



Wellington Declarations

Article XI – Prohibited Uses

July 27, 2023

ARTICLE XI – PROHIBITED USES

Wellington has 115 Owners consisting of full-time residents, seasonal residents, investor owners, with both long-term renters, and weekly vacation renters. Each Owner has different aspirations about how to best achieve the maximum benefit of the investment in their Unit. Given the cross-section of Ownership in Wellington, the close nature of the homes, and the tendency for a body of water to amplify and reflect sound; one Owner's use may impact another Owner's enjoyment of their Unit. For convenience and as a reference, **Section 9**, and **Section 15** of **Article XI – Prohibited Uses** have been listed below.

ARTICLE XI – PROHIBITED USES – SECTION 9 – NUISANCE AND ANNOYANCE

No nuisance or any use or practice that is a source of annoyance to other Owners or interferes with the peaceful possession and proper use of the Units by the residents thereof shall be allowed upon any Unit.

ARTICLE XI – PROHIBITED USES – SECTION 15 – REGULATE USE AND OCCUPANCY

Each Owner shall exercise extreme care to regulate the use and occupancy of his Unit so as not to disturb other persons occupying Units within the Property and to minimize noises including but not limited to noises from the use of musical instruments, radios, television sets, stereo equipment, amplifiers, or other loudspeaker devices.