

PMAR Community Association Profile

Revision Date 4/2/2010

Development Name: **Birches Three** Dev#: **1120**

Municipality: Chestnut Hill County: Monroe

Annual Dues	
House : \$50.00	Lot \$50.00
<input checked="" type="radio"/> Mandatory <input type="radio"/> Optional	

Fiscal Year Type	
Fiscal Year Type :	<input checked="" type="radio"/> Calendar <input type="radio"/> Fiscal
From:	To:

Association Name & Address	
Birches Three P.O.A.	
PO Box 369	
Effort	PA 18330
Contact:	Birches III POA
Title:	
Phone:	570-629-5538

Dues Include	Amenities
<input type="checkbox"/> Water	<input type="checkbox"/> Lake
<input type="checkbox"/> Sewer	<input type="checkbox"/> Pool
<input type="checkbox"/> RoadMaint	<input type="checkbox"/> ClubHouse
<input type="checkbox"/> Garbage	<input type="checkbox"/> Security
<input type="checkbox"/> Other	<input type="checkbox"/> Central Water
<input type="checkbox"/> FHA Approved	<input type="checkbox"/> Central Sewer
<input type="checkbox"/> VA Approved	<input type="checkbox"/> Cable
	<input checked="" type="checkbox"/> Recreation
	<input type="checkbox"/> Other

Remarks

Website available 1/1/10. www.birchesiii.com Resale Certificate Requests can be made online 1/1/10 Email: birchesiii@yahoo.com Copies of bylaws available for \$5.00.

ROADS & COVENANTS	
<input checked="" type="checkbox"/> RoadsPublic	<input type="checkbox"/> RoadsPrivate
<input checked="" type="checkbox"/> RoadsPave	<input type="checkbox"/> RoadsGravel
COVENANTS	
<input type="checkbox"/> Master	<input type="checkbox"/> Deed

Other Costs not Included in Dues	
Special Assessment:	
Transfer Fee:	
Meeting Date	May an
Resale Certificate	\$25

Typical Lot Size 1 acre	# of Lots: 184	# of Homes: 138	Minimum SqFt
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Right Of First Refusal Architect Review Required

Comments

Recreation Area 18 acres includes tennis courts, picnic pavillion, basketball court, childrens playground - open till dusk, spring, summer, early fall. Planned community get togethers including summer picnic and community yard sale. No business manager.

Information Provided is believed to be accurate as of the above date but is not warranted.