

WELLINGTON HOMEOWNERS ASSOCIATION OF LEE COUNTY, INC.

RULES & REGULATIONS

1. AUTHORITY

- A. All home owners in addition to any other obligation, duty, right and limitation imposed upon them by the Declaration, Articles of Incorporation and the By-Laws of the Association and they shall be subject to and agree to abide by the following restrictive covenants, which shall be applicable to all home owners, their families, guests, invitees, tenants and lessees.
- B. These Rules and Regulations will be reviewed periodically by the Board of Wellington Homeowners Association of Lee County, and amended as necessary to better serve the membership.

2. ENFORCEMENT

- A. Complaints should be reported in writing or verbally, to the Management of the Association.
- B. Minor infractions will be called to the attention of the person involved by the Management of the Association. Repeated infractions and violations of a more serious nature will be referred to the Board for action.
- C. Disagreements concerning complaints will be presented to the Board for adjudication and appropriate action, with enforcement by civil legal process, if necessary.

3. STRUCTURES

- A. No temporary nor permanent buildings, structures of other improvements shall be constructed, erected or maintained upon any Lot.
- B. The exterior appearance of any Unit may not be altered without the prior approval of the Architectural Control Committee. This includes screened enclosures, patios, concrete slabs, fences, walls, tents and utility or storage sheds.
- C. The Architectural Control Committee must approve or disapprove any change in colors of the exteriors of all Units and other improvements constructed on the property at the time of any repainting or other resurfacing thereof.
- D. Irrigation wells may be installed with the prior approval of the Architectural Control Committee and with appropriate governmental permits.
- E. Owners shall not install any aluminum foil or other reflective substance on any window or glass door for energy conservation purposes without the approval of the Architectural Control Committee or the Board of Directors.

4. GARAGES

- A. No unit garages shall be enclosed or converted into living or habitable area. Unit garage doors shall be required to remain in place at all times, and no construction or conversion shall change the exterior of any garage so as to interfere with the use of it as a storage for vehicles.
- B. Garage doors shall be closed at all times except to permit ingress and egress of vehicles.

5. PETS

- A. Dogs, cats, birds and other household pets may be kept in reasonable numbers in a Unit if their presence causes no disturbance to others.
- B. All pets shall be kept on a leash when not within the Owner's Unit.
- C. Owners will pickup after their pets.

6. **VEHICLES**

- A. Commercial vehicles, trucks, boats, trailers, recreation vehicles, motor homes, motorcycles, and any other transportable personal property shall not be parked nor stored on any Lot, except in a closed garage.
- B. All vehicles must be fully operational with current tags.
- C. No repairs (except minor emergencies) shall be made on any portion of the Property.

7. **Property**

- A. All buildings and yards shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate. All Units shall be maintained in a first class condition.
- B. No Resident shall store, keep or dispose of any inflammable, combustible, explosive, hazardous or toxic fluids, chemicals or substances (except those sold and required for normal household use) in any Unit or storage area or elsewhere on the Property.
- C. No barbecue grills or other outdoor cooking equipment, bicycles, toys or other personal property may be kept or stored outside of a screened or fenced enclosure so as to be visible from the street.
- D. Each Resident shall be responsible for properly depositing his/her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate authorities and placed at the curb no earlier than the night preceding the scheduled pickup.
- E. Empty garbage cans and trash containers shall not be allowed to remain at curbside overnight.