



# PERMITS

A construction permit is required for all work projects that take place on your lot. This includes excavation, extensive live tree cutting, timber clearing, decks and additions. Most importantly a construction permit is required for the construction of a driveway, new residence and or a garage and any landscaping that impacts culverts and drainage of Folmont Roads.

A construction permit is not meant to complicate or prevent you from developing your lots. Rather, its purpose is to assure that all work done conforms to approved governmental permitting and codes, maintains the aesthetics and construction guidelines and recommendations as set forth in the FPOA covenants, as well as protect our roads, the forest and environment that envelops our community.

Following you will find a permit request form document (**P.R.F.**). This is the primary document necessary that you will submit to get your approval process started. In addition to completing this form, you will need to attend to some or all of the following items to help you get your project approved:

1. If your project is new construction or you are installing a septic system, we will need confirmation that you have proper approval for your septic system plans from your local municipality. A copy of this document should accompany your **P.R.F.**
2. A Certificate of Insurance for your new lot and structures should be obtained from your insurance agent. It will need to list Folmont Property Owners Association as “Additionally Insured.” This is pretty common for the agents so you shouldn’t have any problem with this. Again, it should be submitted with the **P.R.F.**
3. The FPOA requires a timber clearing environmental evaluation for projects, when the size and scope of your timber removal exceeds what is normal for construction per the covenants, to be done by a qualified **forester**. A member of the Architectural Committee can assist you in determining whether you need a Forester consult or not. You can locate a qualified forester by contacting DCNR’s Bureau of Forestry, Rachel Carson State Office, Building, 6th Floor, P.O. Box 8552, Harrisburg, PA 17105-8552, Phone: 717-787-2703 or [www.PaForester@pa.gov](mailto:www.PaForester@pa.gov).

Your forester will provide an evaluation, recommendations and technical assistance if needed to be sure the trees, foliage, land and wildlife remain resilient and adaptable

to your planned project. You can forward their report along with a check for \$200.00 to “FPOA” and the completed Environmental Evaluation Request which is attached. Once we receive it, we will review it to make sure your planned timber and excavation work is consistent with the forester’s recommendations.

4. In the Covenants Section 7.2 and 7.3 and Section 11 guidelines are set forth for buildings, garages and common areas. What we need are your site plans or drawings for your structures that in addition to the dimensions they should show the shape, height color and other exterior features of your project elements. Drawings or plans should also show that any structure is located behind the required 50 foot setback from and property line or road. We recommend sending a copy of your architectural drawings for new construction.
  
5. The condition of the roads in Folmont take precedence above just about everything else to most of our full and part-time residents. Please stress to your contractors and any other workers coming and going on Folmont roads treat them with care. You are responsible to repair any damage to Folmont roads cause by work on your lots. All new construction projects and projects requiring the use of heavy equipment will require a “road bond” from your insurance company to pay for any repairs to roads or culverts damage resulting from your project. This is pretty common for the agents so you shouldn’t have any problem with this. Again, it should be submitted with the P.R.F.

Finally, a “To Do” checklist follows for you to help you make sure you have everything you need when you submit your Permit Request Form. Please be assured that once we receive your **P.R.F.**, we will expeditiously act to review it. In the meantime, please do not hesitate to contact the FPOA Architectural Committee at: 814-754-8386 or [Folmont@Verizon.net](mailto:Folmont@Verizon.net). Your calls will be returned on Tuesday’s and Thursday’s. Email replies on Monday, Wednesday and Friday.

Following:

- Pages 3-4.....FPOA PERMIT REQUEST FORM
- Page 5.....ENVIRONMENTAL IMPACT/FORRESTER REPORT SUBMISSION
- Page 6.....PERMIT APPLICATION SUBMISSION CHECKLIST
- Page 7.....FPOA COVENANTS SECTIONS 7.2, 7.3



Folmont Property Owners Association  
Post Office Box 151 Central City, PA 15926

### PERMIT REQUEST FORM

Name \_\_\_\_\_ Lot # \_\_\_\_\_

Folmont Address \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_ Alt Phone # \_\_\_\_\_

Please provide the following information in addition to a Site Plan of your property for new construction.

Type of Construction (home, shed, cabin, porch etc..) \_\_\_\_\_

Purpose of new structures. Residential \_\_\_\_ Garage \_\_\_\_ Agricultural \_\_\_\_ Shed \_\_\_\_

Dimensions:

Home: \_\_\_\_\_ *skip if included on attached site plans*

Garage or storage structure \_\_\_\_\_ *skip if included on attached site plans*

Type of Material (siding, log, brick, etc.) Home: \_\_\_\_\_

Garage: \_\_\_\_\_ Shed: \_\_\_\_\_ *skip if included on attached plans*

*NOTE: Structures must be 50' from property lines or any Folmont road.*

Colors of Exterior Structure and Trim \_\_\_\_\_

Campers. If a camper will be placed on property describe purposed use (temporary dwelling during construction, recreation, etc.). \_\_\_\_\_

For new home construction attach descriptions/plans for:

Location of planned excavation (home, driveway, well, utility hook up) and dimensions

Sewage Removal Plan (attach septic permit) \_\_\_\_\_

Driveway: Length \_\_\_\_\_ Width: \_\_\_\_\_

Description of lot drainage plan (size of pipes, culvert, direction of slope, etc.)

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*All up slope driveways require proper drainage for run off.*

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REFER TO COVENANTS SECTION 7.1 **Certificate of Liability** and **Site Plan or drawings** are required for all Permit Requests. A Certificate of Liability can be provided by the contractor or the property owner's Insurance carrier. FPOA must be listed as additionally insured on the certificate. A Site Plan is a drawing or map of the property detailing the proposed construction or work, setbacks from property lines, description of building material, dimensions, any change to environment such as tree removal, and location of new structure, driveways, sand mounds, etc.

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Tree Removal: Describe purpose of tree cutting (construction, camper, recreation area, dead trees, etc.) Include approximate dimensions of area(s) to be cleared:

*skip if included on attached site plans*

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Describe plan for removal of logs, treetops, and stumps from property (logging truck, utility vehicle, firewood, etc) \_\_\_\_\_

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- A professional Forester Consultant is required for all major tree removal. A list of Forest Consultants is available through the DCNR.
- A logging company is not a Forester Consultant.

Estimated date(s) for construction to begin: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

FOLMONT PROPERTY OWNERS ASSOCIATION

**FORESTER REPORT SUBMISSION**

CONSTRUCTION & TREE CUTTING  
ENVIRONMENTAL IMPACT EVALUATION

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

MAILING ADDRESS:

STREET \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE: \_\_\_\_\_

LOT NUMBER(S): \_\_\_\_\_

FOLMONT ROAD: \_\_\_\_\_

PURPOSE: New Construction \_\_\_\_\_, Timber Removal \_\_\_\_\_ Excavation: \_\_\_\_\_

DATE WORK TO BEGIN: \_\_\_\_\_

FORESTER REPORT ATTACHED:

Please enclose a check for \$200.00 payable to "FPOA" and mail to:

FPOA  
Post Office Box 51  
Central City, PA 15926

Reviewed for FPOA by: \_\_\_\_\_ Date: \_\_\_\_\_

# PERMIT REQUEST FORM

## SUBMISSION “TO DO” CHECKLIST

Item	Complete	Description
1		Complete Permit Request Form (PRF)
2		Contact DCNR and arrange for a lot forestry evaluation for tree/foliage removal in excess of home, driveway and garage dimensions. This can be determined by contacting a member of the FPOA Architectural Committee.
3		For new construction submit a septic plan and local municipality approval permit. Attach to P.R.F.
5		Obtain a copy of home owners insurance for new property listing FPOA as additionally insured. Attach to P.R.F.
6		Verify that contractor(s) have liability insurance and forward a copy to place on file with FPOA.
7		Secure a copy of plans or drawings of structures. If plans are not available from your contractor and member of the FPOA Architectural Committee can assist you in creating a site plan. Attach to P.R.F.
8		If required, secure Forestry Environmental Impact Report from forester. Submit with check for \$200 to expedite and attach to PRF
9		If required, include a road bond for road damage protection

*Submit completed application to [Folmont@Verizon.net](mailto:Folmont@Verizon.net) or*

**FPOA  
Architectural Committee  
Post Office Box 51  
Central City, PA 15926**

## **FOLMONT PROPERTY OWNERS ASSOCIATION SYNOPSIS OF ENVIRONMENTAL COVENANTS**

### **ARTICLE VII**

#### Section 7.2 Improvements and Alterations.

Except for purposes of proper maintenance and repairs, or as otherwise in this Declaration provided, no building whatsoever and no fence, wall or driveway visible at any time from any road, Common Area or contiguous Lot shall be commenced, erected, placed, moved or maintained upon The Property, nor shall any exterior addition to or change (including any change in color) or alteration, joinder or partition thereof be made until the complete plans and specifications showing the precise and exact nature, kind, shape, height, materials, color and location of the same (including without limitation, any other information reasonably specified by the Architectural Control Committee) shall have been submitted in duplicate to and approved in writing by the Architectural Control Committee as to harmony of external design, color and location in relation to the surrounding topography and forest setting, as to conformity with the design concept for Folmont, and as to its ecological and environmental effect upon Folmont.

#### Section 7.3. Restrictions, Standards and Guidelines.

The decisions of the Architectural Control Committee shall be in conformity with the following restrictions, standards and guidelines and in accordance with the provisions of Article VII;

(a) Improvements involving the extensive exterior use of white or pastel shades of painted wood or metal siding or extensive exterior use of light-toned brick or concrete block will be disapproved.

Favored designs will include natural wood siding, painted wood siding in dark "forest tones", such as browns, greens and dark golds, dark-toned brick and natural stone. The intent hereof is to eliminate the classical "suburban" look and encourage a "leisure home" look that will favorably blend in with the natural wooded setting of Folmont and with other homes in the area.

(b) Generally, no fence or all exceeding three (3) feet in height will be approved. In general, chainlike-type fences, white or pastel-colored picket fences and concrete block walls will not be permitted at any location within view of any road or contiguous Lot. Favored designs will include natural stone walls and unpainted split-rail fences.

(c) Any building to be used as a residence shall contain at least 600 square feet of net living space (excluding basement, porch and garage areas) for each Dwelling Unit therein. 11

(d) Residential density permitted on each Lot shall be limited to one (1) Dwelling per five (5) acres. Multi-family structures shall be permitted on lots of ten (10) or more acres, provided the density does not exceed one (1) Dwelling per five (5) acres.

(e) No more than one single or double detached garage, having architecture consistent with that of the residence and/or one separate structure of a size which would house no more than four (4) horses and/or ponies may be erected on each Lot.

(f) No building shall be located within fifty (50) feet of any property line or road.