

Beech Mountain Lakes Association
Architectural Control Committee
1 Burke Dr.
Drums, PA 18222
(570) 788-1010

Resolution
Of
Architectural Control Committee
Approved By The BML Board of Directors
Of
Beech Mountain Lakes Association
In
Drums, Pennsylvania

Policy for driveway paving, driveway resurfacing and seal coating

Adopted 2 March 2004

Amended 2 May 2006, 17 August 2007, 12 May 2008, 28 January 2015

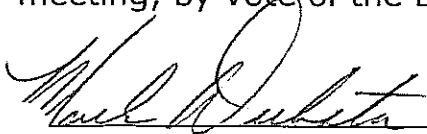
Now, therefore, let it be resolved that the Architectural Control Committee hereby adopts the following policy:


- 1) **PERMIT:** An application for a permit must be acquired from the Administrative Office for the paving of driveway with a non-porous substance that does not allow penetration of water. This includes but is not limited to asphalt, concrete & paving blocks. The Permit Fee is reviewed and determined on an annual basis.
- 2) **SECURITY DEPOSIT:** A security deposit of \$350.00 must be paid by the paving contractor hired to install the driveway. This security deposit is refundable IF the driveway is installed according to driveway specifications. If not installed properly, the security deposit will be used to correct the violations. Security deposit must be paid at the time of the application.
- 3) **SPECIFICATIONS:** Driveway must be so constructed so as not to have water runoff onto BML streets. This can be accomplished by: a) pitching driveway so water will run into swale, or b) placing grated drain near roadway to divert water into swale, or c) placing a speed bump diagonally on driveway to divert water into the swale. Driveway may have a dip/swale placed across driveway to pitch into the roadway swale. Grade driveway with applicable figure number marker on attached specification page. Driveway paving must be installed so that it meets roadway paving. Driveway paving must not extend out onto

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, lot #, block #, telephone number and contact information of the paving contractor. After initial inspection and approval by the ACC, the homeowner must come to the Administration Office and sign-off that they understand the policy and that they will comply with the specifications and criteria set forth by the ACC. Once copy will be given to the homeowner, one copy will be given to the contractor and one copy to the guard at the gate. The contractor will give their copy to the guards upon entering BML to do the work so the guards can verify that the paving job for that property has been approved by the ACC. The guards will note date and time on their copy. Upon completion of paving it is the homeowner's responsibility to contact Administration and request a final inspection by the ACC. The ACC will 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 \$350.00 security deposit will be used to correct and remediate. If the \$350.00 deposit does not cover the cost of repair, additional monies will be the joint and several responsibility of the homeowner & contractor.
- 5) **PLOT PLAN:** Permit application must be accompanied with a copy of the plot plan for lot, showing location of house and area to be paved.
- 6) **SEAL COATING:** There is an application fee & inspection fee for seal coating.
- 7) **TOWNSHIP PERMIT:** Please check with Butler Township whether a permit is required from them.
- 8) **EFFECTIVE DATE:** The aforementioned policy shall be effective 1 April 2004, after the execution of this resolution, and amended 2 May 2006, 17 August 2007, 12 May 2008, & 28 January 2015.

Adopted this 28 day of JANUARY, 2015 at a duly organized meeting, by vote of the Beech Mountain Lakes Association, Inc. Board of Directors.


Mark Duksta, Secretary

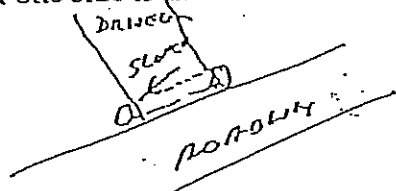

Kevin Walsh, President

DRIVEWAY SPECIFICATIONS

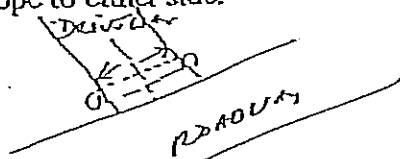
Driveways must be graded properly where they meet roadway. They must be graded so that water runoff from driveway will run into swale on either side. Swales must be kept clean & maintained by homeowner.

There are several ways this can be accomplished

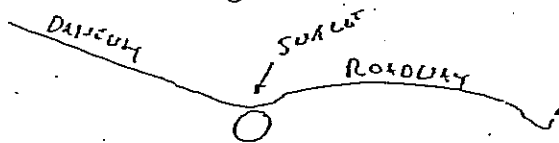
1. Drive can be sloped from one side to the other.



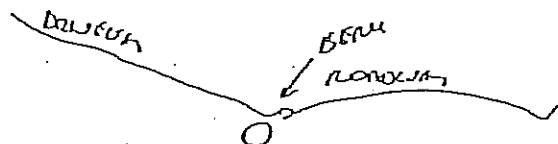
2. Drive can be crowned in middle to slope to either side.



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



4. A small beam can be placed along roadway at end of drive



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

PERMIT APPLICATION APPROVED PENDING CONTRACTOR'S WATER
RUN OFF PLAN SUBMITTAL.
