreted to negate the other portions of the Covenants of the Association.

Effective Date

In witness whereof, the undersigned have executed this resolution on the 1st day of October, 2020.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary