

Blue Heron Woods

December, 2015

To All Blue Heron Woods Property Owners:

Enclosed you will find the updated Architectural Review Committee Handbook, which has been modified based on the discussion at the June 2015 Annual Meeting. The changes and reasons are summarized below.

- The most important clarification has to do with the fee charge for the new construction/major addition permit. The original document did not clarify that the Blue Heron Woods Architectural Review Committee (BHARC) is requiring you to present your plans to the Pike County Conservation District (PCCD) and get them approved in accordance with the NPDES permit.
- As clarified and discussed at the meeting, not following the NPDES permit can result in not only fines to the property owner, but fines to the association. If neglected enough, the PCCD may take away the ability of building permits to be issued in the whole development. This process is to ensure all owners are being approved by the PCCD.
- The language involved with tree removal has been changed from a set number of trees (previously “2 or more”) to a set area (currently “400 square feet.”)
- The fee structure of all permits have been modified and clarified – all fees with the exception of an extension have been eliminated.

To quickly summarize the permit process:

- For new construction or an addition greater than 500 square feet, the property owner must have their plans cleared by the PCCD, with their own engineer. An application along with this clearance and a copy of plans must be forwarded to the BHARC for review. This review will be to verify that all covenants have been followed: minimum square footage of house, roof pitch, and maximum tree removal. Once approved, the BHARC will issue a permit to build the residence or addition that is valid for 1 calendar year from issue date.
- For an addition less than or equal to 500 square feet or an outbuilding or accessory structure, an application and plans must be forwarded to the BHARC for review regarding covenants. Once approved, the BHARC will issue a permit to build the addition or outbuilding.
- For tree removal of an area greater than 400 square feet, the owner must tag the appropriate area and submit a tree removal application. After an onsite review by a member of the BHARC, a permit will be issued to remove the trees.

As a reminder, according to our Use Restrictions, no trees may be removed until a valid Building Permit from your township has been issued for a new residence.

The sole reason for these permits is to ensure compliance with established covenants and storm water drainage guidelines, and to protect the Blue Heron Woods Property Owners Association from fines associated with failure of compliance. All fees are to cover administrative costs, such as paper, envelopes and stamps and will be maintained by the Blue Heron Woods POA.

Sincerely,

The Blue Heron Woods POA Board of Directors

The Blue Heron Woods Architectural Review Committee