

# Terraces of Provenance Townhome Association (PTTA) Rules

Effective February 13, 2022

## **Parking**

[A detailed map showing areas that are acceptable for street parking in the townhome section of the development is available for residents.](#)

Generally speaking, a) residents are discouraged from parking on the street since there are at least 4 off-street parking spots per unit (two in the garage and two on the driveway), b) parking is not allowed under any circumstance across from driveways [eg on the south side of Provenance Way as you enter the townhome area], c) mailboxes, fire hydrants, and emergency exits may not be obstructed, d) parking is not allowed on finger/arterial streets (*with the exception of the street from 3701-3711*).

Residents are encouraged to provide advance notification to their neighbors and the management company if there are events (i.e. parties or family gatherings) that may result in large numbers of non-residents parking on the street.

Cars may not park on the street during snow events, defined as snow/ice accumulating to over 1 inch, as this obstructs snowplows from operating effectively. Residents are encouraged to plan appropriately.

## **Garbage Cans**

Since garbage cans are not aesthetically appealing, the goal is for residents to limit the amount of time that garbage receptacles remain publicly visible. Residents should not place trash and recycling receptacles outside earlier than the day before pick-up, and receptacles should be returned to garages no later than the day after pick-up.

## **Pets**

The objective is to balance the safety, sanitation, and beauty of the community with owners' free enjoyment of their pets. It is hoped that pet owners will be thoughtful and respectful of their neighbors by being responsible and courteous when they are with their pets outside their homes. This includes:

- Always being prepared to immediately pick up pet excrement and dispose of it appropriately in your own trash can or in a community trash can. Do not use other residents' trash cans.
- Refraining from having their dogs relieve themselves on the lawns surrounding your neighbors' homes when possible

Pets are allowed to use common areas, including parks, parkways, and native areas. Pets should be leashed when walking in the community.

## **Speeding**

The PTTA will address speeding and other concerns regarding the safe operation of vehicles in the community. There is a 25 MPH maximum speed limit in the development, enforceable by the Cook County Sheriff Police.

## **Lawn Decorations and Pools**

The objective is to balance aesthetic uniformity with personal expression and enjoyment within the community.

In the townhome area, any permanent decorative sculptures or structures over 36" in height, width or depth must be submitted for approval to the landscaping committee.

Lawn damage caused by residents (pools, grills, outdoor heaters, chairs, tables, etc.) will be repaired at the owner's expense.

### **Nuisance/Disturbance Issues**

Residents are responsible for excessive noise/disturbances coming from their property. It is essential that all residents respect their neighbors' reasonable rights to quiet enjoyment, a right protected by law and the rules of the Provenance Terrace Townhome Association.

Residents are encouraged to provide advance notification to their neighbors and the management company if there are events (i.e. parties or family gatherings) that may result in excessive noise.

### **Resale Purchaser's Assessments**

New purchasers of a previously owned home in the townhome section will be required to provide a two month closing reserve, equal to two months assessments at the time of closing.

### **Infraction and Escalation Protocols**

We expect that residents will first attempt to resolve issues with their neighbors if possible, and if that does not lead to satisfactory resolution, then the issue should be raised to the management company [using the infraction form](#).

If infractions are reported, the committee reserves the right to implement fines if needed. The committee will bring any changes to the board for its approval.