



HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

20 Hickory Hills Drive

White Haven, PA 18661

Office: 570-443-8108

Email: office@hhpoa940.org

Website: www.hickoryhills940.com

HICKORY HILLS PROPERTY OWNER'S ASSOCIATION BUILDING AND ENVIRONMENTAL REGULATIONS

These are the existing building regulations for Hickory Hills. Should you have any questions, please contact the HHPOA at 570-443-8108 during business hours.

1. No building may be started in Hickory Hills without proof of the following building permits:
 - a. Foster Township Building Permit
 - b. APPROVED SITE PLAN: No lot may be cleared until a site plan has been submitted to the HHPOA Architectural Review Committee and approved by the HHPOA Board of Directors and/or the Architectural Board. The site plan must clearly indicate the location of the proposed building, driveway, well, and sewage line (as applicable). An HHPOA building permit must be obtained from the board. Additionally, the lot must be surveyed by a PA-licensed surveyor prior to construction, and an architectural review must be completed. An Architectural review fee is the following:

Up to 200 sq feet		\$ 100
201 – 500 sq feet		\$ 250
501 – 899 sq feet		\$ 500
Over 900 sq feet	[House/Garage]	\$ 1,000
 - c. Heavy Construction Equipment Permit and Insurance: This permit will be required before heavy equipment is brought onto the building location. The Heavy Construction Equipment permit fee of \$500.00 is payable to HHPOA. The General Contractor or Owner must have current insurance on file with the Certificate of Insurance Hickory Hills Property Owners Association, as the additional insured ■ 20 Hickory Hills Drive, White Haven, PA 18661. This will remain on file for 2 years after the following is complete. Insurance needs to be a minimum of 1 million per incident. Insurance needs to be verified and approved by the board.
 - i. ALL Construction is complete
 - ii. Installation of culvert pipe under the driveway (If required)
 - iii. Township Certificate of Occupancy (CO) is on file with HHPOA. No dwelling may be occupied until this CO has been issued by Foster and is on file with HHPOA.



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- iv. The building area and common areas must pass a satisfactory inspection by HHPOA. Any damages caused by the builder, their employees, vendors, owner(s), or subcontractors will provide the general contractor/owner(s) the opportunity to fix the issue. If the issue cannot be resolved, a claim will be filed with the general contractor/owner's insurance company. The HHPOA reserves the right to place a lien on the property to cover the costs of repairing any damages to common areas.
2. No building or driveway shall be installed on any lot until a culvert pipe is placed under the proposed driveway entrance as prescribed by HHPOA (Note: The need and size for a culvert will be determined during the review process IF APPLICABLE) the culvert pipe must be a minimum of 18" and span the entire width of the driveway. Some locations, where greater water flow is expected, the diameter may be increased to 36". A double-wall corrugated plastic pipe (CPP) is to be used. The final pipe size will be determined during the review process. Pipe size diameter may range from 18 inches to 36 inches or as required by the stormwater drainage survey.
3. Building plans MUST be submitted to the Association at least 30 days before construction commencement. The Architectural Committee and the Board of Directors will review the submittals within 15 days of the date the forms are submitted. Should there be required documents omitted from the submittals, additional time may be required by the board and or the Architectural Committee granted. No fee is imposed for this review.
4. There shall be no clear-cutting of trees or timber on the lot. The owner may thin or remove standing timber on the parcel, provided that no more than thirty percent of the live trees of the parcel are removed. All trees removed from the lot must be tagged with fluorescent marking ribbon or fluorescent tape so the review committee can review the area for the planned construction. No consideration will be given to those who request additional trees to be removed to fit their desired structure. It is the owner's responsibility to select a building/dwelling that fits the lot and conforms to the regulations set forth by HHPOA, including tree removal. Any clearing that exceeds 30% of the lot size will be subject to penalty. In addition, native trees will be required to replace removed trees in quantity to bring the property within code. The minimum size of the replaced trees is 6-8 foot or 2" - 3" caliper.
5. All outbuildings must have the same exterior materials, color, and trim details as the principal dwelling.
6. Perc Test - For buildings 900 square feet or larger and with no sewer access, a perc test must be conducted to determine the soil's properties and characteristics before construction begins. This test must be submitted for approval as part of the building permit application if no sewer access is available.



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7. Foundation - The full foundation should extend to a minimum depth of 12 inches below the undisturbed soil and continue at least 12 inches below the frost line.
8. Floor areas: All homes/living areas to be erected, altered, placed, or permitted on any lot will conform to the following minimum size requirements as to total floor area: a minimum of 900 square feet of living space, not including basements. This does not apply to porches, breezeways, terraces, decks, basements, and garages, and these shall not be included in computing the minimum total square footage.
9. Setbacks and Easements - No part of any enclosed structure erected upon the within-described parcel except porches and steps and approved fences shall be within forty (40) feet of the front lot line, no less than ten (10) feet from the side or rear lines.

Easements for installation and maintenance of utilities and drainage facilities are also reserved over the front and rear five (5') feet of each lot. All lots through which a pipeline right of way now passes, or may pass, or whose boundaries are, or maybe, within forty (40') feet of the boundaries of such right of way are sold and conveyed under and subject to all easements and rights of way for pipeline or pipelines as granted by prior owners in the chain of title.

10. All fees must be paid before a permit will be issued
11. All contractors or property owners must provide a dumpster on the construction site. All trash must be removed and not placed in the association's dumpster.
12. No open burning
13. Any violations of Hickory Hills By-laws, Rules and Regulations, and Covenants will result in a fine imposed on the property owner for each infraction and per incident.
14. One year from the date the Foster Township permit for new construction is issued, you will be responsible for full house charges to Hickory Hills, whether construction is completed or the dwelling is occupied.
15. The submittal must include a scaled plot plan showing property/building boundaries, building location, well location, sewer line location, and driveway location, as applicable. Dimensions for property boundaries and setbacks must also be included.

Note: All lots are to be surveyed by a licensed PA surveyor before approval for HHPOA permits.



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I HAVE READ AND FULLY UNDERSTAND HHPOA'S BUILDING AND ENVIROMENTAL REGULATIONS AND, BY MY SIGNATURE, ACCEPT FULL RESPONSIBILITY FOR ANY CONSEQUENCES CAUSED BY NOT ADHERING TO THESE RULES.

RESPONSIBLE PARTY: _____

DATE SIGNED: _____

WITNESS: _____

DATE SIGNED: _____