



FORGEDALE CROSSING HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (ARC)

GENERAL GUIDELINES

Introduction

These guidelines apply to the Forgedale Crossing development in South Middleton Township, Cumberland County, Pennsylvania. All established phases will be subject to these guidelines, despite the differences in the Restrictions and Protective Covenants (R&PC) adopted for Phases 1 and 2 and all remaining phases.

These design review guidelines have been adopted by the ARC and the Forgedale Crossing Home Owners Association (FCHOA) Board of Directors and will be administered by the ARC. These guidelines reflect the intent of the respective R&PCs.

Whenever an owner proposes to build, reconstruct, add to, or alter the exterior of any improvement on a lot, the project is subject to the R&PC for the phase in which the lot is located. An application and any appropriate plan materials must be submitted to and approved by the ARC before construction commences.

Philosophy

The ARC has developed this process to maintain continuity with the R&PC so as to keep a neat and orderly appearance of the community and to protect individual lot owners and property values. This is also a way to keep homeowners informed of such things like property set back lines and drainage and utility easements, and to notify homeowners of local government requirements.

Application

The ARC review process is initiated by the submission of a signed application by the owner to complete a project. Projects subject to ARC review include, but are not limited to, the following:

- Construction of a new residence, garage, or outbuilding;
- Addition to or external remodeling of an existing structure;
- Fencing;
- Decking and patio construction or alteration;
- Pools and pool fencing;
- Grade alterations greater than 2 feet;
- Landscaping – ONLY if acting as fence/division between properties; and
- Removal of trees greater than 4 inches diameter at the base.

Owners are advised to consult the R&PC governing their phase for applicable guidelines and requirements and to see if their proposed improvement qualifies for ARC review.

Upon receipt of a signed application, the ARC has 30 days for review and processing of the application. We will try to expedite this review; however, the application must be presented to all members of the ARC, the FCHOA Board, and to the neighboring property owners. The ARC will act as soon as all information can be properly assembled and processed. When submitting an application, the home owner should carefully consider their proposed construction date and allow for proper distribution and



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processing of materials by the ARC prior to the ARC meeting date. ARC concurrence may be gathered by telephone or email instead of by formal meeting at the discretion of the ARC Chairperson depending on the complexity of the proposed project.

The application is to include the following:

- Fully completed and signed application form (required);
- A site plan showing the following, as appropriate to the project (optional, depending on project elements and complexity):
 - All building locations,
 - Proposed and existing grading contours,
 - All easements and lot lines subject to the property,
 - All driveways, walkways, patios, decks, or any other site features which are to be affected by or part of site construction, and
 - All trees over 4 inches in diameter at the base and any other significant natural features to be removed or altered; and
- A complete set of detailed building drawings (new residences only).

All items submitted for review will become the property of the FCHOA and will not be returned to the owner.

Individual home owners can appeal any decision by the ARC; the FCHOA Board of Directors shall act as the appeal board.

Approval by the ARC does not constitute legal approval by any local government. The property owner is responsible for complying with local zoning and building codes and obtaining any necessary permits or approvals from any appropriate governing entity.

The property owner is responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Approval by the ARC does not relieve the property owner or any contractor or subcontractor from responsibility for design defects in the approved plans or for construction defects in the completed work.

The ARC reserves the right to inspect the project on completion to insure that it did not deviate significantly from the submitted application materials. If a significant deviation has occurred and is objectionable to the ARC, the property owner will be asked to modify, alter, or otherwise reconstruct or deconstruct the project.

The ARC application should be delivered to:

Calvin Yoder
c/o Hershey Real Estate Services
231 N Shippen St, Ste 25
Lancaster, PA 17602
calyoder@gmail.com