

Thorington Trace Home Owners Association

P.O. Box 242231
Montgomery, AL 36124-2231

REMINDERS FOR HOMEOWNERS AND RENTERS

We continuously receive complaints regarding lawns not being cut, bushes not being trimmed, garbage cans not being removed from street after pickup and trash or equipment being left in yards, on sidewalks and streets. Please be responsible of your property and take necessary steps to keep your property clean, neat and free of anything that will degrade your property, your neighbor's property and the neighborhood.

Lawns

Lawns must be cut and edged on regular bases. During the growing season, it is recommended that the lawn be cut once a week. All clipping should be bagged and never left on the lawn, sidewalk or street. Grass bags will follow the same procedure as trash, covered in the following paragraph. Those having driveways behind their homes are also responsible for cutting the strip of grass located on the other side of the driveway up to any privacy fence erected. **DO NOT** blow clippings into the street or down sewers. Also, in the fall if you have trees, ensure leaves are removed from the lawn so that they do not end up in neighbor's yards to remove or in the streets causing blockage to clogging the sewer drains.

Trash Receptacles

Garbage cans should only be placed on the street the day of garbage collection. After collection, they should be removed and placed somewhere that will be out anyone's view. Garbage cans are very unattractive when left in front of your home or on the street. Garbage collection by the city is **Tuesday** and **Friday** of each week. Normally if a holiday falls on one of these days, change to pickup is usually the day after and normally published in the Montgomery Advertiser.

Curbside Trash

Trash including cutting from shrubs should be bagged or put in a pile at the curb for city collection. Other than bags of grass, trash (boxes, chairs, desks, etc) should not be put on the street until the day of collection. **Wednesday** is the normal curbside trash pickup date. Also, the dumping of trash or grass clipping on the median or vacant property adjacent to your own property is strictly prohibited. Please ensure that grass bags do not block sewers and there is space left between them and the curb to allow for water to flow to the sewers if and when it rains.

Pets

City of Montgomery has a leash law. Please keep you animals from roaming the neighborhood. When walking your pets, do not allow them to soil your neighbor's yard or sidewalks and if they do, please take the proper measures remove it. Be considerate of your neighbors. **Pets are not allowed inside the playground area.**

Equipment/Trailers Etc.

Equipment, trailers, boats or any other similar equipment parked on the lawns, driveways and street is completely prohibited. Service vehicles such as large trucks and trailers are also prohibited. These need to be kept at your place of business. **Operating a business within Thorington Trace is a violation of Item 8 of the Covenant.**

Vehicle Parking

Parking on the street should not be done if it prohibits emergency vehicles from getting to the property or postal vehicles to mail boxes. Do not block your neighbor's driveway entrance. Parking on driveways behind the garden homes is prohibited by anyone other than those living in the area. Visitor and maintenance vehicles should not be using these driveways and parking on the street as these are considered private property and off limit to those not living in the area.

Motorized Vehicles/Golf Carts

Motorized vehicles (Golf carts, Scooters, Motorbikes, Go carts) **are not** permitted on any sidewalks, walkways or common grass areas around the ponds, playground area or islands. Vehicles **are not** authorized on any common areas.

Mailboxes

Mailboxes must conform to postal regulations and should be properly maintained and taken care of when leaning or requiring painting. Additionally all mailboxes must include the address number and conform to the required number size currently used for the garden homes and standard homes. Replacement mailboxes must conform to and match the standard mailboxes currently in Thorington Trace.

Property/Other Signs

According to the restrictions in the covenant, there should be no signs of any kind be displayed on any lot except a name and address sign of not more than two square feet. Realtors or individual signs advertising the property for sale or rent is permitted provided it is not more than five square feet in size. Also, signs or posters are not to be taped or placed on any polls. **Political signs are not permitted.**

Storage Buildings

No building shall be erected or placed on any lot until the Architectural Review Committee has reviewed the construction plans, specifications showing location of the structure. Guidelines will be furnished upon request and is covered in the Covenant and Restrictions.

Satellite Dishes

Satellite dishes and any other receiving devices for Television, Radio or Sound Recording of similar structures will not be allowed, unless they are small satellite dishes (3' diameter or less) and are placed out of site of the neighbors and not visible from the street. Satellite dishes **are not** to be placed in the front of any house or located in an area where it can be seen from the street.

Home Improvements

Permits are required on almost anything done on your property and you must adhere to city codes such as six feet from any easement, right of ways, etc. These include, patios, awnings and fences for which contractors are required to get permits. You can find more information at the following email address: <http://www.montgomeryal.gov>. The bottom line is when in doubt check with the HOA before any work is planned or starts.

Covenant/Restriction – Article Number 12 and 13

"No clotheslines of any type will be permitted. Equipment, garbage cans, service yards, wood piles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighborhood lots and streets. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon. No vegetable gardens will be allowed. All lots must be maintained in a manner in keeping with good subdivision aesthetics."

Storage Buildings - Specific guidelines are defined in the Covenant/Restrictions.

SPEED LIMIT

The speed limit within Thorington Trace is 25 mph. Slow down and watch out for the children playing or those out walking before it is too late and someone get hurts.

