

Beech Mountain Lakes Association Policies			
<i>Section:</i>	3.0 Homeowner Property Upkeep	<i>Effective Date:</i>	October 1, 2020
<i>Policy:</i>	3.6 Driveway paving, driveway resurfacing and seal coating	<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 the uniform policy for driveway paving, resurfacing, and sealcoating.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following policy for driveway paving, resurfacing, and sealcoating.

- 1) **PERMIT.** An application for a permit must be acquired from the Administration Office for the paving of a driveway with a non-porous substance that does not allow penetration of water. This includes but is not limited to asphalt, concrete, and paving blocks. A permit is also required for the sealing coating of an existing driveway. (See the Schedule for Fees and Fines for more fee information.)
- 2) **SECURITY DEPOSIT.** A security deposit must be paid by the home owner or the paving contractor hired to install the driveway. This security deposit is refundable **IF** the driveway is installed to driveway specifications. If not installed properly, the security deposit will be used to correct the violations. The security deposit must be paid at the time of application.

- 3) **SPECIFICATIONS.** The driveway must be so constructed so as not to have water runoff run onto BML streets, or neighboring property, including properties across the street from the driveway- permitted property. This can be accomplished by a) pitching the driveway so water will run into the swale, or b) placing the graded drain near the roadway to divert water into the swale, or c) placing a speed bump diagonally on the driveway to divert water into the swale. The driveway may have a dip/swale placed across the driveway to pitch into the roadway swale. Grade the driveway with the applicable figure number marked on the attached 'DRIVEWAY SPECIFICATIONS' page below. Driveway paving must be installed so that it meets the roadway paving. The driveway paving must not extend out onto the roadway paving. The intersection of the driveway paving and roadway paving must be sealed with tar.
- 4) **APPLICATION.** The application for the permit will be completed by the homeowner showing name, address and phone number of the paving contractor. After initial inspection and approval by the ACC, the home owner must come to the Administration Office and sign off that they understand and that they will comply with the specifications and criteria set forth by the Board. One copy will then be given to the home owner. Upon completion of paving it is the homeowner's responsibility to contact administration and request an inspection by the ACC or BOD. The ACC or BOD will then make a final inspection and will either a) refund the security deposit to the contractor or b) have remedial actions taken to correct the violations. The security deposit will be used to correct and remediate. If the deposit does not cover the cost of the repair, additional monies needed will be the responsibility of the home owner and/or contractor.
- 5) **PLOT PLAN.** The permit application must be accompanied with a copy of the plot plan for the lot, showing the location of the house and area to be paved.
- 6) **SEALCOATING.** A permit is required for seal coating of the driveway.

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

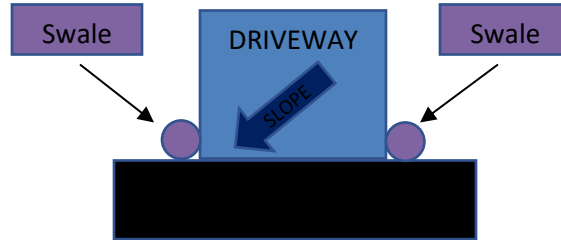
Secretary

DRIVEWAY SPECIFICATIONS

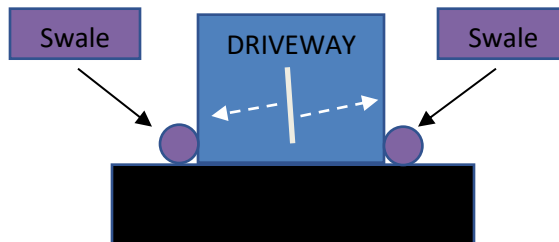
Driveways must be graded properly where they meet the roadway. They must be graded so that water runoff from the driveway will run into the swale on either side. Swales must be kept clean and maintained by the homeowner.

There are several ways this can be accomplished

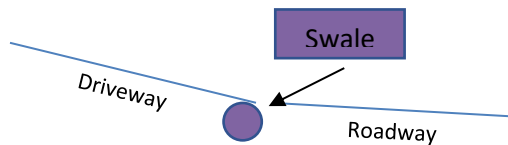
1. The driveway can be sloped from one side to the other.



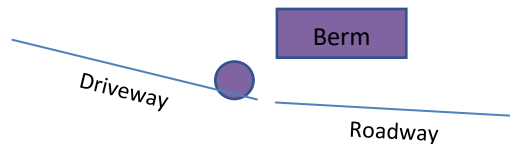
2. The driveway can be crowned in the middle to slope to either side.



3. A swale can be built into the end of the driveway to align with the roadway swale.



4. A small berm can be placed along the driveway at any point of the driveway.



A permit and inspection is required from the ACC or BOD before any paving is started.

THE PERMIT APPLICATION WILL BE APPROVED PENDING THE SUBMITTAL OF THE CONTRACTOR'S/OWNER'S WATER RUN-OFF PLAN.