

Beech Mountain Lakes Association
Architectural Control Committee
1 Burke Drive
Drums, PA 18222
570-636-1520

Resolution
of
Architectural Control Committee
of
Beech Mountain Lakes Association
in
Drums, Pennsylvania

Policy on fuel tanks

Adopted 1 April 2004

RECITALS

- (A) The Beech Mountain Lakes Protective Covenants, Declarations, and Rules and Regulations, from here on referred to as the 'documents', describe how a property may be used, developed, and maintained within the community.
- (B) The Architectural Control Committee, from here on referred to as the 'ACC', under section 13, of the Beech Mountain Lakes protective Covenants has the power to implement general use restrictions including section 13.10.
- (C) The Beech Mountain Lakes Community and the ACC are in need of a uniform policy for the concealment of fuel storage tanks and trash receptacles, section 13.10
- (D) The Property Owner, under section 3.0 of the Documents, is charged with certain responsibilities regarding the care, maintenance, service, and preservation of property within Beech Mountain Lakes Association in Drums, Pennsylvania.
- (E) The Architectural Control Committee wishes to adopt a uniform policy for the installation and concealment of fuel storage tanks and trash receptacles.

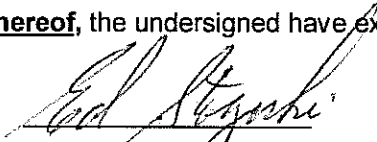
Now, therefore, let it be resolved that the Architectural Control Committee hereby adopts the following policy.


- 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. 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, lattice or another ACC approved material. A poured concrete pad will be provided by contractor or homeowner. The location is to be shown on the plot plan at the time of application for permit for a new house. If existing home, homeowner must make application to ACC showing location on a plot plan.

Beech Mountain Lakes Association
Architectural Control Committee
1 Burke Drive
Drums, PA 18222
570-636-1520

- 2) **Compliance.** Homeowner has 30 days to correct violation from date of letter sent notifying of the policy violation. After 30 days the ACC has the right to correct the violation with cost being borne by the homeowner. A fine will also be levied.
- 3) **Cost Recovery.** The ACC 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 of \$25 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 documents of the Association.
- 5) **EFFECTIVE DATE.** The aforementioned policy shall be effective 1 April 2004, after the execution of this resolution.

In Witness whereof, the undersigned have executed this resolution the 1st day of April 2004.


Ed Stogoski, Chairman


Axel Schulze, Secretary