

WELLINGTON C CONDOMINIUM ASSOCIATION INC. "FACT SHEET"

Wellington C requires that all sales of units are subject to prior written approval of the board.

Wellington C is a NON-RENTABLE building.

Wellington C does not allow mortgages, including reverse mortgages.

Wellington C By-Laws required all Unit Owners to carry "Homeowners Insurance, and to provide proof of such to the board.

Wellington C requires financial and criminal background checks of prospective buyers. As well as guests, aides, companions residing in a unit longer than 30 days at a time

Wellington C allow guest who reside in the unit for up to 60 days, cumulative in a calendar year, but no more than 30 days at a time. A non-family member is limited to fourteen (14) days. The Unit Owner is to notify the board of the name/s of guest who will occupy the unit in the unit owner's absence prior to the guest's occupancy. Anticipated dates of arrival and departure must be provided to the Board.

Wellington C does not allow health aids to bring children or guests to work.

Wellington C does not allow washers/dryers in units.

Wellington C does not allow pets.

Wellington C requires all Unit Owners to provide a physical key to their unit to the Board. Due to limitations, electronic keypads are not sufficient. The Unit Owner will be held responsible for any damage to the unit if entry is required in an emergency situation and the Board does not have a physical key.

Wellington C requires that if you are going to be away from your unit for more than a few days, you turn off your water. You should leave your AC on, but can raise the temperature. That will help prevent mold.

Wellington C requires that hot water heaters be replaced every ten (10) years. It is recommended that when replacing your hot water heater that a pan be placed under the heater.

Wellington C recommend a yearly inspection of your central air system. This is to prevent problems for yourself and those living below you.

Wellington C requires all contractors, and sub-contractors, to be licensed and insured. Proof must be provided to the Board BEFORE any work is done. Contracts must provide a \$500.00



deposit with the board for any damage done to Common Areas. The check will be returned if no damage is done.

Wellington C will hold Unit Owner responsible for any damage caused by themselves, their contractors, or their guests' actions or lack of action to Common areas or other units.

Wellington C allows Unit Owners to replace unit entry doors with code compliant doors with board approval. The replacement door must be painted with the trim paint used on the building if the replacement door is paintable.

Wellington C trash/recycling pick-up schedules can be found on bulletin board near the elevator. Special notes: No plastic bags are to be put in recycling. The yellow bins are for paper only. The blue bins are for recyclable plastic and glass. All cardboard boxes must be broken down. Trash should be placed in garbage bags and place in the chute on either end of the building.

Wellington C parking is assigned to specific units. Do not park in another unit's space without permission, nor allow any of your visitors. Vehicles are to be parked facing the building only. Vehicles can be towed without notice.

Wellington C board members will be conducting a yearly inspection of the units, primarily for safety including water heaters and smoke detectors.

UNIT OWNER MUST RETAIN THIS COPY FOR FUTURE REFERENCE
(Return the signed original to the Wellington C "Board of Directors")

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Unit # _____ Print Name: _____

Signature: _____ Date: _____