TPAT HOA

August 21, 2019

Homeowners,

Recently, we have received reports of violations of our Rules and Regulations as it pertains to pets, parking and the upkeep of our community. Please consider that what may be a small nuisance to you can become a major issue as sights, smells, and sounds intrude into the tranquility of our homes, introduce safety concerns and impact the perceived value of our property.

Please review the summary of our guidelines below and take corrective as needed. Remember that you are responsible for complying with these policies personally and for ensuring that your guests comply, as well.

* Pets – Applicable to all the pets belonging to the family, guests, and tenants.
	+ If any owner or resident is **unable to control barking or other noise** or acts of their pets which disturb the neighbors, the owner or resident must take the pet indoors or otherwise remove the pet from the property.
	+ Dogs **must be kept on a leash whenever they are outside their owner’s or resident’s premise** for both the pets’ and residents’ safety.
	+ Pet **droppings in the street, common areas, and any other owners’ premises are to be picked up immediately and disposed of properly**. Please pay attention to property lines, as frequently used areas may kill neighbors’ grass and other plants as well as introduce unsanitary walking/playing conditions.
* Parking – Owners are also responsible for all the actions of their guests, visitors, and renters.
	+ The maximum **speed limit within our community is 15 miles per hour.** Please keep in mind that owners are also responsible for all the actions of their guests, visitors, and renters.
	+ Resident vehicles should be **parked in owners’ garage or driveway at all times. If both are occupied, vehicles may be parked on in front of the owner’s lot if space is available excluding** obstruction to fire hydrants, mailboxes, trash pickup, within 25 feet of the entrance intersection, and emergency vehicle paths. If parked on the street, all vehicles should be parked parallel with the curb on the same side of the street as any other vehicle already similarly parked.
	+ **No trailer, trailer house, boat, recreational vehicle, or similar equipment** or inoperative vehicle shall be permitted to remain in our community l**onger than 36 hours,** unless explicitly approved by the HOA Board.
* Property Upkeep – Remember that the appearance of our property directly affects our property value, especially with some on the market.
	+ Trash and recycling containers should not be placed outside prior to 5:00 pm on the day preceding trash pickup. **Empty containers must be removed from view by no later than 12:00 noon on the day following trash pickup.** Any debris spilled on the ground after trash pickup is the responsibility of the owner or resident and must be removed.
	+ Athletic or recreational equipment, full or empty containers, boxes, tanks or bottles, toys, tools, or other **items not considered a usual part of a lot’s landscape must be stored out of sight of street or adjoining lots when not in use.**
	+ Property that is **posted for sale or rent remains private property**. Please ensure that your household refrains from using the yard or loitering.

We do not wish to be punitive and hope that all will take this in the spirit of being a good neighbor. However, further violations will result in fines.

If you have any questions, please email: admin@theparkattrowbridge.com

Sincerely,

The Park at Trowbridge Homeowner’s Association