

FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

APRIL 25, 2020

www.GrayfoxAssociation.com



PRESIDENT'S COMMENTS

How has the COVID 19 pandemic impacted your lifestyles going forward? Will you no longer shake hands to greet someone? Will you not dine out at your favorite restaurant but rather order online and pickup? Instead of going to the grocery will you just do the "click order online" and schedule a pickup? Will you no longer attend those community social events in person?

This pandemic has brought anxiety, uncertainty, challenges and change into our lives. As we begin emerging from this health crisis and economic shutdown we will learn some things about unique ways to work, play and learn, the ability to leverage technologies, giving us a real opportunity to bolster our resolve, to tackle these challenges through creative solutions.

With respect to the health risks, my prayer and hope is that you and your families have been safe and healthy through this crisis and as we go forward we learn from this event and embrace the opportunities that are healthy, profitable and productive.

Mark Harris

DRIVERS BE AWARE!

Spring is here and summer is coming, when driving in the neighborhood please be aware of individuals and families who may be walking. Children may be riding bikes as well. The speed limit is what is posted for most neighborhoods (20 miles an hour). When walking please walk against traffic. Thank you!



MAKING CHANGES?

Springtime is the time when we start thinking about changes we want to make to our homes and properties.

The Association's Covenants has certain requirements to be considered if such a project is being considered. A set of Architectural Guidelines have been established to help when considering changes.

If you are pondering making changes to your home or property, there is a online fill in "Improvement form" that is available to submit to the Architectural Review Board for consultation regarding your project.

[CLICK HERE TO ACCESS THE ONLINE FILL IN IMPROVEMENT FORM](#)

Once you have completed the form, please save the form in a PDF format or print it out and send via email to President@grayfoxassociation.com. Once the form has been review and all information is submitted the committee chair will contact you for more information or to confirm approval.

Please take time to read the below "Guidelines" in full before completing the form. If you want to download the guidelines please [CLICK HERE!](#)

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GRAYFOX ASSOCIATION ARCHITECTURAL GUIDELINES

Below is a summary of the Architectural Guidelines found in your Grayfox Association Covenants. These items include the most common concerns that homeowners deal with. This handout was prepared by your Association's Board of Directors to help you comply with this legal requirement. It was also designed to provide you the duly-adopted guidelines the Architectural Review Board will use to evaluate your plans.

"Prior to the commencement by any Owner of construction, erection or alteration of any Residence, building, fence, wall, swimming pool, tennis court, play equipment, patio, or other structure on a Lot, a Lot Development Plan with respect thereto shall be submitted to the Architectural Review Board, and no



Residence, building, fence, wall, swimming pool, tennis court, patio or other structure shall be commenced, erected, maintained, improved, altered, made or done, by any Person without the prior written approval of the Architectural Review Board of a Lot Development Plan relating to such construction, erection, or alteration..."

This requirement is legally binding on all lot owners and should be considered any time you plan to undertake major activities on your Lot. As you can see, virtually any change to your lot is subject to review. The best attitude to take in response to this requirement is "ask before you start". This will avoid unnecessary confusion and hard feelings.

Residents are also encouraged to review the entire restrictive covenant document for the Grayfox Association. Your specific attention is directed to the following:

PAGES 8-10, MAINTENANCE OF LOTS — (includes information on vehicle parking, signs, fencing, natural areas, nuisances, garbage and refuse disposal, pets, open burning, antennas, exterior lights and motorized vehicles)

PAGE 11, ARCHITECTURAL CONTROL ASSESSMENT — (includes information on a possible assessment on an Owner failing to comply with certain provisions in the Covenants)

PAGES 12-14, ARCHITECTURAL CONTROL — (includes information on conditions to submit plans for review, time limits under which the Architectural Review Board must make a decision.

ARCHITECTURAL GUIDELINES

BASKETBALL POSTS: Basketball posts should not be erected closer less than front elevation of the Owners house and should be constructed of commercial grade material and must be kept in a high state of repair. All posts must be approved by the Architectural Review Board.

FENCES:

- Only commercial grade fences are permitted. Privacy fences are not permitted.
- Fencing must be constructed of natural materials or wrought iron and must be of open construction.
- Posts can be constructed of natural materials or wrought and must be erected on the inside of the fence facing the Owners Lot.
- The finish of the fence shall be natural or stained a natural earth tone color.
- Fences to be maximum height of six (6) feet.
- No fence shall be constructed between the front property line and the rear elevation of the Owners house.
- Fencing shall not exceed the perimeter of the Owners Lot.
- Corner Lots must have their fencing ten (10) feet from the street with a maximum height of four (4) feet on the street side of the property.
- When a fence is placed on an easement, it is the Owners responsibility to move the fence for utility work should the need occur.
- All fences must be maintained to a high state of repair.
- All fence construction, specifications, materials, etc., must be submitted in writing with all necessary sketches, and must be approved in ADVANCE by the Architectural Control Committee.

SWIMMING POOLS: No above ground pool higher than twenty (20) inches is permitted. Only an in-ground pool is permitted and must be fully enclosed by a fence of approved construction. The fence must have a six (6) foot height. Cabanas are permitted inside the fence when used to house pump equipment of the in-ground pool only. The design, materials, dimensions and the location of the cabana must be submitted in writing and approved prior to construction by the Architectural Review Board.

DRAINAGE: All new construction or modification(s) to the land must be taken into account relating to proper drainage. A drainage plan(s) must be submitted to Architectural Review Board prior to changes being made.

STRUCTURES: No unattached structure (tool shed, shack, barn, trailer, mobile home, boat,

boat trailer, camper, camper trailer, basement, tent, tree house, dog house, dog run, doll house, burn barrel, or other out-building or recreational vehicle) shall be located or used on any lot at any time nor used as a residence either temporarily or permanently.

LIGHTS: No high intensity (quartz, mercury vapor, etc.) nor "dusk-to-dawn" lighting may be added to the exterior of the house without prior approval by the Architectural Review Board. Holiday lights and decorations must be removed no later than thirty (30) days following the holiday.

HOUSE EXTERIOR: No exterior changes or alterations to the house can be made until plans, materials, colors, and specifications have been submitted in writing (sketches) for approval by the Architectural Control Committee. Alterations to the exterior should blend in with the existing dwelling. Patios and wooden decks also require approval. No solar panels, attached or detached are permitted. Fireplace wood must be neatly stacked and NOT stacked on the driveway.

CHILDREN'S PLAYGROUND SETS: Playground sets are permitted in the back-yard only. Sets must be made of natural materials and must be kept in a high state of repair. Plans for such equipment also require prior approval from the Architectural Control Committee.

COMMUNICATION EQUIPMENT: No free standing radio or television antenna, television receiving disk or dish shall be permitted on a lot except a satellite dish that is less than twenty-four (24) inches in diameter. No solar panels (attached, detached or free-standing) are permitted.

OCCUPATION OF A NEW HOUSE: After occupation of a new house the yard shall be seeded and Landscaped as soon as possible within a time frame of sixty (60) days, weather permitting. No grass clippings shall be left on the street at any time after mowing. Trash, garbage or other waste shall not be kept in the yard except in closed sanitary containers or closed plastic bags for more than twenty-four (24) hours.

VACANT HOUSES OR LOTS: When a house is vacant for an extended time, the owner is still responsible for keeping the lawn neat and clean and the grass mowed and/or the sidewalks must be kept clear of snow until the house is sold. Any undeveloped lot not in process of being built must be maintained and kept free of weeds and debris. Bald areas are to be seeded with grass to control erosion and weeds.

HOUSEHOLD LAUNDRY: Laundry wash pieces are not permitted to be aired or dried outside the house, including decks or patios. No clotheslines of either temporary or permanent nature shall be erected or maintained.

CATS AND DOGS: The Grayfox Association recognizes and adopts the Allen County leash laws. It is important that pet owners remove any fecal deposits made by their pets in any community areas.

MAINTENANCE: It is the responsibility of every homeowner and a benefit to the community to insure that every property is well maintained.

TRAFFIC: State law does not allow mini-bikes, go carts, snowmobiles, motorized three or four wheelers, mopeds and scooters in the common areas. Snowmobiling is not permitted on any street, lawn, empty lot or common areas in the Grayfox subdivision. Regular bicycles can be used on the streets, but walkers have the right-of-way. Parents are responsible to teach these guidelines to their children. We urge all to drive slowly and carefully through Grayfox subdivision.

ENFORCEMENT: The Association, Developer, and Owner (either individually or collectively) proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or subsequently imposed by the provisions of these covenants. Failure by the Association, Developer, or an Owner to enforce any provision in the covenants shall be in no event be deemed a waiver of the right to do so later.

NOTIFICATION: Anything you would like to know concerning Architectural Control subjects or any submittal for approval of your project, call a member of the Architectural Control Committee. Hand in or mail your written proposal to the chairperson well in advance of your project. Your written request will be an-

swered in a formal letter as soon a possible, but within thirty (30) days from the submittal date by the Architectural Review Board.

CONSUMER WATER DISTRIBUTION REPORT

Each year our Water Distribution Operator provides the Indiana Department of Environmental Management (Drinking Water) Consumer Confidence report for the Grayfox Public Water Supply. The report is reaching your household via e-mail or personal delivery based upon the preference your household expressed to the board. All Homeowners are required to receive this report for the previous calendar year prior to July 1 st of the current year. If you want the report delivered personally, please contact President@grayfoxassociation.com. To read the report [CLICK HERE!](#)

NEED TO DISPOSE OF DOWNED LIMBS?

Please remember that the association maintains a burn pile in the southwest corner of the addition adjacent the pond. Please dispose of larger limbs there as opposed to throwing into the commons area. Also we would ask help in keeping the esplanade and commons area clean by hauling any large limbs away.

IMPORTANT REMINDERS

Here are some reminders regarding our restricted covenants:

- Outside Parking of trailers, boats, pwc's, and RV's is limited to 7 days. Please send an email to President@grayfoxassociation.com if you have a special reason to request extended parking and the board will always try to work with the homeowner. However, temporary storage for the "Season" is not a valid request.
- Fall and winter clean up of leaves sometimes necessitates the need to gather leaves in the street. It's ok to do this as long as you promptly dispose of the leaves. Homeowners are responsible for this as the county does not provide leaf pickup.

BURNING OF DEBRIS

For Allen County residents, the legal burning of backyard debris when weather is not a factor. Burning permits are not required in Allen County. However, there are procedures and limitations for burning yard trimmings, leaves and brush.

Under the County's open-burning rules, burn piles must be at least 20 feet away from structures, roads or power lines. Burning is only permitted between 8 a.m. and 5 p.m. and must be done during safe weather conditions. Wind speeds should be less than 20 miles per hour and burning cannot take place during a pollution alert day. Only clean wood or untreated wood products, brush and leaves that originated from the property may be burned. The material must be burned in a non-combustible, ventilated container.

Water sources and a shovel should be kept on hand to control a burn if winds unexpectedly fan it into possible trouble. Local or state authorities can demand that any burning be stopped if the fire is determined to be a nuisance, pollution problem or threat to property or public health.

For those interested in disposing of their leaves in an environmentally-friendly manner, you can check out the Allen County Solid Waste Management District website (www.acwastewatcher.org) to get tips on how to compost your leaves.

Please be mindful of your neighbors and the blowing of smoke toward their homes. Many people have issues with asthma thus could cause a reaction for the individual if smoke is blown their way.

HOMEOWNERS DIRECTORY

We have not put the Grayfox Directory on our website nor sent them to anyone via email. Our position is that personal information such as email addresses and phone numbers would be subject to being hijacked. A directory can be requested and sent via a secure email. Contact President@grayfoxassociation.com to request a copy of the directory.