



## **WELLINGTON HOMEOWNERS ASSOCIATION OF LEE COUNTY, INC.**

### **RULES AND REGULATIONS**

#### **1. AUTHORITY**

- A. All homeowners 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 shall be subject to and agree to abide by the following restrictive covenants, which shall be applicable to all homeowners, 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, Inc., 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 or permanent buildings, structures or 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 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 pick up after their pets.



**WELLINGTON HOA OF LEE COUNTY INCORPORATED**

16733 Wellington Lakes Circle, Fort Myers, FL 33908

(Rev. 08/21/25)

**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 yard 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 flammable, 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.

**8. GOLF CARTS AND OTHER OFF-ROAD VEHICLES**

- A. Golf carts and all other Off-Road Vehicles are not permitted to be used on the private roadways or sidewalks of Wellington Homeowners Association of Lee County, Inc.
- B. Use or storage of any such vehicles must be in a closed garage and not within sight of the Common Easement Roadway or a neighboring home.
- C. This provision applies to all Owners, Tenants, Guests, and other invitees.
- D. "Golf carts and Off-Road Vehicles" are defined as all vehicles or conveyances which are primarily designed, marketed, or primarily used for non-highway recreational or commercial use. By way of example, but not limitation, all Low-Speed Vehicles, "ATV's", "dune buggies", "dirt bikes", "minibikes", "monster trucks", "mud trucks", "swamp buggies". "Golf Cart" also encompasses any motor or electronic vehicle designed and manufactured for operation on a golf course, or other conveyance for sporting or recreational purposes.
- E. Rule 8 does not apply to bicycles, motorcycles, or mopeds.

**9. SIGNS**

- A. All signage within the Association property, including but not limited to 'for sale,' 'for rent,' political and advertising signs, shall be subject to the following rules:
  - i) *Prohibited Signs:* "4x4 post" style signposts are prohibited. "For rent" signs or any signage indicating a property is available for lease or rental are strictly prohibited on any lot or within any visible area from any street or common area.
  - ii) *Permitted Signs:* 2-Prong style signposts are permitted. Signs permitted by this rule shall be limited in size to 5 square feet and shall be placed in a reasonable location in the front yard that is easily visible from any street or common area.
  - iii) No sign should be placed to impede the use or enjoyment of a neighboring property or common area.
  - iv) A maximum of two (2) permitted signs may be displayed at any one time on a single property.
  - v) Signs intended to be displayed in a location different than that described in ii above must first receive prior approval by the Association's Board of Directors.
  - vi) In no case should signs be placed directly on the building or displayed within a window of the structure.