

## **Heritage Point Association Guidelines on Home Construction**

**1.** No any house, building, or dock construction, nor any lot-clearing shall be done except in accordance with plans which have been approved by the Heritage Point Architectural Control Committee. Plans shall be submitted to Heritage Point Association, Inc. and shall be approved or disapproved within thirty days.

The approved construction plans, specifications, and site plan shall be used for construction without changes in the construction plans, specifications, color selection and site plans. These documents submitted with this application will be retained by the ACC.

Furthermore, no lot clearing or construction activities will begin until all applicable Lancaster County and Health Department permits have been applied for and obtained. County code requires that these permits must be displayed on the lot where they may easily be seen from the road.

**2.** Before any lot clearing, digging, or construction is started, the owner(s) and/or contractor must notify Miss Utility and the HPA Water Works Board in order for underground electric, telephone and water lines to be located, identified and marked. A water connection fee must be paid prior to hookup. The lot owner agrees that he or she shall be held liable and shall pay for, on demand, any damage done to Heritage Point roads, road culverts, roadside ditches, water lines, or any other common properties resulting from this lot clearing or construction.

**3.** Each lot shall be used for residential purposes only, and only one family residence with such outbuildings as are normally associated therewith may be erected thereon.

**4.** No structure shall be located nearer than thirty feet to the front property line nor closer than ten feet from any side or back lot line except upon approval of Heritage Point Association, Inc. which shall be given only in unusual circumstances where the contour of the particular lot will not allow building within the above limits. Along Route 354, no structure shall be located nearer than fifty feet to the front property line.

**5.** The minimum livable square footage of all dwelling houses or residences constructed or placed on any lot after January 1, 2000, shall be, (exclusive of garages, carports, breezeways, patios, porches or other similar enclosed or unenclosed areas) one thousand six hundred (1,600) square feet.

**6.** No dwelling of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be occupied or stored on any residential lot either temporarily or permanently, except upon approval of Heritage Point Association, Inc.

**7.** No fence or hedge shall be erected or maintained on the property of this subdivision which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general landscaping plan of the subdivision. For this purpose, a hedge or fence should, if possible, be maintained at no greater height than four feet.

**8.** No pier, boat landing, boathouse, jetty or bulkhead, fence or any other similar type of construction shall be started without consent of Heritage Point Association, Inc.

**9.** No wells shall be placed or constructed on any lot, except lots numbers 196 through 200, or by written approval of Heritage Point Association, Inc.

**10.** Any dwelling on any lot must be completed on the exterior within six months from the starting date, and no used materials can be used on the exterior without express consent from Heritage Point Association, Inc. in writing.

**11.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.