

**CONASHAUGH LAKES COMMUNITY ASSOCIATION**  
 102 Conashaugh Trail, Milford, PA 18337 (570) 686-4000  
**PERMIT APPLICATION - to be read and signed by property owner and builder.**

DATE \_\_\_\_\_ SECTION/LOT \_\_\_\_\_ STREET \_\_\_\_\_

OWNER: \_\_\_\_\_ HOME # \_\_\_\_\_ WORK # \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_

BUILDER \_\_\_\_\_ TEL. # \_\_\_\_\_

ADDRESS \_\_\_\_\_

**CONTACT AGENT FOR BUILDER**

\*To avoid approval delays, builders are encouraged to familiarize themselves with the CLCA Building Code prior to submission of application. As per CLCA Building Code, a fine of \$500.00 per day will be imposed upon any owner of property undertaking construction without this and all other required permits.

\*It is understood, covenanted and agreed that CLCA is in no way liable to the owner or contractor hereto for the performance of any act, matter or thing to be done or performed by either CLCA, the owners, or the contractor.

\*The inspections performed by CLCA are solely for the benefit of the Association, and may not and shall not be relied upon by the owner and contractor.

The following information must be supplied to CLCA by the owner/builder before the start of any project.

<u>Project</u>	<u>House</u>	<u>Addition</u>	<u>Deck</u>	<u>Shed</u>	<u>Pool</u>	<u>Other</u>
SET(S) OF PLANS						
SIDING SAMPLE			N/A		N/A	
ROOF SHINGLE SAMPLE			N/A		N/A	
PLOT PLAN						
SURVEY				N/A		
SEPTIC PERMIT		N/A	N/A	N/A	N/A	
TOWNSHIP PERMITS				**		
CLCA PERMIT FEE				N/A		
WORKERS COMP FORM			*	*	*	
ACCESS PERMIT			*	*	*	
E & S PLAN				N/A		
INSP. APPROVAL FORM						

\*not needed if work done by owner.

\*\*If over 100 square feet.

Note: Lakefront properties may require additional permits.

Owner signature \_\_\_\_\_ Builder signature \_\_\_\_\_

PERMIT APPROVED: 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 DATE \_\_\_\_\_ 3. \_\_\_\_\_

PERMIT DENIED/REASON \_\_\_\_\_

NOTE: Cleanup and removal of debris, etc., from the jobsite is a must.  
 Cost for repair of damages to drainage ditches, roads, etc., will be posed to the property owner's account. Also, any fines against builders or his subcontractors will be charged to the property owner's account.

**CLCA reserves the right to inspect project after completion to verify that it was completed as submitted.**



***102 Conashaugh Trail  
Milford, PA 18337  
Phone: 570/686-4000; Fax: 570/686-1245***

DESIGN REVIEW

NOTICE TO ALL PERMIT APPLICANTS:

As part of the review and subsequent inspection process for the plans and applications, it is often necessary and advisable that various members of the Design and Review committee visit the property in question. We are hereby requesting your permission to authorize such inspections by the appropriate committee representatives whenever necessary.

Your cooperation will be appreciated. Should you have any problems with this request please contact the office at 102 Conashaugh Trail, Milford, PA 18337.

PERMISSION GRANTED TO INSPECT PROPERTY:

SECTION \_\_\_\_\_ LOT \_\_\_\_\_

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

Conashaugh Lakes Community Association  
Road Use/Liability Acknowledgement

Pursuant to the UNIFORM PLANNED COMMUNITY ACT, subsection 5105, C (iii) "the association shall not be precluded from recovering the cost of repair of any damage that is caused to roads or other common elements in the course of construction, alteration, renovation or repair." Pursuant to subsection 5218, # 3 "the declarant or owner who exercises the easement rights described in this section, whether directly or indirectly, through an agent, servant, contractor or employee, shall have the obligation to promptly return any portion of the common elements damaged by the exercise by the declarant or owner or its agent, servant, contractor, or employee of the easement under this section to the appearance, condition and function in which it existed prior to the exercise of the easement, or to reimburse the association for all reasonable costs, fees and expenses incurred by the association to return any portion of the common elements which were damaged to the appearance, condition and function in which it existed prior to the exercise of the easement."

I/We, \_\_\_\_\_ Date \_\_\_\_\_ acknowledge that I/We have read the above information and do hereby by signing this statement accept full liability for any damage caused by me or my vehicle to the roads in Conashaugh Lakes.

§ 5218. Easement to facilitate completion, conversion and expansion

Subject to the provisions of the declaration, a declarant has an easement through the common elements as may be reasonably necessary for the purpose of discharging a declarant's obligations or exercising special declarant rights. In addition, without affecting the rights, if any, of each unit owner with respect to the use and enjoyment of the common elements, subject to the provisions of the declaration, each unit owner and its agents, contractors and invitees shall have a nonexclusive access easement through the common elements as may be reasonably necessary for the purpose of construction, repair and renovation of the owner's unit. An association shall have the power during spring thaw conditions to restrict road usage by vehicles of more than 10 tons\*\* gross weight, provided:

- (1) such restrictions shall be imposed only on a week-by-week basis for an aggregate period not to exceed eight weeks during any calendar year;
- (2) thaw conditions shall be reviewed by the association at least weekly;
- (3) signs shall be conspicuously posted by the association at all entrances to the planned community advising when and where such thaw restrictions are applicable.

An association shall not have the power to impose any fees or charges or require financial security, including, but not limited to, surety bonds, letters of credit or escrow deposits for the use of the easement rights described in this section; however, the declarant or owner who exercises the easement rights described in this section, whether directly or indirectly through an agent, servant, contractor or employee, shall have the obligation to promptly return any portion of the common elements damaged by the exercise by the declarant or owner or its agent, servant, contractor or employee of the easement under this section to the appearance, condition and function in which it existed prior to the exercise of the easement, or to reimburse the association for all reasonable costs, fees and expenses incurred by the association to return any portion of the common elements which were damaged to the appearance, condition and function in which it existed prior to the exercise of the easement.

\*\*CLCA 5 Tons (10,000 lbs.)

Building Permit Applicants:

*Please supply the following with your application to CLCA*

NEW HOME BUILDERS & MAJOR ADDITIONS or GARAGES:

Building Application  
Township Permit  
Plans, drawings, designs, etc.  
CLCA Access Permit  
Erosion Control Plan (Pike County Booklet)  
Certificate of Insurance  
Survey upon completion of home  
Building Code Point System sheet  
Contractor Access Permit Application  
Roof & Siding Samples  
Permit Fee – See Blue Book or CLCA Office

CURRENT HOMEOWNERS/MEMBERS:

*For Minor Work: i.e. sheds, fences, etc.*

- Building Permit Application
- Township Permits – if required (sheds 100 sq. ft. (10 X 10) or greater require a Zoning Permit from Township.
- Erosion Control Plan (Pike County)
- Plot Plan showing existing home, decks, fences, well, septic and setbacks (minimum 35' from property line/80' from center of road) – Simple drawing is acceptable.
- Application fee may apply. See CLCA Office.

Please note:

*The Design and Review Committee of CLCA normally meets on the third Saturday of each month at 10 a.m. in the Recreation Building. Applications submitted after these dates may not be reviewed until the following month. Check with the office for the next meeting date or if you have any questions.*

CLCA Office – 570/686-4000  
CLCA@PTD.NET

7/19/06

