

OKEHOCKING HILLS CIVIC ASSOCIATION

Post Office Box 222 • Gradyville, PA 19039

www.okehockinghills.com

ANNUAL DUES NOTICE

May 29, 2020

Dear Okehocking Hills Homeowner,

Please see below for posting of annual dues covering the twelve-month period from July 1, 2020 through June 30, 2021. As a reminder, these dues are mandatory as per the Okehocking Hills Civic Association By-Laws and Covenants, which are reflected in your deed.

Amount: \$150.00
Due Date: June 30, 2020

Please mail your check payable to:

OKEHOCKING HILLS CIVIC ASSOCIATION
P.O. Box 222
Gradyville, PA 19039

We appreciate your prompt attention to this notice as well as the payment due date. A late fee of 1.5% monthly may be imposed on any balance not received by the due date.

Sincerely,

Okehocking Hills Civic Association Board of Directors

This invoice is the only paper mailing that you will receive.

For neighborhood discussions, resources and questions, please visit the Association online:

FACEBOOK: www.facebook.com/groups/okehockinghills

A closed online group for neighborhood discussions and event notifications. All neighbors are welcome and encouraged to join.

WEBSITE: www.okehockinghills.com

Download By-Laws and Covenants and meeting minutes; submit your updated contact information (including email) for the Association's records.

EMAIL: okhills.hoa@gmail.com

Contact the Civic Association Board directly with any questions or comments.

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THE FOLLOWING RESTRICTIONS APPLY TO ALL LOTS IN OKEHOCKING HILLS:

1. Use of all lots must comply with the Edgmont Township Zoning Ordinances for Planned Residential Development.
2. Lots may not be subdivided, partitioned, changed, or reduced in size.
3. No construction shall begin and no major alterations shall be made to the exterior of an existing building until the plans have been submitted to and approved by the Developer, or its successors in title or designated representatives.
4. The following uses and improvements are prohibited unless specifically permitted with the prior approval of the Association:
 - a. No fence, hedge or other continuous obstruction or barrier shall be erected or maintained unless approved and agreed to by all adjoining property owners.
 - b. No outside or freestanding antenna shall be erected.
 - c. No trailer, tent, recreational vehicle, outbuilding or structure of a temporary nature shall be used as a residence

No trailer, recreational vehicle, boat or unused vehicle or equipment shall be parked or stored on any lot except while such vehicle or equipment is engaged in performing work on said lot.

- d. No commercial vehicle or equipment shall be parked on a lot except when performing work or making a delivery.
- e. No fowl shall be kept and no kennel for the breeding or boarding of dogs shall be erected or maintained on any lot, nor shall any large animal be housed or raised.
- f. No vegetable gardens shall be planted in front yards.
- 5. Lots are for residential use only.
- 6. Only one single-family home may be erected on a lot. This restriction does not prohibit the construction of private garages, barns or outbuildings as may be permitted by Township Ordinance.
- 7. Construction of any house or outbuilding must be completed within one year after the date of ground breaking.

Regardless of whether or not a lot is occupied, all lots must be kept in neat and proper conditions at all times with respect to mowing of grass and other external care.

8. Homeowners must maintain the right-of-way between their properties and the road. The right-of-way must not be obstructed.
9. Homeowners may not sell or remove topsoil from any lot.
10. Homeowners are responsible for the actions of any contractors they hire, including if the contractors damage roadways or curbs.

Lots must be kept clean during construction.

11. The use of motorbikes and minibikes is prohibited with the exception of duly licensed motorcycles which may be used on the roads for normal transportation.
12. No grading, landscaping, excavation or driveway installation may interfere with drainage along, across, or under the road.
13. All Okehocking Hills restrictions are in addition to Township Ordinances and restrictions. If two ordinances conflict, the most stringent of the two will apply.
14. Homeowners who intend to construct a dwelling or structure must prepare a grading plan in conformance with all applicable soil and erosion control laws and ordinances.

Restrictions excerpted and summarized from the *Covenants and Restrictions for Okehocking Hills*, available for download at www.okehockinghills.com.

FREQUENTLY REFERENCED TOWNSHIP REGULATIONS:

This is a summary only. Visit <https://edgmont.org> for current and complete ordinances.

ON-STREET PARKING PROHIBITED

- Township regulations prohibit parking on Township roads and cul-de-sacs overnight.

PEACE AND GOOD ORDER (ARTICLE 19A)

- **Noise Ordinance:** Noise disturbances audible across lot lines are not permitted outside the hours of 7AM-9PM on weekdays and 8AM-9PM on weekends. [Sec 1900A.B.3.]
- **Animal Disturbance:** No animal shall make sounds that disturb continuously for 10 minutes or repeatedly for $\frac{1}{2}$ hour or more at any time of day or night unless the animal is being provoked. [Sec 1900A.B.4.]
- **Unlicensed and Inoperative Vehicles and Equipment:** Non-serviceable vehicles, machinery and equipment or any vehicles which do not have both a current inspection sticker and current registration plate may not be kept or stored on a property unless (1) the vehicle/equipment/machinery is stored on an impervious surface, and (2) the vehicle/equipment/machinery is stored within a garage, under a cover, or otherwise buffered from public view. [Sec 1900A.D.4.]
- **Glare:** There shall be no direct or indirect glare, including from spotlights or floodlights, that is visible beyond the lot line of the property from which the glare emanates. [Sec 1900A.E.1.]
- **Open Burning:** Open burning shall be prohibited except as allowed by DEP. [Sec 1900A.F.3.]

GENERAL AND SUPPLEMENTAL PROVISIONS (ARTICLE 19)

- **Portable Outdoor Storage Containers:** A zoning permit is required for the placement of a portable outdoor storage container. [Sec 1903.C.1.d.]
- **Detached Buildings and Structures:** A permit may be required for garages, barns, sheds, fences, pet shelters, bath houses or greenhouses. [Sec 1903.C.2.a.]
- **Pools and Sports Courts:** A permit is required for residential swimming pools, tennis and sports courts. [Sec 1903.C.2.b-c.]

BUILDING PERMITS

Building permits are required for the following:

- water and gas line installation
- sheds over 300 sq. ft. or with utilities
- kitchen renovation
- generators
- garages
- furnaces
- finishing a basement
- decks 30 in. or more above grade
- covered porch or deck
- *(This list is not exhaustive.)*

RESIDENT COMPLAINT FORM

If you wish to file a complaint with the Township the form can be found on the Township web site under "Permits and Forms." All complaints will be kept confidential.