

Construction Permit Review Procedure

The Architectural Control Committee must review and approve any new house construction in the Jonas Mountain Development using the following procedure. Applicants must supply the standard house plans that are required for the Penn Forest Township Building Permit.

1) Ensure house has minimum sq. ft. of living space:

1,250 sq. feet for single level and 1,600 sq. feet for two or more story houses.

Basements are not to be considered in sq ft determination.

The minimum sq. ft. requirement is contained in Restriction # 8

Note: Penn Forest Building permits record total sq. ft. of the total house – including garage.

Ensure that the living sq. ft. is at least the minimum.

Make applicant aware that Penn Forest has Zoning and any sheds, fences, pools, etc. must comply with Penn Forest Zoning requirements. See: Restriction #2.

2) Make applicant aware of the Restrictions # 11:

No single or double-wide mobile homes, no unapproved modular homes, and no trailers or house trailers shall be permitted to be placed upon the premises or used for residential purposes.

Any building constructed with cement blocks shall be finished in such a manner that the exterior of the building does not reveal the facing of such cement block or concrete block.

3) Make applicant aware of ALL 18 Restrictions that have been recorded :

Recorded in Carbon County, January 22, 1990, Vol. 063 p. 49

Give applicant a copy of the existing restrictions – if applicant does not have a copy

4) Make applicant aware of the following:

A Property Owners Association exists and there are yearly, required fees to assist in road maintenance. Currently these fees are \$ 150.00 / year for Maintenance and \$ 200 / year for a Capital Improvement fund for the Roads:

5) Collect \$ 1,000 deposit

Collect check made payable to “Jonas Mountain Property Owners Association”.

6) Give applicant copy of:

Resolutions 2003-07 / Re: Refund of Construction Permit Escrow Funds – that explains the refund requirements of the deposit. Notify applicant that decision on Construction Permit will be sent within 10 days.

7) Architectural Control Committee will review all the above and reach decision on a majority vote. If the proposed house is in compliance, an “Approval Letter” will be issued by Architectural Control Committee Chairperson and sent to both the Builder and Lot Owner. If the House is found not to be in compliance, the Board of Directors will be notified of the Architectural Control Committee’s reason and a final decision will be made by the Board of Directors.

A Decision must be made within 10 days after receiving the Application and required deposit.