

WELLINGTON HOMEOWNER'S ASSOCIATION

RULES & REGULATIONS



1. Parking on streets is prohibited with the exception of temporary guests. Parking on the grass is prohibited. After the first notice from the management company the homeowner is subject to fines and/or towing at their expense.
2. All dogs must be kept on a leash. All pet droppings must be collected by the owner of the pet.
3. All lawns and flowerbeds must be neatly and properly maintained weekly as per covenants.
4. Special events (birthday parties, cookouts, etc.) in the neighborhood common areas, not including the playground, must be approved by the homeowners association board within seven days of the event and must be hosted by a homeowner.
5. All guests in neighborhood common areas must be accompanied by an adult homeowner. Each homeowner may invite up to five guests at one time in neighborhood common areas.
6. No motor craft of any kind allowed in the lake. Trolling motors ONLY. Please refer to lake guidelines document for full list of rules for the lake.
7. Fishing and other activities are only permitted in common areas and should not extend into other homeowners' private property. Bowfishing is prohibited, as is hunting within the confines of the subdivision.
8. All-terrain vehicles are prohibited in all common areas.
9. The homeowners association follows all laws under the Madison County Sheriff's Department in addition, all traffic laws in the neighborhoods will be strictly enforced by MCSO.
10. Any owner, or his family, tenants, guests, invitees, servants, or agents who dumps or places any trash or debris upon any portion of their property shall be liable to the Association for the actual costs of removal thereof or the sum of \$150, whichever is greater.
11. Household garbage should be placed on the street no earlier than the day before waste haulers pickup. If any debris from loose unsecured trash is left behind, the owner of said trash is responsible for pickup.
12. All new additions/changes on homeowner's property must be approved by the Architectural Review Committee. No tin roofs are acceptable in any exterior additions, whether gazebo, pergola, porch, home extension, etc.
13. No tent, outbuilding, storage shed, trailer, barn or other similar outbuilding or structure shall be placed on any Lot or any other area at any time, either temporarily or permanently without prior approval of the Architectural Review Committee.
14. All fences must be "privacy" or "good neighbor" fences as required by the restrictive covenants.
15. All personal garage sales are prohibited. The homeowners association will sponsor, by advertising, neighborhood garage sales biannually.
16. All curtains visible from neighborhood streets should be neutral backing.
17. All blinds are subject to review by the homeowners association board; generally creams, whites, tans, browns and other neutral colors are acceptable. Temporary "paper" blinds are prohibited.
18. All large American flags and current state of Mississippi flags must be displayed on a house mounted flagpole. "Freestanding" and "schoolhousestyle" flagpoles are prohibited, as are other flags and/or signs.
19. When renting property, the homeowner must provide a copy of the lease to the homeowners association board and the management company. There is a \$250 yearly lease fee that is due to the homeowners association every January. The homeowners association board must be allowed to inspect the property at any time after giving a five days' notice.

*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.

*Please refer to covenants for full description and detail.