

WELLINGTON HOMEOWNERS ASSOCIATION, INC.

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WELLINGTON HOMEOWNERS ASSOCIATION RULES & REGULATIONS - ADOPTED 12/8/2011

1. Parking on streets is prohibited with the exception of temporary guests. After the first notice from the homeowners association the homeowner is subject to fines and/or towing at their expense.
2. Parking in grass is prohibited. After the first notice from the homeowners association the homeowner is subject to fines and/or appropriate legal action.
3. All dogs must be kept on a leash. All pet droppings must be collected by the owner of the pet.
4. All lawns and flowerbeds must be neatly and properly maintained.
5. The neighborhood speed limit is 15 miles per hour.
6. Special events (birthday parties, cookouts, and etc.) in neighborhood common areas must be approved by the homeowners association board within seven days of the event and must be hosted by a homeowner.
7. All guests in neighborhood common areas must be accompanied by an adult homeowner. Each homeowner may invite up to five guests at a time in neighborhood common areas.
8. All homeowners must be prepared to show a Wellington membership card or other ID showing a Wellington address while using neighborhood common areas.
9. No motor craft of any kind allowed in the lake. Trolling motor only. Please refer to lake guidelines document for full list of rules for the lake.
10. Fishing and other activities are only permitted in common areas and should not extend into other homeowners' private property.
11. All-terrain vehicles are prohibited in all common areas.
12. Any owner, or his family, tenants, guests, invitees, servants, or agents, who dumps or places any trash or debris upon any portion of the property shall be liable to the Association for the actual costs of removal thereof or the sum of \$150, whichever is greater.
13. All new additions/changes on homeowners' property must be approved by the homeowners association board.
14. When renting property, the homeowner must provide a copy of the lease to the homeowners association board. There is a \$200 lease fee, and the homeowners association board must be allowed to inspect the property at any time after giving five days notice.
15. No tent, outbuilding, storage shed, trailer, barn, or other similar outbuilding or structure shall be placed on any lot or any other area at anytime, either temporarily or permanently.
16. All fences must be "privacy" or "good-neighbor" fences as required by the restrictive covenants.
17. All personal garage sales are prohibited. The homeowners association will sponsor, by advertising, neighborhood garage sales biannually.
18. All curtains visible from neighborhood streets must have a neutral backing.
19. All blinds are subject to review by the homeowners association board; generally, creams, whites, tans, browns, and other neutral colors are acceptable.
20. All large flags must be displayed on a house-mounted flagpole. "Free-standing" and "schoolhouse-style" flagpoles are prohibited.
21. All trash for pick up must be placed inside a trash receptacle when put on the street. No loose articles or garbage bags are permitted outside of a trashcan.
22. When not in use, miscellaneous/recreational sporting equipment such as skateboard ramps, hockey goals, soccer nets, volleyball standards and nets, badminton standards and nets must not be visible from the street or from neighboring property.

*This is not an exhaustive list of rules; it is merely a set of guidelines to assist homeowners and the homeowners association board.

*Homeowners who are responsible for rule infractions are subject to fines, penalties, and/or other action including legal action by the homeowners association board.