

**PROVIDENCE MANOR COMMUNITY ASSOCIATION
MATTESON, ILLINOIS 60443**

**RULES AND REGULATIONS
REVISED DECEMBER 1ST, 2020**

The following are the Rules and Regulations adopted by the Board of Directors of the Providence Manor Community Association in accordance with the Declaration of Covenants and Restrictions of said Association. These Rules and Regulations apply to all single family homeowners, occupants, their families, guests and invitees. The Rules and Regulations may be amended at any time for the overall benefit of the community, as deemed fit by the Board of Directors.

General Rules

GOVERNANCES:

In the event of any dispute or disagreement between homeowners relating to the property or any question about interpretation of or application of the provisions of the Declarations, By-Laws or other association instruments, the determination of the Board is the final and binding decision on each and all homeowners. The Board of Directors shall decide the extent and frequency of the activities of the Association in carrying out the duties of maintenance and management.

PAYMENT OF ANNUAL ASSESSMENTS

Annual Assessment are of \$120.00 is due on January 1st of each year.

1. Assessments and Collections
 - a. Annual Assessments are due and payable on the 1st of January each year. The Late Fee is \$10.00 assessed as follows:
 - If payment is not received, in full, by January 31st, a \$10.00 Late Fee will be assessed to your account.

All Owners should remit the Annual Assessment in a timely manner to avoid Late Fees.

COMMON AREAS

- Entrance Monument
 - The Retention Pond and Fountain
 - Gazebo area
 - Parks
- a. Fishing, skating, swimming, playing, littering, loitering or any activity is not permitted in or around the pond. You are allowed to walk around the pond and enjoy the view.
 - b. The Association shall not be responsible for any loss, damage, or injury to any person or premises arising out of the authorized or unauthorized use of the pond.
 - c. The Association shall maintain the Common Area in compliance with the applicable laws and ordinances in the Village of Matteson and all governmental bodies having jurisdiction over the property as such laws and ordinances may be amended from time to time and pursuant to requirements under the Declaration.
 - d. Final authority for the interpretation of these RULES AND REGULATIONS LIES WITH THE BOARD OF DIRECTORS.
 - e. To the extent that the Provisions of applicable law, the Declaration, the By-Laws or the Rules and Regulations are in conflict, the provisions of applicable law shall first control, followed by the Provisions of the Declaration, the By-Laws, and the Rules and Regulations, in that order.

SIGNS AND ADVERTISEMENT

Advertising signs for business or commercial activities are prohibited anywhere on the Common Areas.

APPROVED SIGNS AND LOCATIONS

Safety, governmental or Board approved signs only allowed. Political signs are permitted during election periods and must be removed immediately after the election. Garage sale signs placed on any common property may only be placed on the day before the sale and must be removed at the end of the day of the sale.

FOR SALE "SIGNS"

One "For Sale" sign per Lot; provided the sign is no larger than two (2) feet by two (2) feet;

GRILLING

To prevent fire hazards, grilling in garage is NOT PERMITTED. The use of barbeque grills is not allowed in front of the home or garage. Violators will incur fines after an initial warning. This is to ensure safety for all residents.

ARCHITECTURAL CHANGES TO THE LOT OR DWELLING

Per the governing documents, all changes to the landscaping must have prior approval by the Board of Directors. All requests must be mailed, faxed or emailed to the current property management company. At least thirty (30) days from the date of the receipt of a complete submittal should be allowed for determination.

PETS

1. All pet owners MUST carry a plastic bag or other device to property clean up pet waste throughout the subdivision including private property.
2. No pet may be left unattended outside an owner's property at any time. Pets must be restrained by leash when on private property unless enclosed in a secure area.
3. Pets are not allowed to utilize Common Areas, parks, walkways without immediate cleanup.
4. No Pet shall be a nuisance through excessive barking or aggressive behavior.
5. Pets must be on a leash when walking.

LANDSCAPING

Each Homeowner MUST maintain their landscaping area in such a way as to enhance the appearance of the home and be kept neat in appearance and in good order at all times. Grass can be no higher than 7 inches. Homeowner is required to **REMOVE all weeds** that develop in between the cracks of the sidewalks and rocks.

Homeowner with fences must trim the grass on either side of the fence. The grass that runs along the fence must be kept in an immaculate condition at all times. It is the **Homeowners** responsibility to remove grass clippings from the street area, driveway and sidewalk in front of their home.

TREES AND BUSHES

Homeowner must TRIM and/or remove any and all DEAD trees and bushes around their home which shall include both sides of the home.

TRUCKS, CAMPERS, DISABLE VEHICLES ETC.

Except for emergency repairs, no Owner of a Lot shall repair or restore any boat or trailer upon any portion of the Lots or streets. Minor routine maintenance on any passenger vehicle is permitted in the driveway. Bodywork and painting is prohibited on all vehicles and recreational equipment, including but not limited to, passenger vehicles, travel trailers, work trailers, recreational vehicles, watercraft, boats, and boat trailers. Parking or storage of all vehicles and recreational equipment, including but not limited to, passenger vehicles, travel trailers, work trailers, recreational vehicles, watercraft, boats, and boat trailers, campers and prohibited on driveways. No vehicles may shall not extend across sidewalks.

LIGHTING AND HOLIDAY DECORATIONS

Homeowner is allowed to display holiday lighting and decorations from December 1st thru January 31, every year. Weather permitting decorations can be display earlier if necessary.

DRIVEWAYS

Homeowner must maintain their driveway by either Black topping or repairing cracked concrete as needed. **Any VEHICLE that IS ON A FLAT TIRE AND/OR BLOCKS IS NOT ALLOWED and must be removed within 24 hours.**

BASKETBALL HOOPS

No permanent or portable **BASKETBALL HOOPS** will be permitted in front or side of the home. Basketball Hoops must be kept in the back of the home at all times. There shall be no Basketball Hoops installed or used in the Common area or right-of-way.

PLAY EQUIPMENT

Play equipment such as swings and trampolines shall not be permitted in front yard.

CHANGE OF COLOR STYLE OF RESIDENCE



No change to the exterior color or style of any residence shall be made. There is an exception for the exterior doors. Homeowners shall not affix anything to his or her home (except components of utilities such as electric, water, cable and phone) without the prior approval of the Board through the property management company.

RULES REGARDING FINES FOR VIOLATIONS OF THE DECLARATIONS, BY LAWS, RULES AND REGULATIONS OR ANY AMENDMENTS THERETO:

1. Upon initial violation of any of the rules listed, the Board may issue a warning letter.
2. For the violation of the same rules within a SEVEN (7) day period following the warning, the Homeowner will be assessed a fine of \$25.00. For the recurrence of the same violation the homeowner will be levied a fine in increments of \$25.00 (For example; \$25.00 for the first violation; \$50.00 for the second violation and \$75.00 for the third or more violations).
3. For any violation, the Board reserves the right to pursue any and all legal remedies to compel compliance. Any legal costs will be charged to the Homeowner.
4. The entire cost of effectuating a legal remedy to impose rule compliance, including costs of attorney fees, shall be added to the account of the violating Homeowner.

THE ABOVE RULES AND REGULATIONS ARE HEREBY ADOPTED/REVISED THIS 1ST DAY OF DECEMBER, 2020.

BY THE PROVIDENCE MANOR COMMUNITY ASSOCIATION BOARD OF DIRECTORS.


PMCA Board President

PMCA Board Secretary XX

**PROPERTY IS MANAGED BY ALPS MANAGEMENT GROUP, 8779 W. Laraway Road,
Frankfort, Illinois 60423 (815)469-3800**