

Riverside Townes Townhome Association Rules and Regulations

The following Rules and Regulations are hereby made by the Board of Directors in Accordance with the Declaration of Covenants Conditions and Restrictions for Riverside Townes A Residential Community, Article Seventeen, Section 8, Paragraph P.

These Rules and Regulations adopted on July 1, 1997 and amended June 10, 2009, are in addition to those as spelled out in the Declaration of Covenants Conditions and Restrictions.

PETS:

Pets cannot be allowed to roam all over and defecate where ever they feel like it. It takes away from the beauty and upkeep of the entire neighborhood and is very unsanitary.

- All dogs must be on a leash at **ALL TIMES.**
- Dogs can not be tied on to the porch of any home. If a dog is tied outside, it must be staked out on a leash. The leash can not allow the dog to reach or interfere in any way, any common sidewalk.
- All dog owners **must clean up** after their pet, regardless of whether the pet defecates within the owners own yard or in the common area.

The City of Joliet Ordinances state:

Sec. 6-22. No person shall cause or permit any dog owned or kept by him to run at large within the limits of the City. Any dog found upon any public street, sidewalk, alley, parkway or an enclosed place shall be deemed running at large unless the dog is **firmly held on a leash** or is in an enclosed vehicle. (Ord. No. 4185, ch. 3; Ord. No. 4864 ch. i; Code 1961, ch. 6-18)

Sec. 6-23. Any dog found upon any public street or highway running at large or any dog for which the annual license tax has not been paid, as provided in this article, shall be **impounded.**

Sec. 6-25. On complaint that any dog in the city is dagerous, **or in any way or**

manner disturbs the peace and quiet of any person whomsoever, a summons may be issued and directed to the owner or keeper of the dog, commanding him to appear before a judge at a time stated in the summons. (Ord. No. 4185 ch. 9; Code 1961. ch. 6-22)

Sec. 6-27. It shall be unlawful for the owner or any person in charge thereof to permit or suffer any dog to **defecate** upon or injure any roof, walkway, flowers, grass plots, shrubs vegetable or flower garden in any private lot or any other private property within the city. (Illinois Rev. State. Ch. 8 & 12)

Sec. 6-28. It is unlawful for any person to maintain a public nuisance by permitting any dog or other animal to leave the premises of its owner when not under control by leash or other recognized control methods.

The Joliet City Code will be enforced. Homeowners are encouraged to call the City authorities when they observe the violation of any above City codes, or a homeowner can complete an Association Violation form and submit it to the Association.

PARKING:

Garages must be used as garages, and not for storage, workshops or other uses which would prevent an owner from parking their vehicles in their garage. All owner's vehicles must be parked in the garage. However, there are the following exceptions: A) If a vehicle is too large to fit in the garage. (this will be verified by the Board of Directors measuring an owners' vehicle claimed to be too large.) B) A homeowner owns more than two vehicles.

- All garages are considered capable of housing two vehicles.
- All vehicles must be parked in a garage. Two vehicles per garage
- Two motorcycles will be considered to constitute one vehicle.
- No parking is allowed in front of garages or in the alleyways.
- All vehicles parked within the complex must be operational, in good working order and properly licensed and tagged.
- Vehicles can not be parked in Guest/Visitor parking areas or on the street

for extended period of time of more than 24 hours.

- Improperly parked cars will be tagged and towed at the owners expense.

The Association has contracted with Dick's towing, a licensed Illinois Vehicle Relocator. Vehicles which the Association will tag as improperly parked, will be towed by Dick's Towing at the vehicle owners expense.

Improperly parked vehicles will be those that are:

- A. Parked or left unattended in the auto courtyards (alleyways)
- B. Parked on the grass.
- C. Improperly parked in the designated guest parking areas. (parked an an angle so as to take up more than one space.
- D. Inoperative vehicles parked in the designaed guest parking areas. (inoperative vehicles are those with flat tires, or won't start or without current licenses or city stickers)
- E. Any vehicle parked ina Guest/Visitor parking space for more than 24 hours.

Vehicles will be tagged identifying them as improperly parked at least 24 hours prior to their being towed, to allow the owner to remove the improperly parked vehicle.

HEALTH & SAFETY

GARBAGE DISPOSAL AND PICKUP:

A. Garbage pickup is performed by the City of Joliet. Garbage pickup day for the complex is every Tuesday, except if the preceding Monday is a holiday. To prevent the rummaging around in the garbage by animals and to keep the wind from blowing garbage and refuse and papers around, garbage must be placed in closed and secured plastic bags or in garbage or refuse cans or bins with lids. Garbage should be placed in the alleys for pickup no earlier than the night before the scheduled pick up day.

ANIMAL AND BIRD FEEDING:

B. For the health and sfety of the residents, children and pets and to protect the

complex from the intrusion of wild life and rodents, the distribution of bird seed, the placing of and distribution of edible or non-edible food, whether spoiled or not, or garbage, or any type of alimentation, **ON THE GROUND** any where within the complex whether on a townhome lot or common area, is prohibited.

ARCHITECTURAL:

Any structure to be built or any thing to be attached to a home or garage must be approved by the Architectural Committe. The Architectural Committe consists of Board of Director members, and those residents appointed by the Board of Directors to serve as members of the Architectural Committee.

- **FENCING** can be installed between town homes. Fences must not be more than 48 inches high and must be of the shadow box design with a scalloped or box ear top. Fences must be painted or stained white. The installer of the fence cannot attach the fence to the neighboring house. The fence must be gated on the garage side. the installer of the fence is responsible for all landscaping and lawn maintenance between the town homes and around the fence. Fences are only allowed for the middle units only. Placement and design must be approve by the Architectural Committee. Before installing, the proper city, village and county authorities must be notified, and proper permits secured.
- **MALIBU LIGHTS** are allowed around a home and in landscaped areas but not in lawn or grass areas, or along sidewalks. The owner of the malibu lights is solely responsible for their upkeep and any damage caused to them. The Landscaping contractor or any of their employees and or agents are not responsible for any damage to malibu lights caused during the performance of their duties.
- **STONE** used for landscaping can be of the owners discretion. However, to maintain unifority within the subdivision, only naural small river rock can be placed between homes. Any other kind of stone placed between town homes is not allowed.
- **DECKS AND PATIOS** size is determined on an individual basis by the Archetctural committee and is determined by but not limited to: A) a owners plat of survey, B) location of common area sidewalks, and guest and visitor parking areas, C) location of the home. All decks and patios must be

approved by the Association. Requests for the construction of a deck or patio must be submitted on the proper form to the Architectural Committee for approval.

FINES:

Fines can be assessed by the Association for any violation of the Declaration of Covenants Conditions and Restrictions for Riverside Townes A Residential Community, the By Laws, and the Rules and Regulations.

Violators will be notified by mail of the offending action, and given a specified time within which to correct the offense. Should the offending action not be corrected within the allotted time frame the violator will be assessed a fine.

Should the violator have a total disregard to the Declaration of Covenants Conditions and Restrictions for Riverside Townes a Residential Community, the By Laws, and the Rules and Regulations, the violator can be called to a hearing before the Board of directors and the Associations legal counsel. Should the violator be found guilty by the Association of the offense they have been charged with, the minimum assessed fine shall be \$250.00, to cover the cost of the Associations legal counsel.