



10 MOUNTAIN LAKE
HAWLEY, PA 18428
Office (570) 685-7800

I (we) hereby make an application to the Tink Wig Property Owners Association for a _____ on Lot _____ Section _____.

I (we) acknowledge receipt of a copy of the by-laws governing the development and the restrictive covenants. I(we) are enclosing a non-refundable application fee of one-hundred dollars (\$100) payable to TWPOA (Tink Wig Property Owners Association).

I(we) also agree to the stipulation that the building must be completed by the eighth month after acceptance of the application. Should additional time be needed, as sixty (60) day extension will be assessed at twenty five dollars (\$25). Any Addition time will be assessed at the rate of five dollars (\$5) per day thereafter until completion.

_____/_____
(Property Owners)

(TWPOA representative)

FOR OFFICE USE ONLY:

To Lackawaxen Township Builder Supervisor

The above property owner and the construction indicated has been approved by the Architectural Control Committee of the Tink Wig Property Owners Association for Construction as specified on Lot _____ - of Tink Wig.

By: _____
Title: _____
Date: ____/____/____

Application for Architectural Approval

To: Architectural Control Committee

This application is being made for architectural approval for Lot # _____ Section _____

Date Submitted ____/____/____

Street: _____

Date of Purchase: _____

Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone:(____) ____-____ Evening Phone:(____)____-____ Email: _____ @

Builder: _____

Builder's Address: _____ City _____ State _____ Zip _____

Builder's Insurance I.D. # _____

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Septic approval from Lackawaxen Township:

Lackawaxen Township Sewage Permit: Date: _____ Type: _____

Authorized Lackawaxen Township Signature: _____

The septic location conforms to building codes and Tink~Wig requirements of front/rear/side yards(10 feet), from recognized water courses(50 feet) and with respect to Tink~Wig Lake(200 feet).

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Tink Wig Property Association Standing: Assessments Current: Yes: ____ No: ____

Verified by Tink Wig Office

on ____/____/____

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Proof of Ownership: If the property has been purchased within the last six months a document showing the transfer of the lot is required. Example: Abstract company statement.

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Additional Requirements and Documentation for the application:

Type of construction

- | | |
|----------|----------------|
| Custom | Pre-Fabricated |
| Shell | Modular |
| Addition | Other |

A copy of septic plan is attached showing the location of the Septic in respect to property lines and if applicable water courses and/or Tink Wig Lake.

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Attached proof of homeowners insurance for the estimated time of construction

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A plot plan is attached which shows:

Page 2 of 4

Initials: ____/____ Date: ____/____/____

Owner(s)

- Dwelling Location with respect to lot lines.
- Well with respect to lot lines and Septic.
- Septic with respect to lot lines
- Septic, if applicable, with respect to watercourses and/or Tink Wig Lake.

Elevations of the structure to be built must be supplied showing the area of the living space and outside design as required.

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Design guidelines and plot design extracted from the requirements outlined in the Tink Wig Property Associations Handbook and Covenants:

Septic (Individual Sewage disposal system or seepage pit draining field):

- Front/Rear/Side Yards - 10 feet
- 50 feet from any watercourse (Brook, Stream etc)
- If the lot has Tink Wig Lake frontage, then the additional requirement of the Septic is that it not be within 200 feet of Tink Wig Lake

Dwelling Location:

- Front yard 50 feet minimum
- Side yard 15 feet minimum
- Rear yard 25 feet minimum

The requirements of set back, septic locations etc set forth in this application are a restating of requirements in the Tink Wig Property Associations Handbook and Covenants and for guidance purposes to insure a complete and proper application. If any conflicts arise the Tink Wig Property Associations Handbook and Covenants shall override this document.

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Administrative Requirements:

If this application is approved the owner also agrees to the more detailed terms set forth in the Tink Wig Property Owners Association Handbook which was supplied by the Tink Wig Association when the lot was purchased and again with approval of this application.

The Owner agrees to allow the Tink Wig Architectural Control committee or its delegated representative to enter the grounds of the property during the construction period to verify that the septic location, side yards, culverts and drainage are prepared as documented in this application.

Failure to conform to the requirements of this application shall be reason for the Property Owners Association to access the owner \$100 administrative fee, the cost of repair to the roadways, to other properties of Tink Wig, cleaning debris, etc and the reasonable cost of litigation.

Check List for Application:

- Proof of Ownership if required
- Proof of Homeowners Insurance
- Septic Approval from Lackawaxen
- Plot Plans as required (Structure, Septic, Well)
- Elevations of Structure as required
- Builder's Insurance Statement

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Caveats, Notes and Guidelines:

1. No metal or crawler-type threads shall be permitted on roads. When such equipment is required at the construction site, the equipment must be trucked to the work site and unloaded onto the site.
2. At no time and under no circumstances shall metal or crawler-type threaded vehicles travel on development roads.
3. Drain ditches and / or culverts from driveway to roads shall be so constructed and maintained so that shall be no run-off of water onto the roadway. Whenever necessary a culvert pipe must be installed under driveways in a manner and size approved by the road committee.
4. No burning of brush, trees or building material shall be permitted without consent of Tink Wig Mountain Lakes Property Owners Association and the local Fire Department in writing, indicating the manner in which the burning will be permitted.
5. At no time are construction vehicles or equipment to be parked on the development roads, cul-de-sacs or parking lot.
6. Builder must display building permit at construction site during work hours.
7. Builder and lot owner are required to maintain an orderly construction site. Refuse must be removed from the development or stored in an appropriate refuse receptacle. All materials shall be collected in a neat manner within the boundaries of the construction site and covered. Burying of building material on site is strictly prohibited.
8. No construction, digging or clearing may commence on properties before the issuance of a permit by the Tink Wig Mountain Lakes Property Owners Association's Architectural Control Committee.
9. All construction must meet or exceed the specifications of the Lackawaxen Township Building Code. Additionally, any dwelling must have a minimum of 1,000 square feet of living space.
10. The Executive Director is authorized may impose a weight restriction of 10 Tons on the roads of Tink Wig to preserve the roads for residents and future residents. The Executive Director may impose the weight restriction on a week by week basis for a period not to exceed eight weeks during any calendar year. This nominally occurs in the late winter/early spring thaws, but is not limited to that time.
11. Before and during construction it is the property owner's responsibility to verify weight restrictions are not in effect when the gross vehicle weight will exceed 10 Tons.