

Subject: The privacy fence votes are in – fencing guidelines updated accordingly
From: Ann Taylor <anntaylor@psu.edu>
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To: GHA <L-GHA@LISTS.PSU.EDU>

Hi neighbors!

Thank you all for participating in our vote regarding the use of privacy fencing in Graysdale! Per GHA By-laws (http://www.graysdale.com/documents/ByLaws_revised_8May2008.pdf), 75% of the neighborhood homeowners (1 vote per home) must participate in a vote regarding the neighborhood covenants. Once that quorum has been reached on any given vote, a relative majority determines the outcome of the vote.

With these rules in mind, [Drumroll please.....] all three items in our recent vote regarding privacy fencing have passed as indicated below:

Should privacy panels be allowed around a homeowner's patio, hot tub, etc. (limited to enough panels to shield the specific area in question)?

Yes – 90.53%
No – 9.47%
I Abstain – 0%

Should privacy fencing be allowed along the property line (6" within, per Patton Township code) for properties that back up to Grays Woods Blvd., Scotia Road, or Meeks Lane?

Yes – 73.68%
No – 24.21%
I Abstain – 2.11%

Should privacy fencing be allowed along the sides and rear of any homeowner's property?

Yes – 52.63%
No – 46.32%
I Abstain – 1.05%

Therefore, the Graysdale Board of Directors has updated our current fencing guidelines to indicate that the Board will approve fence requests in these placement locations.

The revised guidelines read as follows:

- No chain link or other wire-only fences
- Maximum fence height of 6 feet
- Fences may be placed in back/side yards only (i.e., no front yard fencing permitted)
- Fences must be at least 6" within the owner's property lines (as governed by Patton Township code)
- Privacy fencing will be allowed, provided it adheres to the first four items above. Privacy panels may also be used around a homeowner's patio, hot tub, etc., but

should be limited to enough panels to shield the specific area in question.

IMPORTANT NOTE:

Per the current covenants, all fences must be submitted and approved by the Board of Directors before installation. Provided the proposed fence meets the GHA guidelines listed above, they will be approved. Violations will be handled as outlined in the "Resale Certificate" document, section titled "The Process for Handling Graysdale Covenant Violations," posted on our web site (see <http://www.graysdale.com/covenants/>).

-Annie Taylor
GHA Secretary
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