



**Lake Wallenpaupack Estates Property Owners Association Inc.
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NEW BUILDING PROCEDURE & FEES

When a property owner has intentions of building, he must submit a plans package to the Board of Directors Building Committee for approval. LWE will then provide the property owner with any building procedure information requested. The following is a summary and explanation of the documents required in the package and the associated fees. The total amount due upon submission of the package is \$2,300.

1. 1 Copy of your Plot Plan with lot # included
2. 1 Copy of the Greentown Building Permit
3. 1 Copy of the septic permit & layout diagram
4. Builder/Owner will provide 2 copies of building blueprints. 1 copy will be returned.
5. A Certificate of Insurance is required from builder/owner
6. A non-refundable fee is required for the plan review process. - \$50.00
7. An Escrow Deposit is required from the builder/owner – \$1,500.00
This fee will be returned if and when all construction is correctly completed.
8. The builder/owner must contact the office two (2) weeks prior to hooking up water (hooked up with our valve). There is a water hookup fee of - \$750.00
9. The house water line should be ¾” inner diameter 200 PSI black flex water line and sleeve with PVC and inspected by LWEPOA maintenance personnel before backfill. Water hookup will only be done between April 15 and Nov 30th.
10. Road should be posted when Community does not want heavy equipment running.
11. The Community requests a 24-hour notice before heavy equipment is brought in, so maintenance can be on the job to check for road or waterline damage.

**This list of procedures should be given to property owner/builder before he begins.
Late Charges (monthly on unpaid balance 1.00%
Return Check Fee \$25.00**

**Fines: See Article XII (c) of Bylaws on building restrictions plus LWEPOA, Inc.
Building Requirements.**