

Beech Mountain Lakes Association  
1 Burke Drive  
Drums, PA 18222

### Change in Minimum Square Footage on Houses

As of January 1, 2002 the minimum square foot size of homes being built in Beech Mountain changed from 800 square feet to 1200 square feet.

Article 4.6 of the covenants has been modified to read as follows: The total interior walled and roofed areas of the main dwelling on a lot shall not be less than 1200 square feet of finished living space\* under roof, exclusive of garage, covered walks, open porches, detached structures and floors that are completely or partially below grade.

This is an increase from 800 square feet to 1200 square feet.

The Beech Mountain Lakes Architectural Control Committee has suggested this change. The change has been approved by the Beech Mountain Lakes Association Board of Directors. The reasoning for this change is that since May 1985 when the covenants were written, this community was primarily a vacation facility, where as it now is a community for primarily permanent residents. This will be keeping in harmony with most dwellings in the community and would help to increase property values.

This change goes into effect January 1, 2002.

\* Living space is defined as an area that has finished walls, finished flooring, electrical outlets, heat, lighting, and, if needed, plumbing.

*Motion made Sept 25, 2001 Board meeting*