

Beech Mountain Lakes Association Policies			
Section:	3.0 Homeowner Property Upkeep	Effective Date:	October 11, 2021
Policy:	3.8 Accessory Outbuildings Policy	Supersedes:	January 28, 2015
Approved by:	4 of 4 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 and section 3 of the Policies, 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 accessory outbuildings.

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

Definitions and Exceptions

Accessory Outbuildings: Structures that increase a homeowner’s storage and utility space. These structures may include, but are not limited to, sheds, lean-tos, greenhouses, or detached garages. Playhouses and animal housing structures (dog houses, kennels, or dog coops) are not considered “Accessory Outbuildings” and are addressed in a separate resolution.

Shed: A structure generally used for storage or shelter, as in the case of garden tools, grills, or other tools

Greenhouse: A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation and production of plants

Lean-to: A structure with a single-pitch roof that is attached to the side of a building as a wing or an extension

Detached Garage: A structure erected to store household and/or residential tools and equipment and/or house for non-commercial motorized and **recreational** vehicles, and which exceeds 120 square feet

Carports: A non-enclosed structure, temporary or permanent, to allow the parking of vehicles, boats and campers

Carports are **NOT** permitted in Beech Mountain Lakes.

General Policies Regarding Construction or Erection of Accessory Outbuildings

1. As required by Covenant Section 12, paragraph 12.1 **Standards of Construction**, property owners must obtain, by written request, a permit from Administration for construction and/or erection of any accessory outbuilding.
2. No more than one (1) accessory outbuilding will be approved for any improved lot.
3. No accessory outbuilding will be located on the street-side of any property, nor will any be located nearer than five (5) feet from the property line.
4. Accessory outbuildings may be clad with vinyl or wood. Glass may be used as appropriate. No metal-clad structures are permitted.

Specific Policies regarding Construction or Erection of Accessory Outbuildings

Sheds: No shed will be permitted that exceeds 168 square feet in area.

Lean-tos: No lean-to may exceed a height of six (6) feet at its highest point, nor cover an area greater than eighty (80) square feet.

Greenhouses: Greenhouses must be constructed of wood or metal framing with vinyl and/or glass "windows". No greenhouse may (A) exceed 120 square feet in area, (B) have any side that is less than six (6) feet in length, or (C) exceed ten (10) feet at its highest point.

General Policies Regarding Maintenance of Accessory Outbuildings

1. Accessory Outbuildings must be maintained in good condition.
2. The Board may require that an Accessory Outbuilding in poor condition be removed. Property owners so notified will have thirty (30) days to remove and/or replace it. Failure to comply will be subject to fines. (See Fee and Fine Schedule)
3. Existing, grandfathered metal-clad buildings, other than lean-tos, must be free of rust and repainted as necessary to maintain a good appearance. New metal-clad buildings are prohibited.

Remedies/Penalties for Non-Compliance

The BML Administration will notify the property owner by regular mail of any violation of this rule. The property owner or owners shall notify the BML Administration Office within three (3) days of receipt of such written notification that the property owner or owners intend to:

- A) Remedy the violation and comply with the recommendation of the Board, or
- B) Request to appeal to the determination of the violation.

Whenever a property owner is notified of a violation and agrees to remedy the violation by complying with the Board’s recommendation/directive, such remediation of the violation must commence no later than fourteen (14) days from the date of receipt of the notification of violation, and the remediation must be completed within thirty (30) days of the date of receipt of the notice of violation.

If the duly notified property owner has not responded within the three (3) day period, the property owner will be notified of a daily fine. The amount of the daily fine increases after seven (7) days of non-response. (See Fees and Fines Schedule)

If the owner fails to pay such cost to the Association within thirty (30) days after demand, then the cost thereof shall be a personal charge hereunder payable directly to the Association by such owners. (Covenants Section 12.11) The affected property owner retains the right to appeal.

Ongoing Evaluation

Nothing in this resolution shall require the Association to take specific actions other than to notify homeowners of the adoption of these policies and procedures. The Association has the option and right to continue to evaluate each delinquency on a case-by-case basis.

Effective Date

In witness whereof, the undersigned have executed this resolution the 11th day of October, 2021.

Signature on file in Admin office
President

Signature on file in Admin office
Secretary