

FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

May 13, 2022

www.GrayfoxAssociation.com



FROM YOUR PRESIDENT

Hope you are enjoying the warm weather we are experiencing. Summer is fast approaching. A lot of you have been out tending to your yards and the exterior part of your homes.

One of the most impressive characteristics that was paramount in our purchase of a home in Grayfox six years ago was the pride and commitment of homeowner's care for their homes and properties. New homeowners and others who are looking to purchase homes have voiced the same sentiment of Grayfox.

All Grayfox Homeowners conform to the Covenants and Guidelines that were visioned and established by the homeowners of Grayfox. These documents are viewable from our website, www.grayfoxassociation.com under the "download center" button.

In keeping with the ongoing commitment for upkeep of its properties, we all need to be responsible. Elsewhere in this "Briefing" are some key areas that the board wants homeowners to be aware of.

As always if there are any questions please feel free to contact any board member. Elsewhere in this "Briefing" is a link to the listing of the board members, committees and members as well as dates of upcoming board meetings.

I served on a Florida condo association board for many years as President and the experience here with Grayfox Association far outweighs my experience with the Florida Association. The board appreciates your patience and understanding when it comes to being a committed homeowner of the Grayfox community.

A handwritten signature in black ink that reads "Mark W. Hill".



GRAYFOX BURN PILE CLOSURE

The burn pile in the Southwest corner of the detention pond is closed until further notice. Thank you for your patience as we attempt to address this area.

YOU MAY BE WONDERING.....

The new drainage area to the detention pond reconstructed as shown here is slowly maturing. Some of you may wonder why the grass is not being cut. The contractor who installed the new grass area encouraged us to not cut the area for at least one year. The contractor is reviewing the area on a regularly basis and will let us know when we can start cutting and to determine where reseeding needs to be done. Thank you for your understanding during this process.



ARCHITECTURAL GUIDELINES REMINDER

Section 9 of the Grayfox Homeowners Covenants spells out the provisions regarding Architectural guidelines for homeowners planning to make changes to their properties.

If you are planning to make any improvements, changes to your external property please view the following [link to the Architectural Guidelines](#) to complete the process of approval before any improvements or changes are made.

WORK DAY 2022 - THANK YOU!



Jackie Engelman reported there was a great turnout for the work day recently. The following homeowners volunteered a few hours of their time to beautify the Grayfox community:

- Cindy Moore and kids
- Mark Rutsey
- Tina Conrad
- Todd Family
- Jeff and Karen Soldner
- Kelly and Ken Steiner
- Brian and Sachie Mylrea
- Stephanie Jenkins
- Dave Klein

- **Updated Homeowner's directory** is available by [clicking here!](#)
- **Get a listing of all board members, committees and members and scheduled board meetings** by [clicking here!](#)



Tips to Ensure Covenant Compliance

Maintenance of Lots

**(section 6 of the
Covenants)**

Here are some of the most common issues that the board regularly addresses with homeowners.

Vehicle Parking. No recreational vehicle, motor home, trailer, boat or disabled vehicle may be parked or stored on any Lot in open public view for more than seven (7) days.

Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for trash. Trash or other waste shall be kept in sanitary containers out of public view. All equipment for storage or disposal of such materials shall be kept clean and sanitary.

Outside Burning. No trash, leaves, recreational fires, or other materials shall be burned upon a Lot if smoke therefrom would blow upon any other Lot and, then, only in compliance with all applicable legal requirements.

Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

Natural Areas and Vegetation. No live, healthy trees or bushes shall be cut down on any Lot or in the Community Area, except for those reasonably required to be removed for the construction of the Residence to be located thereon, and the yard surrounding the Residence, pursuant to an approved Lot Development Plan. On any Lot, as little disturbance of the natural area as needed shall be permitted inside the area to be improved

and as little disturbance of the natural area outside of the area to be improved shall be permitted. The purpose of this provision is to preserve the wooded and natural character of the land, to allow natural reforestation and to preserve wildlife habitat. An Owner shall remove any dead standing tree on Owner's Lot if such tree presents a danger to other Owners or their property. An Owner shall be responsible for upkeep on developed and undeveloped Lots. If an Owner fails to comply with this Restriction, the Board of Directors shall notify the Owner with two (2) written notices of the infraction prior to pursuing Paragraph 8 (c) of this Declaration.

Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. The Owners of such permitted pets shall confine them to their respective Lots such that they will not be a nuisance. Pets shall be on a leash when not on the Owner's Lot. Owners shall remove any fecal deposits made by their pet in any Community Area.

To see the full Section 6 of the Covenants go to the website (www.grayfoxassociation.com), then the "download center" and select the Covenants.