

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.

CHILDREN'S PLAYGROUND SETS: Playground sets are permitted in the back-yard only. Sets must be made of current materials and must be kept in a high state of repair. (No metal equipment) Plans for such equipment also require prior approval from the Architectural Review Board.

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. Homeowners should make every attempt to conceal a satellite dish that is viewable from the street. No solar panels (attached, detached or free-standing) are permitted.

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.

DRIVEWAYS: All driveways shall be constructed for the sole purpose of providing access from and to the public right-of-way (street) to the Residence located on a Lot. No Owner may be permitted to grant a license or easement to another Person for the use of the Owner's driveway (or a separate driveway located on the Owner's Lot) which would allow that Person access from or to the public right-of-way (street). The specific design, material (concrete or brick), dimensions and the location of the driveway must be submitted in writing and approved prior to construction or alteration by the Architectural Review Board.

EXTERIOR COLORS: All new homes or alterations to existing homes must be earth tones or white, blending with existing structures.

EXTERIOR SIDING: All new homes or alterations to existing homes must have natural siding - stone, brick, vertical or horizontal wood. No sheet goods allowed on exteriors. Soffits and Facia must be wood, vinyl or aluminum.

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 iron 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 four (4) feet. (Unless zoning requirements for in-ground swimming pools dictate)
- 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 rear Lot. Fences must be kept four (4) feet from side property lines. Fences extending from the sides of homes should be landscaped.
- 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 Review Board.

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 Review Board. Alterations to the exterior should blend in with the existing dwelling. Patios and decks also require approval. No solar panels, attached or detached are permitted. Fireplace wood must be neatly stacked and not stacked on the driveway. (Should be kept out of view from the street.)

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.

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. (Excluding emergency lighting.) Holiday lights and decorations must be removed no later than thirty (30) days following the holiday. (Unless weather or health conditions do not permit removal)

MAINTENANCE: It is the responsibility of every homeowner and a benefit to the community to insure that every property in well maintained. (Weeds are not properly landscaping)

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 six (6) months, 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.

ROOFING: All new homes or alterations to existing homes must have wood, asphalt, slate or approved roofing materials.

STRUCTURES: No unattached structure (tool shed, shack, barn, mobile home, dog house, dog run, 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. No recreational vehicle, motor home, trailer, boat, or disabled vehicle may be parked or stored on any Lot in open view for more than seven (7) days.

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 or approved pool cover. The fence height, must meet zoning requirements (five (5) feet). In-ground pools should not exceed the width of the homeowners house. Pool equipment should be hidden from view from street. The design, materials, dimensions and the location of the in-ground pool must be submitted in writing and approved prior to construction by the Architectural Review Board.

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.

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 Review Board. Hand in or mail your written proposal to the chairperson well in advance of your project. Your written request will be answered in a formal letter as soon a possible, but within thirty (30) days from the submittal date by the Architectural Review Board. Please mail your request to the following address:

HISTORY

October 14, 2001	Original Architectural Guidelines Approved by Grayfox Homeowners Association
April 21, 2002	4 new amendments approved at Homeowners Association Meeting. (Driveways, Exterior Siding, Exterior Colors, Roofing)