

Wellington Estates Community Association

Rules & Regulations

All Homeowners and their families, visitors, invitees, tenants, employees and agents shall adhere to and comply with the following Rules & Regulations and of the Association

1. **Trash/Refuse/Garbage.**
 - a. The bags or containers shall be placed at curbside for pickup no earlier than 7:00 PM on the day preceding the regularly scheduled time for pickup of garbage/refuse or at such other times and locations as the Board may direct.
 - b. The burning of trash/refuse is prohibited.
 - c. Any trash/debris left behind after trash pickup or which has been disturbed by inclement weather or animals must be promptly cleaned up and removed by the Homeowner.
2. No radio or television aerial or other type of aerial or antenna or satellite dish over one (1) meter in size shall be attached to or hung from the exterior of any lot or placed on any portion of the Common Areas.
3. No temporary structure, trailer, tent, shed, swing set or other play structure or the like, shall be permitted upon or about the Common Areas.
4. No chain link fences shall be erected or installed on any lot.
5. Except for registered motor vehicles driven on the streets within the Community, no motor vehicles including, but not limited to, mini-bikes, dirt bikes, snowmobiles or golf carts may be driven on the Property by any homeowner, occupant or guest.
6. No repair or storage of vehicles, including, but not limited to, cars, boats, motor scooters, motorcycles, trailers and snowmobiles, shall be permitted in the Community unless stored entirely within a garage. Overnight parking of trucks, commercial vehicles, boats, trailers and recreational vehicles is prohibited. Commercial vehicles shall include any vehicles with ladders, equipment or commercial lettering. This prohibition shall not apply to trucks up to and including one (1) ton pickup trucks used for personal, non-commercial transportation. No motor vehicle not duly registered, inspected, and currently licensed shall be permitted to operate in the Community or to be parked thereon.
7. Complaints regarding the management of the Community and repairs to the Common Areas shall be made in writing to the Association through the managing agent.

8. **Motor Vehicles**

- a. All vehicles must be currently licensed, registered and inspected.
- b. Inoperable vehicles or dead storage of vehicles on any portion of the property is not permitted.

9. **Pets and Animals**

- a. All Township Pet Ordinances will be enforced.
- b. It is the Homeowner's responsibility to make sure pets are curbed and to clean up after them. Animal defecation on any private property is prohibited.

10. **Signs** – No permanent signs of any nature, other than Security/Protection and "For Sale" signs shall be erected or displayed upon any of the existing property. In all fairness to a Homeowner wishing to sell and where an open house is being held, real estate directional signs will be permitted for that limited time period. All signs must be removed immediately after the end of the open house. "For Sale" signs are not permitted. No signs are permitted to be placed in windows, inside or outside of any unit until the Builder has sold all units. No signs shall be placed on any common property.

11. **Single Family Occupancy** – No unit shall be used for any purpose other than as and for a single family residence or dwelling as defined by Township Zoning Regulations.

12. **Lawns** - In accordance with the Association's Declaration, each owner is responsible for properly maintaining their lot and residence and the improvements thereon in good order and repair. This will include proper landscape maintenance, mowing of the lawn so that it does not exceed 5" in height, trimming shrubbery at least annually and maintaining mulched areas weed-free.

If an owner does not properly maintain their property, then the Association has the option of either hiring a contractor to perform the landscaping services and charge the owner as a Special Assessment the cost of those services and/or fine the owner for not properly maintaining their lot and residence.

The Association is not required to provide any additional notice to any owner to maintain the property as it is clearly their responsibility as defined in Article 7(a) of the Declaration.

COMPLIANCE OF RULES AND REGULATIONS

The Board of Directors has the authority to establish Rules & Regulations as may be necessary to run the Association. The Board of Directors shall further have the right to levy fines for violations of such regulations or the provisions of the Declaration or the Bylaws provided.

The Property Manager and members of the Board of Directors will conduct periodic inspections of the Community to determine compliance of the Rules & Regulations.

VIOLATION ENFORCEMENT PROCEDURES

1. **Reporting Violation** – Complaints concerning violations of the Rules & Regulations or any provision of the Declaration or Bylaws by a Homeowner/Tenant must be submitted, *in writing*, to the Board of Directors or managing agent and signed by the Homeowner/Tenant. The complaint must be in sufficient detail to determine whether a violation has occurred.
2. **Investigation** – A Director, or the managing agent shall investigate a complaint to determine whether there is a reasonable cause to believe that a violation has occurred.
3. **Violation Notice** – If such Director, committee or managing agent determines that a violation has occurred, the Board of Directors or such committee will send a written notice to the Homeowner/Tenant responsible for such violation, describing the violation and instructing such person(s) to correct the violation within a maximum of ten (10) days. If a violation is not corrected within ten (10) days, or if a second complaint is received, a second written notice will be sent. The second notice will inform the Homeowner/Tenant of the violation, the action required to correct it, the date of a proposed hearing (if requested by a Homeowner/Tenant) and the fine or other penalties which the Board of Directors has assessed.
4. **Hearing** – All Homeowners/Tenants found to have committed a violation shall have the right to a hearing, which may be conducted either by the Board of Directors. If a hearing is conducted by such committee, the Homeowner/Tenant may appeal the committee's decision to the Board of Directors. Any decision made by the Board of Directors is final.

The Homeowner may appeal the informal hearing decision to the Board of Directors. Any decision made by the Board of Directors is final. The Homeowner/Tenant, if applicable, will be notified of the decision, in writing, within 10 days.

5. **Fines and Penalties** – If a Homeowner/Tenant does not comply with the initial ten (10) day notice, the Board of Directors may, commencing with the second notice, impose fines and/or penalties. The penalties could include loss of Association

privileges. Depending upon the seriousness of the violation, the fine could either be assessed for each incident, or for each day the violation remains uncorrected. The Board of Directors has full authority to establish the amount of fines and loss of privilege penalties. Any fines imposed must be paid immediately upon receipt of the notice thereof.

6. **Non-Compliance** – In the event that a Homeowner/Tenant does not comply with the violation notice, and/or does not pay any fine assessed by the Association, the Board of Directors may file legal action against the Homeowner for collection of such fines and for compliance with the Declaration, Bylaws and Rules & Regulations. Any expense associated with such legal action, and the collection of fines incurred by the Association, shall be added to the complaint and become the responsibility of the Homeowner to pay.
7. **Other Governing Documents** – No provision hereof is intended to contradict any term of the Declaration or Bylaws. In the event of any such conflict, the provisions of the Declaration and Bylaws shall control.

Please see reverse side.

FINE SCHEDULE

Any unauthorized exterior architectural changes to the property or grounds will be subject to an initial fine of one thousand dollars (\$1,000). The Homeowner will also be responsible for all costs involved to restore the property to its original condition.

All other violations of Association documents shall be subject to fines as follows:

First violation letter (sent by regular mail) will include the time frame for correction of the violation and a warning of a fifty dollars (\$50) fine to be imposed if not corrected.

Second violation letter (sent by regular mail) shall include notice of the fifty dollars (\$50) assessed and a time frame of 10 additional days for correcting the violation before an additional fifty dollars (\$50) is imposed.

Third violation letter (sent by regular and certified mail) will include notice of assessment of ten dollars (\$10) per diem for every day that said violation remains uncorrected. Legal action will take place after 30 days, if the violation has not been corrected.

Violations Requiring Immediate Action – In the event of specific violations including but not limited to loud parties, pet control, nuisances, parking violations, in lieu of the fines stated above for first and second violations, the Board of Directors, at its discretion, may elect to assess fines as follows:

- a) Notice for first violation;
- b) Fifty dollars (\$50) fine for second violation;
- c) One hundred dollars (\$100) fine for third violation;
- d) Twenty-five dollars (\$25) additional fine per each additional occurrence of same violation, e.g., one hundred twenty-five dollars (\$125) fourth violation, etc.

Any consent or approval given under these Rules & Regulations by the Board of Directors shall be revocable at any time. These Rules & Regulations may be modified, added to or repealed at any time by the Board of Directors.

Please see reverse side.