

Single Family Homes of Foxpointe and Hunter's Chase Home Owners Association

Common Violations of Restrictive Covenants/ Township Ordinances

Your Executive Board has worked with Paradigm Properties Group to identify several restrictive covenants and township ordinances that are or have previously been a concern throughout the community. This listing is not comprehensive; please review your full Governing Documents at www.RentPPG.com on your association page listed on our Homeowners Association tab.

SFH of Foxpointe and Hunter's Chase HOA Restrictive Covenant Reminders

1. **Vehicles/ Structures Not Permitted:** Mobile homes, shacks, temporary structures, motor homes, campers, boats, recreational vehicles, unregistered vehicles, metal storage building are not permitted. [Declaration of Foxpointe PRD; Page 1, #3.]
NOTE: All fencing and outbuildings require approval by the Executive Board and S&A Homes.
2. **Animal Restrictions:** Animals, livestock, horses and poultry are not permitted. Maximum of three (3) dogs or cats or household pets per lot may be kept provided they are not for commercial or breeding purposes. All dogs/cats must be kept inside your home and no exterior dog/pet house are permitted. [Declaration of Foxpointe PRD; Page 2, #5]
3. **Exterior Change/ Removals/ Construction:** Any and all future additions, deletions, or changes to the homes' exterior including, but not limited to, color changes, construction of fences, outbuildings, decks must be approved by the Executive Board as the successor and assigned of the Developer. [Declaration of Foxpointe PRD; Page 3, #6]
4. **Landscaping/Grading Changes:** All landscaping changes, grading changes, and removal/addition of trees must be approved prior to work beginning by the Executive Board as the successor and assigned of the Developer. [Declaration of Foxpointe PRD; Page 3, #6]
NOTE: Please visit www.RentPPG.com at the Homeowners Association tab to download the Architectural Request Guideline Form for homeowner submissions of (#3) and (#4).
 - a. **Right of Executive Board as the successor and assigned of the Developer:** The Executive Board has the right to order removal of any structure and/or improvement on any lot where approval for such project was not obtained in strict compliance with the above #3 and #4. [Declaration of Foxpointe PRD; Page 5, #13]
5. **Exterior Pole Light Requirements:** Each home must install and maintain an exterior electric eye pole light that must be operational from dusk to dawn by automatic day/night switch or photocell with a one hundred (100) watt bulb or LED equivalent. [Declaration of Foxpointe PRD; Page 5, #12]
6. **Lot Appearance and Maintenance Requirements:** At no time shall any lot have topsoil or trees removed nor any lot be neglected or have refuse or trash thrown or dumped onto it. The Association has the right to enter a lot to remove trash, mowing, cutting, clearing or pruning if the Owner allows the lot to become unsightly or detract from the overall beauty or safety of the development. Owners are responsible for weed control and shall allow no unsightly growth to occur by Township ordinances. [Declaration of Foxpointe PRD; Page 6, #16/17]
7. **Trash Receptacle Regulation:** All trash, garbage, refuse shall be stored in metal or plastic receptacles screened from view of the street either fully within garages or by an enclosure approved by the Executive Board. [Declaration of Foxpointe PRD; Page 6, #18]
8. **Signage Regulations:** No signs of any kind including political or constructions signs can be displayed except for one "For Sale" sign no more than five (5') square feet in size. [Declaration of Foxpointe PRD; Page 6, #20]





Ferguson Township Ordinance Reminders

Please note that the below reminders are monitored and regulated by Ferguson Township and You can reach the Township's Ordinance Officer at **(814) 238-4651** or ordinance@twp.ferguson.pa.us to report violations of such in addition to our office for the Association. For more information on Ordinances, please visit <http://www.twp.ferguson.pa.us/Code-of-Ordinances/>.

1. **Weed/ Grass Height Regulations:** No turf grass, weed or vegetation (non-edible) shall permit growth above six inches (6") in height. [ORD Chapter 10- 101]
2. **Animal Waste and Control:** It shall be unlawful for the owner of any animal or animals to allow or permit such animal or animals to run at large in the Township of Ferguson which entails being upon any public highway, street, park, or any other public land, or upon property of another person other than the owner, and not being accompanied by or under the control of the owner or any other person having custody of said animal. Domestic animal feces deposited upon private property shall not be permitted to accumulate to the degree that it becomes a public health nuisance or hazard. [ORD Chapter 2; 102-201]
3. **Sidewalk Maintenance and Snow Removal:** It shall be the duty of the owners of properties to cause said sidewalks along their respective properties to be cleared to the full width of said sidewalk of snow or ice within 24 hours after the same shall have ceased to fall. Sidewalks must be kept open and unobstructed as well as repaired or reconstructed as determined by the Township Engineer following site inspections. [ORD Chapter 21; 202-207]
4. **Brush/Leaf Collection:** Brush and leaf collections must be piled and located in front of your home to be picked up in accordance with the township schedule located here: <http://www.twp.ferguson.pa.us/Brush-and-Leaf-Collection/>.

NOTE: Brush, leaves, etc. piled along Foxpointe Drive Common Areas must be collected by the Association landscaper and will result in additional costs to the Association. Those responsible for piling on Common Area Ground will be held liable for these costs.

Our office is looking forward to working with all homeowners, occupants, guests and tenants within Foxpointe and Hunter's Chase to retain the outstanding reputation of the community by assisting the Executive Board in consistent enforcement of the Association's Restrictive Covenants listed on Page #1. By doing so, all are able enjoy the appeal and pleasant surroundings that are a significant benefit to the community which protects property values and the health and safety of all community members. Paradigm Properties Group representatives will begin community inspections the **week of April 22nd, 2019.**

If your home is found to be in non-compliance, please expect a notice from our office for correction. Non-response or non-correction of the sent letter could result in fines up to \$50.00 per day and 15% interest per annum [Declaration of SFH of FP/HC HOA; Article VII, Section 3. Enforcement], corrected action billed to the homeowner, or submission to legal counsel as available remedies to the Executive Board per the Governing Documents.

Should you have any questions about the above, please don't hesitate to contact our office by email or phone!

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