

GRASSY RUN HOMEOWNERS' ASSOCIATION

OPERATING RULE 17-09

SETBACK RULE INTERPRETATIONS

WHEREAS, Article V, Section 2 of the GRHA C&Rs ("the Rule") reads as follows:

"No building, projection, or any part thereof, shall be erected on any parcel nearer than fifty (50) feet from any parcel line.";

AND WHEREAS, at its November 29, 2006 meeting, the Board of Directors of GRHA unanimously adopted various interpretations of the Rule;

AND WHEREAS, those interpretations have not heretofore been formally memorialized by the Board;

AND WHEREAS, it is appropriate and desirable that those interpretations be formally memorialized as an Operating Rule of GRHA;

AND WHEREAS, because Grassy Run is a community of five-acre parcels, there is no need for construction activities to be right next to adjoining neighbors' parcel lines;

AND WHEREAS, the purpose of the Rule is to protect the residents of Grassy Run from undue noise and visual obstructions by their neighbors, and this Operating Rule is to be interpreted with that purpose in mind;

NOW THEREFORE, the Board does hereby adopt and memorialize the following interpretations of the Rule:

1. Impervious surfaces (concrete, asphalt, etc.) used for driveways to access residences and/or accessory structures are not prohibited by the Rule.
2. Such surfaces used solely for parking purposes are not prohibited by the Rule.
3. The Rule does not apply to temporary accessory structures, such as pole-barns and canvas covers on poles, which are easily and readily removable.
4. The Rule does apply to swimming pool decking.

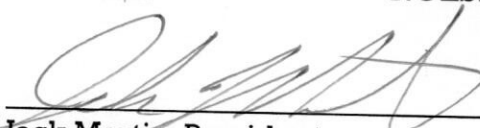
ADOPTED BY THE BOARD OF DIRECTORS OF THE GRASSY RUN HOMEOWNERS' ASSOCIATION at a regular meeting of the Board held on the 28th day of June, 2017, by the following vote of the Board:

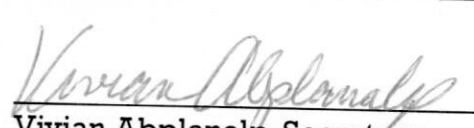
AYES: 4

NOES: 1

ABSTENTIONS:

ABSENTS:


Jack Martin, President


Vivian Abplanalp, Secretary

History: Originally Adopted by the Board on November 29, 2006 as an Unnumbered Interpretation.