



A Guide For Property Owners

Com-Print - Patton, PA 814-674-2679

*A Guide For
Property Owners*



*Published by
Glendale Yearound
Property Owners Association
Revised March 2019*

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III. (C, 1, (b)).

More than one camper on any one lot at any one time. (Additional fine will be assessed if not removed within a specific period of time).

\$50.00

III. (J).

Failure to adhere to fencing restrictions will result in said fences, including posts, being removed at owner's expense in addition to fine.

\$25.00

IV. (D).

Illegal dumping in garbage compactor- violators will be prosecuted and fined in accordance with sign posted at the site. Violators depositing bicycles, appliances, lumber and/or other large illegal items resulting in damage to compactor will also be assessed for actual documented cost of repairs to same in addition to fine

\$300.00

IV. (F).

Burning brush and leaves in an open fire without permission from POA Management (814-687-4220) or Security (687-3106).

\$25.00

V. (E).

Failure to comply with recreational facilities directives.

\$25.00

V. (D).

Placing a sign on property without approval of POA Management.

Fine will be increased if condition is not corrected promptly upon notification.

\$15.00

V. (G).

Failure to comply with road bond permit procedures, fine per load.

\$500.00

V. (H).

Perceived violations of By-laws, covenants and regulations as prescribed by the President and Board of Directors can be submitted via written complaints by property owners, board members and POA officers and shall be reviewed, investigated and resolved, through penalties and fines set by the Board of Directors, if deemed necessary.

\$25.00

V. (I).

Failure to keep dogs on leash when off private lot or homesite. Failure to pick up dog litter from public by-ways and private property of others.

\$25.00

**A GUIDE FOR PROPERTY OWNERS
AT
GLENDALE YEAROUND**

I. WELCOME TO GLENDALE YEAROUND

The development of a recreational community is a major undertaking and requires the cooperation and active participation of each property owner. This is a living community, and as is true of all living things, conditions change over time. We welcome suggestions for improvement.

This booklet discusses some of the general rules and practices of the Glendale Yearound community as they have evolved. Based on our experience over the past 30 plus years, it also describes services and facilities available for you. Any questions you may have usually can be answered by our office staff. Feel free to make inquiries of them or of members of the POA Board of Directors.

Your Association was formed in 1974. In 1992 the Developer conveyed all of the recreational facilities, the Common Ground and the road network located in the White Township portion of Glendale Yearound to the POA. At the same time, the POA Board of Directors was given full authority to appoint and direct the Architectural Committee. This edition of the "Guide for Property Owners" has now been revised to reflect the rules of the Association as approved by the Board of Directors. It is our intention to properly enforce these rules.

The Board of Directors and the Committees are staffed by volunteer property owners. Democratic participatory government requires that all property owners take an interest in, and contribute their efforts to, the operation of the Association. You are invited to join the other volunteers in working for the betterment of this community. Please contact the POA office to indicate your interest. An annual meeting of all members of the POA is held during the month of July. We hope you will attend these meetings.

***Board of Directors, Management and Staff
Glendale Yearound Property Owners Association***

II. GENERAL-ALL AREAS.

(See Schedule of Penalties and Fines, Section VI, for violations of Section II, A & B)

A. THE ARCHITECTURAL COMMITTEE

The Architectural Committee, established pursuant to the Beneficial Restrictive Covenants (BRC) of Glendale Yearound and operating under the by-laws of the Property Owners Association, is designed to perform certain functions for the common benefit of Glendale Yearound Property Owners. It has the responsibility to approve all plans for lot development, including selection of building sites, construction of any kind, additions to homes and campers, removal of major trees on the individual's lot, and other matters which may affect the environment and general appearance of the area. The Architectural Committee is one of the mechanisms by which the Beneficial Restrictive Covenants contained in your deed are administered. It operates under the guidance of the POA Board of Directors.

Glendale Yearound was designed to be a vacation resort/living community in a forested setting compatible with the surrounding public land of Prince Gallitzin State Park and state game lands. Property owners, voluntarily and by virtue of the beneficial covenants, must recognize, understand and honor these restrictions and guidelines, all for the general good of Glendale Yearound.

1. Not all of the Beneficial Restrictive Covenants are described in this Guide.

All requirements specified in this Guide are intended to be consistent with the Covenants. You should familiarize yourself with the Covenants as they may appear in the deed conveying your property to you or are cited by reference to a previous or original deed. Copies of these Covenants are also available at the POA office.

2. Architectural Committee approval must be obtained before any land development or building construction can be done on a lot to which the Beneficial Restrictive Covenants apply.
3. The Architectural Committee reserves the right to postpone or reject the approval of any lot improvement application:
 - a) If the property is not sufficiently identified with a 911 address and/or

II. (A & B) and III. (A through L).

Work for issued work permits not completed within six months and subsequently continued without renewal. **\$25.00**

II. (A & B) and III. (A through L).

Work started before approval of the Architectural Committee may result in denial of approval request and removal of structure in addition to fine. **\$50.00**

II. (A & B) and III. (A through L).

Failure to conform to color restrictions on exterior materials will result in removal of material or change of color in addition to fine. **\$50.00**

III. (A, 4).

Failure to properly coat exposed cement blocks, weather permitting. Fine will be increased if condition is not corrected within thirty (30) days after notification.

III. (A through L).

Accessory structures placed on lot without advance approval will result in removal of same in addition to fine which will be increased if not removed within thirty (30) days. **\$25.00**

III. (A through L).

Utility hookups other than those permitted. **\$50.00**

III. (A through L).

Using accessory buildings for prohibited purposes. **\$50.00**

III. (A through L).

Using accessory buildings as living accommodations- fine for every incident of same. **\$15.00**

III. (A through L).

Placement or construction of any building using material, colors or specifications not included in permit request prior to approval. (May result in removal and/or modification in addition to fine. **\$50.00**

III. (B, 2).

Failure to skirt mobile homes within six months (will be increased if not completed in thirty (30) days after notice). **\$50.00**

7. All disputed fines, including those in excess of \$100.00, that have not been paid within fifteen (15) days, will be prosecuted through the District Magistrate to collect the fines and/or place a judgement against the property. All POA costs associated with prosecuting such civil procedure will be added to the fines set forth in the Schedule of Penalties and Fines.
8. All fines not paid within the fifteen (15) day period will be subject to an additional sum of up to five dollars (\$5.00) per day if deemed warranted by the Board of Directors.

I. PETS

Dogs must be kept on a leash at all times when not confined to your private lot or homesite. Dog litter on public ways and private property of others must be picked up. Violations of this section will result in fines set forth in the Schedule of Penalties and Fines.

VI. SCHEDULE OF PENALTIES AND FINES.

- II. (A) & (B)** Unauthorized tree removal, all species, based on diameter of stump/stumps. (Such fine imposed and paid should not be considered a permit fee to remove a tree and the property owner will remain in violation of this requirement.)
- a) 4 to 10 inches diameter, fine per tree..... **\$100.00**
 - b) 11 to 20 inches diameter, fine per tree..... **\$250.00**
 - c) 21 to 30 inches diameter, fine per tree..... **\$500.00**
 - d) 31 inches and over diameter, fine per tree..... **\$500.00**

II. (A & B) and III. (A through L).

Unauthorized development/..... **\$50.00**

II. (A & B). and III. (A through L).

Unauthorized building construction or placement.(In addition, may also be required to remove and/or modify building **\$50.00**

II. (A & B) and III. (A through L)

Failure to maintain a good appearance of the lot..... **\$25.00**

II. (A & B) and III. (A through L).

Placing appliances outside on porches/grounds. Fine will be increased periodically if condition not corrected. **\$15.00**

- b) the lot corners identifying the boundary lines are not visible and marked. It is the responsibility of the individual lot owner to locate and mark all property corners. If in doubt, seek professional assistance. Our office staff cannot legally assist with the location of property corners.
4. The scope and purpose of an Architectural Committee review of building plans is to assure that the aesthetics of our community will not be harmed by structures and indiscriminate land development actions taken by individual POA members and that the intended lot improvement is in compliance with the Beneficial Restrictive Covenants and *The Guide to Property Owners*.
5. As technology and new products continue to emerge or evolve with the passage of time, new/different procedural conditions or problems may arise which may not be addressed in the current Guide for Property Owners or may have been rendered impractical or outdated. As such issues not previously addressed arise, said matters will be put on hold until addressed by the Board of Directors who will subsequently make a ruling on the subject which will then be final. Should the new ruling conflict with previous policies or procedures, the existing conditions or structures affected by the ruling may be "grandfathered" or permitted to exist as they are without penalties, fines and/or threats of removal.
6. Property owners planning to replace, repair and/or remodel the exterior of their dwellings or accessory buildings must have the approval of the Architectural Committee prior to beginning the work. Said work shall include, but not be limited to, re-roofing, re-siding, window and door replacement and changing colors with paint or stain. Roofing and siding material samples must be submitted for review, as well as paint and stain charts for color/tone changes, when the building permit review application is submitted. When work is being performed as part of an additional construction project, remodeling submissions can be made concurrently therewith.
7. The review and approval of plans by the Architectural Committee does not guarantee that the intended construction meets applicable building codes, government regulations, safety considerations or that it is structurally sound. That is the responsibility of the individual property owner who is authorizing or undertaking construction.
8. It is not possible to anticipate or legislate for all possible projects or actions that might be requested by property owners. The fact that some requested action or project is not covered in the Guide for Property Owners does not mean that same is permissible. The Board of Directors and the Architectural Committee are empowered to decide whether a project or action will be approved or denied.

9. Tree Removal: Advance approval for tree removal is required for any land clearing for the construction of the dwelling or related improvements as well as for select removal of dead, dying or dangerous trees within the property limits.

a) Select tree removal, unrelated to land development, requires completing a tree removal short form review application. Trees over 2" in diameter require approval. Applications and ribbon for designated trees are available at the POA office. Generally, property owners, not contractors, are required to complete and sign the application, and telephone requests to the office will not be accepted. Exceptions may be granted in cases of extenuating circumstances.

b) Tree removal contractors must be qualified for such work, be registered with the POA and have their insurance on file. Commercial logging of land in Glendale Yearound is strictly prohibited. Trees removed without approval by the Architectural Committee can expect the fines that were approved in 2001 by the Board of Directors as outlined in the Schedule of Penalties and Fines.

c) The preceding approval procedure applies whether the lot owner will perform the work himself as a contractor, or will hire a construction company to do the work for him/her. The Architectural Committee may, at its discretion, make recommendations that the Board grant variances to the normal practices described in this Guide in cases of extenuating circumstances. Unauthorized tree removal, land development or building construction shall subject the lot owner to POA disciplinary actions and fines as set forth in the Schedule of Penalties and Fines.

d) Applications for tree removal that are not associated with construction projects will not be accepted between November 1st and May 1st unless they represent a danger to persons and/or property. If an application is accepted by office personnel during that period and the committee finds that it is not dangerous or associated with construction, the application will be denied.

10. General Requirements:

a) Should any structure in Glendale Yearound become damaged or destroyed by accident, fire, or an act of god, or be permitted to deteriorate to the point of becoming an eyesore, health hazard or a derelict structure through neglect (lack of maintenance), said structure must either be repaired or demolished and/or removed to the satisfaction of POA Management and the Board or Directors within six months of notification. For the purposes of this Guide, mobile homes and campers/trailers will be considered as structures, along with houses, garages, sheds, etc. . •

The Board will enforce adherence to the Beneficial Restrictive Covenants as provided in the deeds issued to property owners. In addition, the Board may also enact regulations to control actions by members which may be detrimental to the general interests of the membership.

Procedures have been established to allow property owners, board members and POA officers: to identify an apparent violation, notify the property owner that a perceived violation has been called to the Board's attention; investigate the violation; allow the property owner to refute the allegations; make a determination that the violation exists and take action to correct the violation. A brief outline of these procedures follows:

1. All complaints should be reported to the POA office staff and logged into the POA Complaint Book.
2. The President or his designee shall review all complaints and shall cause **an investigation of the complaint to be undertaken.**
3. If the investigation develops evidence that the complaint is valid, the member shall be notified and asked to cure the violation or respond within seven days.
4. The President will attempt to resolve the complaint and will utilize the committee structure in that effort. In the event the complaint has not been amicably resolved within the applicable time period, the president shall impose a fine as outlined in the schedule of penalties and fines in Section VI (**Also see Section XXI of the Code of Conduct.**)
5. Since most enforcement actions will be designed to obtain compliance (specific performance) by the member, the President normally will impose a fine for each day that the violation exists (i.e. \$10 per day until a violation is removed). The fine may be levied to begin as of the day the violation was first brought to the attention of the POA staff.
6. Member may appeal the decision of the president for fines of less than \$100.00 by requesting a hearing within 15 days of the citation. If the request is not made within this time period, the fine will be considered "accepted" and payment is due. The POA Board of Directors will conduct a hearing within fifteen (15) days of the date of appeal, at which the aggrieved member will be entitled to appear and allowed to refute the allegations after which a decision will be made and all parties will be notified of same.

c) Proper safety equipment (helmets) must be used. For additional information about ATV use at Glendale Yearound see the Property Owners Code of Conduct.

3. Enforcement of these regulations is not possible by the Glendale Yearound volunteer and paid security staff, without the support and active participation of all property owners. We ask all members to exercise due diligence in compliance with these regulations to minimize the disturbance and inconvenience to other property owners. The Board may impose penalties, including fines and suspension of privileges in the case of persons who are offenders of these regulations.

G. ROAD BOND PERMIT PROCEDURES

1. The Glendale Yearound POA requires that you pay a fee to bond our roads. To protect these roads during their most vulnerable period, during the months of January through May, the permits issued will require case by case delivery authorized **only** when weather and road conditions permit.
2. Fines for failure to obtain the required permits will be \$500.00 per load. The Glendale Corporation employees will assist the POA staff in enforcing these procedures. The cooperation of all will ensure minimal damage to our road network resulting in cost savings in the future.
3. For further information contact the POA office.

H. ENFORCEMENT AUTHORITY AND PROCEDURES

The By-laws of the POA establish a Board of Directors (article V, section 1) as the governing agency of the POA. Their powers include authority to “establish and enforce rates for community services; and to make levies and assessments upon the grantee members....” The Board also is empowered to suspend the Association's privileges, benefits or services, to make proper levies or assessments, and to recover by law along with all costs and reasonable attorney's fees the amounts of such levies and assessments.

It is empowered to determine whether the conduct of any member violates any By- laws or rules and regulations of the Association and, if so, to fix the penalty for such violation.

The Board elects and appoints officers and agents of the Association. Article VI of the by-laws establishes the duty and authority of the President including”... he shall see that all orders are carried out...” He has the powers and duties and management usually vested in the office of a president of a corporation.

(1) In the event that said damages are covered by an insurance company, and said insurance company has not yet approved or denied the pertinent claim for the removal and/or repairs within six months after notification, an extension may be granted by the Architectural Committee with the concurrence of POA Management and the Board of Directors.

(2) Failure to comply with these provisions within a designated time frame will result in an initial fine of \$300.00 and an additional fine of \$5.00 per day until repairs and/or removal is complete as warranted by the POA Management and Board or Directors.

(3) Should the property owner fail to comply with the steps outlined above, the POA reserves the right to take whatever action is necessary to remedy the situation and the property owner will be held responsible for repayment to the POA for all costs associated therewith in addition to the penalties set forth above in article (2).

b) Water, sewer and electric utilities must be operational for all dwellings before occupancy will be permitted. Items stored on a lot must be placed so as not to detract from the natural setting.

c) Appliances are not permitted to be placed outside on porches or grounds. Placing them in a shed will help to eliminate a cluttered appearance.

d) Property owners must transport brush from their lot, to specifically designated areas for disposal.

e) All lots, be it home site, mobile home site, cabin site or campsite must maintain a good appearance in regards to the lawn with cutting the grass on a regular basis.

f) Please refer to your "Code of Conduct" in regards to "junk, junked motor vehicles and junk yards".

g) All culverts under driveways must be maintained by property owners. All driveway culverts must be a minimum of 10" unless otherwise approved by the Glendale Corporation. Corrugated metal and double wall plastic pipe is acceptable. Rain water in ditches along the roadside must be allowed to pass freely under the driveway through culverts.

B. ISSUANCE OF BUILDING PERMITS/EXEMPTION CERTIFICATES

After an application to the Architectural Committee has been approved by the committee, it becomes a Glendale Yearound Work Permit. Those permits are valid six (6) months only and the approved project must be completed within that period of time unless renewed by resubmission. (See fine schedules for violations of this section)

1. Following approval by the Architectural Committee, the POA office will prepare a "Property Development Authorization" which is normally faxed (but can be hand delivered to expedite the matter) to the Cambria County Building Code Enforcement Agency office in Carroltown, Pa. for both White and Chest Townships. (Barb Frantz, 814-471-0424)
2. The only difference in handling procedures between the two townships is that the fee for the building permits for White township must be paid at the CCBCEA office while the building permit fees for Chest Township are to be collected by the POA office staff and must be made out to Chest Township Supervisors. (Only checks or money orders will be accepted). The CCBCEA will also collect their permit fee and send the permit to the property owner's home address or give it to him/her if the Property Development Authorization is hand delivered.
3. Property owners must begin the process by first obtaining approval from the Glendale Yearound Property Owners Association Architectural Committee.

Applications for Architectural Committee review for any anticipated improvement project can be obtained at the POA office. Personnel there will also assist property owners to contact members of the Architectural Committee who will then answer their questions and render any assistance necessary to complete the review forms. The types of checklists or applications available are for:

- | | |
|----------------------------------------|---------------------------------|
| a) <i>Single family/seasonal homes</i> | d) <i>Sheds</i> |
| b) <i>Additions</i> | e) <i>Tree Removals</i> |
| c) <i>Garages</i> | f) <i>Mobile Home Placement</i> |
- g) *Accessory Structures including open deck/porch addition, new roofing, new siding, pavilions, fencing, swimming pools, etc.*

4. The Architectural Committee will review all proposed projects at all sites as soon as possible; however, the committee volunteers have 14 to 17 days from the date applications are received to approve or deny work permit applications.

Action on proposed work/projects must not be started until the Architectural Committee has inspected and approved them. Failure to comply could result in fines and/or removal of structure, etc. Property owners should submit work permit applications well in advance of the planned starting date to avoid delays and/or problems.

E. RECREATIONAL FACILITIES AND COMMON GROUND

1. **A recreation Committee has been formed by the POA to organize activities for property owners and their children.**
2. Glendale Yearound's land use plan calls for a substantial amount of land to be reserved as "common ground". Maintenance of such common ground is the responsibility of the Property Owners Association. Preservation and conservation of these areas is the responsibility of all property owners. Littering, damaging trees or recreational facilities and carelessness with fire are detrimental to all property owners and may result in imposition of a fine. Property owners should remember that the recreational facilities belong to them. Maintenance of these facilities is paid by property owners' dues.
3. Recreational facilities of the development such as the swimming pool, the pavilion, the tennis courts, the Watershed, etc., can be reserved for personal use on a cost reimbursement basis for parties and group gatherings by contacting the POA office staff. These facilities are available on a reservation basis to individual property owners during periods that they are not scheduled for normal POA functions.
4. Swimming pool users should be aware that the lifeguards have jurisdiction to stop any practice by a swimmer which they consider unsafe and are authorized to require swimmers to leave the pool area.

F. USE OF GLENDALE YEAROUND ROADS

1. Rules governing motorized vehicular traffic on Glendale Yearound roads are described in various regulations. (See Code of Conduct). No vehicles may exceed the posted speed limits. Motorized vehicles may only be used on roadways. No vehicles may be operated on planted grass on common ground or on hiking trails. Non-muffled and unlicensed vehicles are not permitted on Glendale Yearound roads. Vehicles may not enter upon or cross property belonging to Glendale Yearound property owners without their express consent.
2. Property owners who own all-terrain-vehicles (ATVs) and use these vehicles on Glendale Yearound roads, do so at their own risk and must stringently comply with the following regulations.
 - a) Such vehicles must be adequately insured by the owners, may be used only as transportation between points at Glendale Yearound, and must be operated by a licensed or certified driver.
 - b) The number of passengers carried on such vehicles must never exceed the authorized capacity.

C. OUTDOOR FURNACES

Outdoor furnaces are not permitted in Glendale Yearound by order of the board of directors.

D. PLACEMENT OF SIGNS

1. **Approval for the placement of signs by a property owner on his lot (other than a sign that exclusively identifies the name of the property owner or the lot number) must be requested from the Board of Directors. The POA Manager will promptly review the application and respond to the request.**
2. All signs must comply with the following standards and specifications:
 - a) The sign must be no larger than 18"x 24" and must be rectangular in shape, made of waterproof material and be neat and orderly in appearance. Signs used by realtors for the sale of property measure 24" by 48" and an exception to the size restriction will be granted for those realtor's signs.
 - b) The content of the sign must indicate the full message to be conveyed and a telephone number.
 - c) No signs that would be in violation of the Beneficial Restrictive Covenants of Glendale Yearound will be approved. ("No signs shall be erected, permitted or maintained upon the property without the written consent of the Seller.")
 - d) The sign must be placed no closer than 20 feet to any boundary of the members' property.
 - e) The Board may, in its judgement, modify these restrictions to the extent they may pose any unusual hardship in any special instance or in the event it is necessary to protect the interests of other property owners at Glendale Yearound.
 - f) Contractor signs must be removed upon completion of the project.
 - g) Political signs may be placed on your property for two weeks prior to an election and must be removed within 48 hours of the election. You must conform to size requirements. Any person placing a sign on his property at Glendale Yearound without approval of the Board in accordance with these procedures will be subject to a fine for each day that the sign is displayed.
 - h) Signs can be placed anywhere on a members property (ex for sale) as long as it does not interfere with line of sight, road maintenance or snow plowing.
 - i) **911 signs are mandatory (it is a county law).**

The Architectural Committee has authority to approve or disapprove construction plans on behalf of the Board of Directors. A work permit must be issued before any construction may begin.

The maximum combined areal coverage by all structures on an individual home, mobile home, camp or cabin lot shall not exceed 40% of the lot area. The structures counted in this list shall include homes, mobile homes, RV's decks, porches, garages, or other structures approved by the Architectural Committee. All site and height requirements shall apply as defined in the *Guide For Property Owners*.

III. CONSTRUCTION & PLACEMENT OF DWELLINGS & STRUCTURES

(See Schedule of Penalties & Fines, Section VI, for violations of Section III, A through L)

A. REQUIREMENTS FOR HOMESITES. (H, T, AND S LOTS)

1. A home to be constructed on a homesite **must have a minimum of 600** square feet of living area on the first floor for H and T lots and a **minimum of 350** square feet and a **maximum of 1,000** square feet for a S lot. The site planning should take into account topography of the lot and the location of the building sites of neighboring lots to avoid a "row house" effect.
2. Every effort should be made to preserve larger trees. A property owner would be well advised to avoid extensive clearing, even of small trees, along his lot's road frontage so as to preserve the privacy of the lot and retain a natural dust barrier.
 - a) The locations and identifications of the trees to be removed from new home sites will be noted on the site plan and related documents in the required homesite application package.
 3. Exterior finish of the home, including trim, siding and roofing may vary, but a natural or rustic quality that blends in with the natural setting is required under the Beneficial Restrictive Covenants.
 - a) The Architectural Committee and the board of directors now have an **approved color chart for ALL metal roofs** in Glendale Yearound. The color chart is available at the POA office
 - b) Acceptable siding and trim materials include wood, brick, vinyl, exterior grade plywood, masonite or similar composition board manufactured for that purpose, log homes and natural or man made stone veneer as long as they blend in with the natural setting, are in the brown color range or related earth tone colors.
4. Cement blocks exposed above ground shall have a finished treatment approved by the Architectural Committee. Exposed concrete block foundations must be coated so that block and seams are not visible.

5. The roof pitch must be no less than 4:12; which represents a four inch rise per horizontal foot. A steeper roof pitch is recommended to minimize damage from snow and ice build-up, winds and falling branches and also extends the life of asphalt/fiberglass/wood shingles.
6. Mobile homes are not permitted in the homesite areas (H, T and S Lots), and are restricted to the mobile home section (M Lots).
7. Structures to be placed on homesites must be located to concur with Township restrictive setbacks: 20 feet from roadways in White Township, and 25 feet in Chest Township. Side and rear yards setbacks are 10 feet in White and 15 feet in Chest. Side and rear setbacks on S lots, also in Chest, are 10 feet. All structures in Glendale Yearound must be placed at least 30 feet away from common ground.

B. MOBILE HOMES - M lots.

1. Architectural Committee approval and a building permit must be issued before a mobile home unit can be placed on an M lot. Current photographs of the mobile home must be supplied to the Architectural Committee at the time an application for a building permit is submitted and it must demonstrate that the unit meets Glendale Yearound aesthetic standards.
 - a) The minimum size for a mobile home at Glendale Yearound is 12 feet wide by 50 feet long. A H.U.D. (Housing and Urban Development) insignia must be displayed on all mobile homes before installation will be permitted.
2. Mobile home units must be properly “skirted” to enhance appearance and to provide optimum front protection. They must be “skirted” within six months after setup. Lot owners with only a 40 foot road frontage should select a site for their mobile home unit in the rear of their lot and should avoid any “row house” effect when placing units in relation to their neighbors. Lot owners with 120 foot road frontage are urged to place their units perpendicular to the road.
3. Exterior siding should be as rustic and earth tone in color as possible. Decks and porches should be used in conjunction with sensible landscaping to give the best possible appearance. All porches, decks, pavilions, and additions to the mobile home require the approval of the Architectural Committee.
4. The mobile home and all additions and accessory structures must be placed on the lot within the required minimum setbacks. M lots are all located in White Township where structures must be placed 20 feet from roadways and 10 feet from side and rear property lines. All structures in Glendale Yearound are to be placed at least 30 feet from common ground. Garages, carports and sheds should be placed in the side and/or rear yards unless impossible to do so do to lot configuration.
5. No tree over two inches in diameter shall be cut down or removed without the permission of the Architectural Committee. See Section II, Article A, Item 8.

I. MAIL SERVICE

Property owners who intend to be permanent residents wishing to receive mail at Glendale Yearound should contact the Post Office in Flinton, PA 16640. Phone: (814)687-3643, to make necessary arrangements.

J. COMPLAINTS

Confidential complaint forms can be obtained at the POA office during regular office hours and may be submitted to any of the Board Members, POA office staff member, or in the suggestion box located outside the POA office.

V. MISCELLANEOUS GENERAL INFORMATION AND RULES.

(See Schedule of Penalties & Fines, Section VI, For Violations of Section V, B through I.)

A. SURVEY MAPS

1. All subdivided lots at Glendale Yearound were originally surveyed by the Glendale Corporation and plat maps are on file at the Cambria County Courthouse. Lot owners who wish to acquire a survey map verified by our registered surveyor may do so by purchasing the map from the Glendale Corporation. Lot owners may want to consider having your lot surveyed before proceeding with construction.
2. Property owners must realize and understand that the Glendale Yearound Property Owners Association and/or the Architectural Committee are not responsible for locating or verifying their property corners. Owners of homesites will find that their banks will require a survey map at the time they process any mortgages for construction of a dwelling.

B. ON LOT CONSTRUCTION

1. When work calls for the use of outside contracted machinery, which is to be moved over Glendale Yearound's private road system, a certificate of insurance must be provided to the POA office to show proper liability insurance is in effect for any machinery.
2. The Glendale Corporation offers certain services to lot owners at low cost using their equipment and crews on a time-available basis. These services include lot clearing, constructions of driveways, porches and homes. Lot purchasers may avail themselves of these services by submitting work orders at the office where a current price list for such work is available.

- a) Property owners should acquaint themselves with these rules and assist the Security Committee in their enforcement. The Security Committee acts for the Board of Directors in enforcing these rules.
- b) The speed limit on all roads at Glendale Yearound is fifteen (15) miles per hour with the exception of that portion of Troxell Spring Road from the entrance gate to Fiddlers Elbow Road, which is twenty-five (25) miles per hour, and will be strictly enforced. Exceeding the speed limit is hazardous and results in raising large amounts of dust which creates a problem for your neighbors along the roadways.
- c) Noisy or non-muffled motorcycles or ATV's may not be used on Glendale Yearound roads.
- d) Property owners are reminded that the covenants covering Glendale Yearound state that all fires must be contained in a fire ring and that burning of brush and leaves in an open fire is strictly prohibited. All members are urged to have a hose or other water source available at all times when burning.

G. EMERGENCIES & NON-EMERGENCIES

IN CASE OF EMERGENCY CALL 9-1-1

- When calling 9-1-1, please be specific as to:
- 1 Nature of emergency
 - 2. Location, including county and 911 address
 - 3. Phone number where you can be reached

FOR NON EMERGENCY SITUATIONS, CALL:

- 1. Glendale Yearound Security **687-3106**. Calls will be returned within 24 hours.

OR WATER AND SEWER EMERGENCIES, CALL:

- 1. Glendale Valley Municipal Authority, **814-687-3005**.

H. COMFORT STATIONS

- 1. Heated showers, toilets, lavatories and changing rooms located in the lower level of the Watershed Clubhouse are open for the use of POA members. Contact the POA office for availability. Additional comfort stations are located in the campground but these are open for use only during the summer months.

- 6. When homes or modular homes including doublewides are erected in lieu of a mobile home on an M lot, all provisions set forth for buildings on home sites will apply. Provisions will include the requirements for materials, colors, roof pitch and accessory buildings and the home packet for Architectural Committee review will have to be completed.

C. CAMPSITES (C & PLOTS)

- 1. The following beneficial restrictive covenants apply to all campsite lots in Glendale Yearound. (Additional restrictive covenants are set forth in the Campsite Agreement of Sale as well as in the Deed to the property.)
 - (a) No permanent structure will be permitted on campsite lots.
 - (b) Only one permanently located camper is allowed on each campsite lot at any one time.
 - (c) Only conventional campers, camp trailers, RV's or tents are permitted on campsite lots. Buses or converted buses are prohibited. A tent is considered a camping unit.
 - (d) No tree over two inches in diameter shall be cut down without the permission of the Architectural Committee.
- 2. Although a site plan and work permit are not required for the placement of the RV or trailer, all porches, decks, pavilions and additions to the trailer require approval of the Architectural Committee.
- 3. Initial placement of a camper on a campsite should take into consideration the possible future installation of an accessory shed or the construction of an enclosure or deck.
- 4. Camping lots should maintain their natural setting. A property owner who would like specific advice concerning improvements should feel free to contact the POA office to discuss specific ideas or problems. Construction shall not take place without an approved Architectural Committee review application and a Township Building Permit.
- 5. The POA Board of Directors has established the following guidelines for Architectural Committee approval of work permit applications on campsites:
 - (a) Detailed plans of proposed construction, including dimensions and building materials to be used, must be submitted with a work permit request for approval prior to any construction getting under way. Samples of roofing and siding materials and color selection must be shown or accompany construction plans.
 - (b) Concrete may only be used for below grade support or for fire rings. Exceptions may be granted under special circumstances.

- c) Utilities (electric, sewer, water) must be installed so that the entire service can easily be disconnected when the camper is removed from the lot.
- d) Camper/trailers must be standard commercial construction and must comply with state licensing standards of the highway code in Pennsylvania. Campers/trailers must have an attached R.V.I.A. (Recreational Vehicle Industry Association) or an R.P.T.I.A. (Recreational Park Trailer Industrial Association) insignia to be allowed access to the campsite area. The Architectural Committee will use its good judgement to assure that unsightly and inappropriate units are not allowed to detract from Glendale Yearound's camping areas.

D. RUSTIC CABINS AND PARK MODEL CABINS - R LOTS

- 1. Buildings shall be of a rustic design and may be constructed of wood, stone, brick, or composition but must be finished and painted in such a manner as not to detract from the natural beauty of the surroundings.
- 2. No cabin unit with less than 300 square feet or more than 600 square feet of useable floor space will be permitted on a lot. No unit or structure shall exceed 44 feet in length or width and will not exceed two stories in height. No more than one dwelling may be erected on any one lot.
- 3. Only conventional Park Model cabins or custom designed rustic cabins with earth-tone or rustic siding and conventional shingled or approved metal roof will be permitted. Conventional mobile homes, buses or converted buses are prohibited.
- 4. No structure shall be placed nearer than 25 feet from road right of way or nearer than 10 feet from any adjacent lot or from any public lands or from any community recreational facility which may be adjacent thereto.
 - a) Garages are not allowed. Approved sheds and pavilions will be permitted.



F. SECURITY AND FIRE PROTECTION

1. Access to Glendale Yearound:

- a) For your protection, the main entrance and the east entrance are the only means of access to individual lots at Glendale Yearound. Electronic gates are installed at the east entrance, thereby making it possible for all property owners to enter the property by using their gate access card or transmitter. The main entrance is not currently in use.
- b) It is the responsibility of each property owner to arrange for admission of his/her guests as well as for their conduct while on the property. **(See Section III in Code of Conduct).**
- c) When the gate access card or transmitter is used to enter Glendale Yearound, the gate arm is raised. An electronic loop under the roadway senses the magnetic field of a vehicle as it crosses the gate barrier and this causes the gate to return to its down position. The gate mechanism is set to operate for normal passenger vehicles. It will not work properly for ATVs or high wheeled trucks or trailers. If you are operating a non-standard vehicle, you will have to take extra care. For example, if you are pulling a trailer, there is danger that the gate arm may drop on the trailer before it is through the gate. When pulling a trailer, have a person stand at the gate to use your gate access card or transmitter while the car and trailer are passing through the gate arm. If the gate arm begins to drop, use your gate access card or transmitter again to keep the gate arm in the upward position.
- d) **There is a \$300.00 fine for intentional damage to the security gate in addition to paying for the cost of repairs.**
(Also see Code of Conduct).

- 2. **Hunting:** Hunting is not permitted within the White Township or Chest Township portions of Glendale Yearound. Hunters should observe "No Hunting" signs posted in these areas.
- 3. **Code of Conduct at Glendale Yearound:** The Board of Directors has established certain rules governing the conduct of property owners and their guests at Glendale Yearound to protect the common interests of the community. Those rules relate to such matters as littering, vandalism, speed limits on roads, fire control and protection, swimming pool operations and other matters. The rules are revised from time to time as the needs dictate. Penalties and fines have been established by the Board of Directors to enforce these regulations.

B. WATER SERVICE

Water Service at Glendale Yearound is owned and operated by the Glendale Valley Municipal Authority. Please refer all inquiries to the Glendale Valley Municipal Authority located at 1800 Beaver Valley Road, Flinton, PA 16640. Phone: 814-687-3005.

C. SEWER SERVICE

Sewer Service at Glendale Yearound is owned and operated by the Glendale Valley Municipal Authority. Please refer all inquiries to the Glendale Valley Municipal Authority located at 1800 Beaver Valley Road, Flinton, PA 16640.

D. HOUSEHOLD GARBAGE COLLECTION

A garbage compactor is located on Troxell Spring Road at the SWADS site, approximately 3/8 of a mile in from the East Gate, for the convenience of property owners. The cost of garbage collection from those receptacles is paid for by the Property Owners Association. Only refuse generated at Glendale Yearound may be disposed of in the compactor. Large items such as furniture, appliances, bicycles, logs and brush may **NOT** be disposed of in the compactor under any circumstances. Bio-degradable items such as brush may be disposed of at the dump area provided for these items. Regularly scheduled disposal times at the dump and a fee schedule are available at the office. There is a \$300.00 fine for illegal dumping at Glendale Yearound.

Metal or plastic containers with secured lids may be used for overnight storage of garbage while the lot is in use. Please do not leave garbage along the roadway or at your lot corner in the expectation that it will be picked up unless you have made arrangements with a private trash collection service to do so.

E. RECYCLING

At present, recycling facilities are located at the SWADS site on Troxell Spring Road. Signs indicate which materials are currently being collected. We urge all property owners to place only clean materials at the site and join us in saving money for our Association, while helping to save our environment. Separate sheds have been provided at same location for newspaper. **Only newspapers, corrugated cardboard, and aluminum cans should be placed in these containers.**

E. ADDITIONS, DECKS AND PORCHES

1. All additions to homes, mobile homes, cabins, and campers must be approved by the Architectural Committee after which a building permit will be issued by the Cambria County Building Code Enforcement Agency for both White and Chest Townships. They will follow the construction and perform subsequent inspections to ensure compliance with state standards.
 - a) Color restrictions will apply to all exterior materials to include siding, soffit and fascia trim, doors, windows, shutters, trim and down spouting. Colors should be in the brown color range or related earth tones.
 - b) Materials used may include wood, brick, vinyl, exterior grade plywood, masonite or similar composition board manufactured for that purpose as long as they blend in with the natural setting.
 - c) Decks and porches on campsite lots, covered or uncovered, may be constructed in any dimension but shall not exceed 40% of the square footage of the camper and must remain within the lot boundary lines. All property line/utilities right-of-way and all conditions for land development related thereto must be observed.
 - d) Enclosed decks (three walls and a door) on campsite lots may be constructed with roof, windows, screens and/or closeable shutters in any dimension up to the total square footage of the camper (1.0X). No room additions exceeding one (1) story of living space are permitted. Permits must be posted at all times on the structure.
 - e) Combined footprint of all structures, including pavillions, sheds, gazebos, decks, etc. shall not exceed 40% of the lot square footage.

F. GARAGES AND CARPORTS

1. A detached garage may be erected (as an accessory structure) on a lot with a primary dwelling (H, T, S and M lots) provided that the garage is placed behind the front of the dwelling, either in the rear or side yards, and within the prescribed setback requirements of 20 feet from roadways and 10 feet from side and rear property lines in White Township, and 25 feet from roadways and 15 feet from side and rear property lines in Chest Township. S lots, also in Chest, are 10 feet from side and rear boundaries. The Architectural Committee is empowered to make placement exceptions if made necessary by lot configuration when garage is added to a lot with an established dwelling.

- a) A garage can also be attached or integral to the dwelling.
- b) A detached garage must be capable of housing a full size automobile with a garage door on one end but could have a man door on the side.
- c) The garage may be constructed on a permanent foundation or floor and carefully placed to minimize aesthetic site impact.
- d) The site plan must show vehicle access or driveway
- e) An open or partially enclosed carport will be considered a garage. A metal garage/carport if desired, must be constructed of no less than 12 gauge steel.
- f) Color restrictions will apply to all materials to include siding, roofing, doors, windows, and trim. Colors must be in a brown color range or related earth tones, and should match the dwelling in color and material as closely as possible. No shades of red, yellow, white or blue are considered earth tones, and cannot be used except for normal stock color of doors, and windows which are white.
- g) A property owner with a lot contiguous to the primary dwelling may construct a detached garage on the second lot. A dwelling with an attached garage may straddle the common property line of two contiguous lots if the property owner agrees to certain utility conditions.
- h) Only one garage may be constructed on any one lot.
- i) Electric utilities for lighting and 110V convenience outlets shall be permitted. Water service connection is permitted for washers only. There shall be no living accommodations permitted in either attached or detached garages.
- j) Garages and carports are not permitted on camp sites or C, P and R lots.
- k) Carports are permitted on H, T, S and M lots in lieu of a garage. Both carport and garage are not permitted on any one lot.
- l) Violations of this section will result in fines & penalties set forth in the Schedule of Penalties and Fines.

IV. MISCELLANEOUS SERVICES. All Areas of Glendale Yearound.
(See Schedule of Penalties & Fines, Section VI, for Violations of Section IV, D, and F)

A. ELECTRICITY

Electric service at Glendale Yearound is provided by the Pennsylvania Electric Company also known as Penelec, (on White Township lots and some Chest Township lots) and REA Energy Cooperative (on some Chest Township lots). Distribution power lines are installed overhead throughout the property. Service lines to individual lots are to be installed underground except in unusual circumstances where such installation is not structurally feasible. Any lot owner installing his own electrical service must do so in accordance with Underwriters Laboratories' standards and Penelec or REA regulations.

In some campground areas, utility poles or pedestals have been installed by Glendale Yearound. A trench will be dug to point of use and conduit installed under the roadway, if necessary. A one-time per lot charge for the use of these facilities is payable to Glendale Yearound by the property owner at the time he obtains electric service to cover the cost of poles, pedestal and conduit under roadways.

1. When electric service is desired, check with the POA office to inquire about the charges for installing underground conduits, poles or pedestals. Then contact your electrician to establish a date when he can install your electric service. A work order must be prepared by the lot owner and submitted to the Glendale Yearound office.
2. When these steps are completed, you must request service from Penelec or REA Energy Cooperative. Your electrician will arrange for inspection of the installation so that Penelec or REA will hook up your service.
3. Property owners who install their own electric service are reminded that they are required to use standard weatherproof breaker boxes to be installed below their own meter box. Non-standard breaker boxes that are wider than the standard meter bases are not permitted. Names of qualified electrical contractors who can install electric service to campsites and homesites are included on the resource insert.

Should you have any questions concerning the installation of your electricity, please contact the Glendale Yearound office or the Penelec Office at 800-545- 7741 or REA Energy Cooperative at 814-472-8570.

6. When adjacent to a residential use, or to a public or POA recreational use, any non-residential development shall be screened by the non-residential developer using either a full vegetation buffer or by screen fencing as approved by the Architectural Committee. Fences shall be a minimum of six (6) feet in height.
7. Failure to comply with fencing restrictions will result in said fence, including all posts, being removed at property owner's expense in addition to fines being imposed for the infraction and increased if not timely removed.

K. SWIMMING POOLS

Any Property owner wishing to install and operate a private family swimming pool, in ground or above ground, on his property must obtain permission from the Glendale Valley Municipal Authority as well as the Architectural Committee before installing any swimming pool. The operation of same shall be subject to water and sewer company regulations. A complete site plan, along with construction and erection plans shall be submitted to the Committee with the required applications. Installation must meet all safety requirements, including the National Electrical Code and its applicability to swimming pool, security fencing and related safeguards..

1. All pools shall be located in a rear or side yard to meet all the yard requirements applicable to a principal structure.
2. The pool must be suitably designed and located so as not to become a nuisance or hazard to adjoining property owners or the public. Outdoor lights, if used, shall be shielded and not reflected towards adjacent residential properties.
3. Every **in-ground pool** installation shall be enclosed by a fence which is at least four feet in height. No holes or other openings in the fence, other than regular points of entry, shall have a length or width in excess of two inches.

All points of entry into the pool area shall be equipped with a secure gate which has a locking device on the pool side, with such a locking device that shall be inaccessible to small children and which shall be closed and locked at all times when the pool is not in use.

An **above-ground**, the top of which is at least four feet above the adjacent ground level on the entire perimeter of the pool and which has removable or retractable steps, shall not be required to be fenced, provided the steps are removed or retracted when the pool in not in use.

G. SHEDS

1. Storage sheds are permitted in all sections of Glendale Yearound but none can be placed or built without Architectural Committee review and approval. Sheds must be placed in compliance with township restrictions relative to property line setbacks. (30 feet from common ground) White Township requires 20 feet from roads and 10 feet from side and rear property lines, except for camp sites where the minimum setbacks will be six (6) feet from all property lines. Chest Township requires 25 feet setback from roads and 15 feet from side and rear property lines, except for S lots (10 feet) and camp sites (6 feet). The planned location of shed must be staked or ribboned before architectural review can take place.
 - a) Maximum dimensions of storage sheds are 12 feet X **24** feet although smaller sizes are acceptable. Wall height must not exceed 8 feet and maximum height will not exceed twelve (12) feet.
 - b) Sheds must be constructed on non-permanent foundations so they can be removed from the site if required.
 - c) Construction must be such that the shed is neat and blends in with the environment, may be constructed of wood composition materials (prefab or stick built) or vinyl.
 - d) Color restrictions will apply to all materials to include siding, roofing, doors, windows and trim. Colors **must** be in the brown color range or related earth tones and should match the dwelling in color and material as closely as possible. *No shades of red, yellow, white or blues are considered earth tones and will not be used, except for normal stock color of doors and windows which is white.*
 - e) Plans and pictures must be submitted.
 - f) Sheds may have 110 V for electricity only; no other utility hookups are permitted.
 - g) Storage sheds must not be used for permanent living and/or sleeping quarters, or for commercial purposes.
 - h) A shed shall not be placed or erected on the lot in advance of beginning the construction of the primary dwelling.
 - i) Only one shed may be placed on any one lot.
 - j) Collapsible sheds are permitted from Nov. 1 thru May 1 only.
 - k) Violations of this section will result in fines as outlined in the Schedule of Penalties and Fines.

H. PAVILIONS

1. Pavilions in the campsites are mainly erected/constructed as roofs over campers/trailers and must be sufficiently high enough to permit the ingress and egress of campers/trailers.
 - a) Asphalt shingles, wood shakes and standing seam coated metal roofing are permitted. Rolled roofing material is not permitted,
 - b) Maximum dimensions for a pavilion over a camper are as follows:
 - 1) Length is length of camper measured from tip of tongue to end of rear bumper plus one foot allowance at each gable end for roof covering.
 - 2) Width is width of camper (plus square footage of pullouts) plus 1 ½ times the width plus 2 foot allowance each side for roof overhang.
 - 3) Multiply length X width including allowances and pullouts to get square footage, multiply by 2½ to get allowable pavilion size.
 - c) Pavilions are mostly constructed of wood; metal is permitted but must be constructed of at least 12 gauge or heavier steel.
 - d) Pavilions are not restricted to the campsites but may be erected in all areas of Glendale Yearound and must conform to applicable township setbacks and color restrictions.
 - e) Pavilions are constructed as roofs and may not be enclosed on any side. Roofs must be at least 4:12 pitch and be in the earth tone color range.
 - f) Other pavilions may be erected in the campsite areas for miscellaneous uses, such as picnic tables, for covering vehicles, boats, etc., provided that they meet the minimum setback requirements, as well as the length and width of camper requirements as set forth in (b) 1, 2 and 3 above. Such pavilions will have no minimum height restrictions, can be of any height up to the height of the camper and must be erected on non-permanent foundations.
 - g) In addition to a pavilion over a camper/trailer, a picnic pavilion up to 12 X 16 feet will be permitted on campsite lots if the lot is of sufficient size to accommodate same.
 - h) Peak roofs may be constructed over trailers if they are sufficiently high enough to allow ingress and egress of trailer and the peak of roof does not exceed six feet above the highest point of the camper. (ac units, vents). Barn style roofs are not permitted in any Glendale Yearound Camping area.

I. GAZEBOS AND OTHER ACCESSORY STRUCTURES

1. No person shall erect, install or replace any accessory structure without Architectural Committee approval for site location, size, building material and color which must be in the earth tone range. A miscellaneous Architectural Committee review request will be used for items in this category.
2. All such accessory structures must be erected on non-permanent foundations within the minimum setbacks restrictions and in accordance with size limitations.
3. The effect upon the aesthetics will be considered before approval will be granted even when the previous conditions have been met.
4. An accessory structure shall not be placed or erected on the lot in advance of beginning the construction of the primary dwelling.

J. FENCING

1. No fencing shall be erected without the approval of the Architectural Committee. As an accessory to a residential dwelling, a fence no more than six (6) feet in overall height, measured from the adjacent ground level to the highest point on the fence, shall be permitted to be located in the rear or side yard. Walls above grade are not permitted.
2. Fences shall be constructed so that the finished surface of the fence faces out toward the adjoining property or road right of way. All fences must have a rustic and earth tone finished appearance.
3. Decorative fences, such as post and rail fences, which are at least seventy-five percent (75%) open and which are not used to continuously enclose or secure property, may be located in all yards including the front yard, provided that they do not exceed three and one half (3 & ½) feet in height. Chain link and other commercial type fences are not considered to be decorative.
4. The use of chain link fence is **limited** to providing an enclosure for pets or a swimming pool and must be of an earth tone brown or green color. Plastic coating is recommended.
5. Fences shall not be closer than two (2) feet from the property lines to permit fence maintenance and grass cutting. Fences shall not encroach into road right-of-ways or adjacent properties. The Architectural Committee and/or the Board of Directors has the authority to decrease or increase the two foot distance should circumstances warrant a maximum of ten (10) feet in height and shall contain openings which equal no more than fifty (50) percent or more of the area of the fence, except where a screening fence is otherwise required.