

# WHO - WHAT - WHY - WHERE - HOW

This document provides some highlights of the Grayfox Association Covenants. It is the responsibility of each owner to review the original covenants and the bylaws provided and also can be downloaded from the association's website ([www.grayfoxassociation.com](http://www.grayfoxassociation.com)).

## ***What is the Grayfox Homeowner's Association?***

Members of the Association are owners who own a lot in Grayfox community. The Association is a nonprofit organization governed by the Indiana Corporation laws.

## ***How is the Grayfox Homeowner's Association managed?***

The Association's business, property, affairs are managed and controlled by a group of volunteers (members of the association) who serve as board of directors. The board of directors consists of no less than three and no more than nine volunteers and are governed by the bylaws of the corporation.

## ***How often does the association membership meet?***

The association meets once a year in June for its annual meeting where reports are given by the board of directors and committee chairpersons. Board members are elected each year to serve one year terms.

## ***What the guidelines regarding the maintenance of the members lots?***

Item 6 of the Grayfox Covenants outlines several responsibilities of each lot owner regarding the maintenance of lots and are subject to any assessments when these rules are violated.

## ***What are the assessments?***

Item 8 of the Grayfox Covenants outlines the general, special and architectural control assessments. Please take time to review this section to understand your responsibilities to the association.

## ***What is the Architectural Review Board?***

Item 9 of the Grayfox Covenants explains the details of this committee's work. Its important to understand that the purpose of this board is to regulate the external design, appearance, use, location and maintenance of each lot and of improvements to such lots to preserve and enhance the values to maintain a harmonious relations amount structures, improvements and the natural vegetation.

When considering any improvements to your lots or properties, an application for review must be submitted prior to such improvements being made. An application can be downloaded from the association's website. IF YOU ARE UNSURE OF WHAT IMPROVEMENTS ARE

COVERED BY THIS PROVISION, please contact an architectural committee member listed on the association's website.

The association has prepared an Architectural guidelines document that can be downloaded from the association's website.

***What properties does the association oversee?***

The community areas are the roadways, drainage system, entry ways, any utility service lines not maintained by a public utility and areas located on the plat form. Maintenance of these areas are overseen by the maintenance committee appointed by the board of directors. Item 10 of the Grayfox Covenants outlines the details of what is the Community Area.

Item 11 of the Grayfox Covenants outlines the easements of the association.

***Who provides water and sanitary services to Grayfox?***

Sanitary services are provided by Aqua Water and you will be billed monthly for these services. Trash pickup is provided by two different refuse services.

Grayfox maintains its own water system and managed by a water supervisor appointed by the board of directors. Information regarding this service can be obtained on the association's website.

***Who are the Police/Fire/Hospital services in the area?***

Grayfox Association is located in Allen County thus the sheriff of Allen County, fire protection services from Ft. Wayne fire department. Lutheran Hospital is located about five miles east of Grayfox on US 24.

***Who provides lawn services and how are the roads maintained during the winter?***

Each owner is responsible for lawn service for their property. The association is responsible for lawn service for the common areas of the association. The Allen County Transportation department provides snow removal of streets during winter.

***Whom do I contact if I have questions or concerns?***

A list of the board of directors and committee members with phone numbers and email addresses are on the association's website. Please feel free to contact the appropriate person for your question or concern.