

**HICKORY HILLS PROPERTY OWNER'S ASSOCIATION**  
**BUILDING AND ENVIROMENTAL 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 can 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 reflect the location of the proposed building and/or driveway and/or well and/or sewage line (as applicable) HHPOA building permit must be obtained from the board. An Architectural review fee of \$500.00 is payable to HHPOA. The lot must be surveyed by a PA licensed Surveyor prior to construction.

C: Heavy Construction Equipment Permit and Bond: This permit and bond will be required before heavy equipment is brought onto the building location. The permit fee of \$450.00 is payable to HHPOA. The cost of the bond is \$1000.00 payable to HHPOA. The cost of the bond held in escrow will be returned within one year when:

i: ALL Construction is complete

ii: Installation of culvert pipe is under 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.

iv: Satisfactory inspection of the building area and common areas by HHPOA. Any damages caused by the builder, their employees, vendors, or sub-contractors will be deducted from the bond. If the cost exceeds the \$1000.00 bond, it is the responsibility of the bondholder to correct the damage to HHPOA property to the satisfaction of the HHPOA board. The HHPOA has the right to put a lien on the property in order to repair 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 24" and span the entire width of the driveway. Some locations, where greater water flow is expected, the diameter may be increased to 36". Double wall corrugated plastic pipe (CPP) is to be used. Final pipe size will be determined during the review process. Pipe size diameter may range from 24 inch to 36 inch or as required by the storm water drainage survey.
- 3: Building plans MUST be submitted to the Association at least 30 days prior to 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 are 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 however, that nor more than thirty percent of the live trees of the parcel are removed. All trees that are to be removed from the lot are to be tagged with fluorescent marking ribbon or fluorescent paint so that the review committee can review the area for the planned construction. No consideration will be given to those that 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 are to be of the same exterior building, color and trim details as the principal dwelling.
- 6: 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.
- 7: All fees must be paid before a permit will be issued

- 8: All contractors or property owners must provide a dumpster on the premises. All trash must be removed and not placed in the association's dumpster.
- 9: No open burning
- 10: Any violations of Hickory Hills By-laws, Rules and Regulations and Covenants will result in a fine of \$25.00 a week, per incident, being imposed on property owner, not to exceed the current amount of homeowner's dues for a house.
- 11: One year from the date that 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.
- 12: Included with this submittal shall be a scaled plot plan to include: property/building boundaries, building location, well location, sewer line location, and driveway location as applicable. Dimensions for property boundaries and setbacks shall accompany this submittal.

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

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: \_\_\_\_\_

(Rev. 11/2020)