



Homeowners Association

Foxchase Homeowners Association · PO Box 520 · Meadow Lands, PA 15347
Email: foxchasehob@gmail.com · Phone: 724-949-0369 · Website: www.foxchasehoa.org

Additional Rules and Regulations of Foxchase Homeowners' Association

Adopted by Vote at Annual Meeting 11-29-12

Rule 2012.1

To clarify, all households pay equally into the common budget. All townhouse-specific expenses are to be split equally among the townhouses owners. All carriage home-specific expenses are to be split equally among all the carriage home owners.

Rule 2021.2

The carriage and town homes are designed to have a pleasant, cohesive look. As such, the exterior of these units is to remain as original, including but not limited to exterior colors, roof shingles and siding, and exterior design.

Rule 2012.3

The Foxchase Homeowners Association Board must approve all outdoor modifications, including any modifications and additions to the housing structure, as well as such items as sheds, decks, patios, awnings, fencing, large or unusual planting designs, etc. This includes any modifications that affects the general area, including but not limited to fireplaces, wood or pellet burning units, solar panels, geothermal, water features, etc. Approvals are to insure that the modifications sought are in keeping with the community of Foxchase.

Rule 2012.4

Outdoor areas must be maintained in a manner in keeping with the community of Foxchase. Any outdoor projects must be completed in a timely manner.

Rule 2012.5

No hot tubs or similar are allowed at the carriage and town home units. The single family homes may have an approved hot tub, proved it is screened visually and for noise from the neighbors.

Adopted by Vote at Annual Meeting 11-20-14

Rule 2014.1 Mailboxes

Mailboxes must be maintained in good repair and replaced with boxes and posts in keeping with the original look, specifically, black mailboxes and white posts, effective for all mailboxes installed after October 20, 2014.

Rule 2014.2 Fences

Fencing should be in keeping with the look of the plan and must be approved by the board through a modification request. Landscaping and grass cutting will be forfeited inside of fenced areas.

Adopted February 23, 2015

Rule 2015.1 Poop and Scoop

There have been multiple complaints from our residents that pet owners are not cleaning up after their dogs. Allowing a dog to relieve itself on Foxchase individual yards, mailbox posts, driveways (paved or gravel), sidewalks and common area landscaped bedding is considered a nuisance violation unless you immediately clean up after your dog – called “Poop-Scoop” courtesy. Foxchase dog owners should train their dogs to go to the bathroom in their own yard and not their neighbors. Not only is it rude and inconsiderate, but a dog doing their business in someone else’s yard could be considered trespassing. As a result of the recent complaints, a rule has been enacted for our neighborhood.

Violation of with the rule will be enforced as follows:

If a neighbor can prove that a Foxchase dog defecates in their yard (and is not picked up) by picture or video and can provide the dog owners name and address, the pet owner will be subject to the following:

1st offense: Written warning

2nd offense: \$50 fine payable to Foxchase HOA

We appreciate all Foxchase dog owners respecting this rule.

Adopted June 3, 2015

Rule 2015.2 Open Burning/Fire

The Foxchase Homeowners Association, in cooperation with North Strabane Township, has adopted the following rules regarding open burning/fires and safety in our neighborhood. With a few exceptions, these rules apply to all Foxchase dwellings.

A. Rules pertaining to all dwellings:

1. Any type of fire or burning is prohibited in the common areas.
2. Burning of hazardous and noxious materials (e.g. composite logs, paper products/cardboard, etc.) is prohibited.
3. Burning of refuse including garbage, rubbish, or building materials is prohibited.

B. Rules pertaining to CH and TH:

1. Portable fire pits, chimineas, hibachi grills, turkey fryers/deep fryers are prohibited.
2. Open fires on decks, patios, lawns or other grassy areas are prohibited.
3. CH and TH owners that rent their properties must make renters aware of the HOA rules.