

# WINDING LAKES AT WELLEBY PHASE I

Winding Lakes at Welleby Phase I  
c/o J&L Property Management, Inc.  
10191 W. Sample Road, Suite 203  
Coral Springs, FL 33065  
[www.jlpropertymgmt.com](http://www.jlpropertymgmt.com)

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## PARKING INFORMATION

Every vehicle parked within Winding Lake at Welleby must have a parking decal or be registered as a Guest. Otherwise, the vehicle is subject to being booted. There is an 80 Hour registration limit for Guests. They should only register their vehicles between the hours of 10:00 PM – 6:00 AM. An individual code is given to each unit to register their Guest. If you do not have a code, email [Ashley@jlpropertymgmt.com](mailto:Ashley@jlpropertymgmt.com) with your property address.

**TENANTS:** Be reminded that decals are issued based off the expiration date on your lease. Both the lease and decal should be renewed prior to the expiration date unless the tenant will be moving out to avoid any issues. It is the tenant's responsibility to email our office a copy of the lease renewal and request the decal to be extended until the new expiration date.

**REQUESTING A NEW DECAL:** You must email Ashley and include your property address, the best contact number, a copy of the vehicle registration (cannot be expired) and if applicable, the make/model/color/tag of the vehicle that is being replaced.

## INSTRUCTIONS:

- To renew a decal or obtain a new one, email [Ashley@jlpropertymgmt.com](mailto:Ashley@jlpropertymgmt.com) with the information requested above.
  - Or call (954) 753-7966 at Ext. 115
- Ashley will register the vehicle and will confirm that your vehicle has been registered. She will then confirm that the decal has been extended or that the new decal is ready to be picked up at our office.
- Each new decal is **\$15.00 (ONLY)** money **order** made payable to J&L Property Management. Our office hours are Monday – Friday from 9:00 AM – 4:00 PM. **Personal checks, credit cards, and cash are not accepted.**
- If you do not pick up your decal and your vehicle is booted, we will not be held responsible.
- If you get a new vehicle on a Friday, please register it as a **GUEST** for the weekend and contact our office the following business day to prepare the decal.
- Decals must be placed on the back windshield, drivers' side. Decals must be placed on the car immediately after it's picked up.
- Decals cannot be transferred from one vehicle to another without contacting Management first. We must make sure our records are updated so please contact us if you have a new vehicle, change the license plate number, etc.

**PLEASE TURN THE PAGE OVER FOR SPECIFIC GUIDELINES AND  
PARKING RULES & VIOLATIONS**

### Guest Parking Spaces Specific Guidelines:

- All vehicles must be registered at [windinglakeswelleby.parkingattendant.com](http://windinglakeswelleby.parkingattendant.com)
- All vehicles must be registered while parked in any guest parking spots
- Limited to a total of **80 hours** per month per residents' home. (guests only have to be registered between the hours of **10:00 PM – 6:00 AM**.)

### Residents be advised that:

**"one (1) white parking space is reserved for the owner or legal resident of each unit. Additional vehicles associated to the unit are to station in the yellow parking spaces (Guest) on a first come, first serve basis."**

1. All tows will be at the owner's expense.
2. Any damages incurred to the association's common areas, including grass, and swales, will be repaired or replaced at the homeowner's expense.
3. At no time shall the sidewalk be blocked and must always be accessible for pedestrians.
4. All parking violations may be subject to a violation notice and/or fines from the association.

<b>Instance</b>	<b>Penalty</b>
Boats/RV/Vessels/Trailers/Portable on demand storage (PODS) on property	Immediate Boot, Then Tow
Commercial Vehicles in Common Areas/Guest Parking after <b>10:00 PM to 6:00 AM</b>	Two Warnings, Then Boot, Then Tow
Parked on Grass	Two Warnings, Then Boot, Then Tow
Parked on Street	Two Warnings, Then Boot, Then Tow
Parked on Common Area Swale	Two Warnings, Then Boot, Then Tow
Vehicles out of Service or Inoperable in common areas (Examples: missing a tire, having a flat tire, having extensive visible damage from an accident, abandoned, etc.)	Two Warnings, Then Boot, Then Tow
Double Parked Vehicles	Two Warnings, Then Boot, Then Tow
Vehicles for Sale Signs in Common Areas/Guest Parking	Two Warnings, Then Boot, Then Tow
Expired Tag or No Tag Displayed in Common Areas or Guest Parking	Two Warnings, Then Boot, Then Tow
Sign Posted Areas (Examples: Handicap, Fire Lanes, etc.)	Two Warnings, Then Boot, Then Tow
Parked on Sidewalk	Two Warnings, Then Boot, Then Tow
No Reverse Parking	Two Warnings, Then Boot, Then Tow
Parked without valid resident decal	Two Warnings, Then Boot, Then Tow
Decal in wrong location (decal should be placed on rear driver side outside window)	Two Warnings, Then Boot, Then Tow
Not Registered with Virtual Parking Attendant in guest parking spots	Two Warnings, Then Boot, Then Tow

## Winding Lake One at Welleby

Below is a summary of the rules and regulations; all unit owners should obtain a copy of the Condominium Documents including all Amendments

- \*Commercial vehicles are not allowed to be parked overnight on the property.
- \*Winding Lake has parking restrictions that include but are not limited to parking decals and virtual guest parking passes.
- \*The Units shall be occupied as private dwellings for the Unit Owners and any of their approved tenants, members of their families and their social guests and for no other purpose.
- \*No individual rooms may be rented, and no transient tenants may be accommodated.
- \*Unit owners may not lease his/her unit until he/she has owned the unit for twelve months.
- \*All leases shall be in writing and specifically state that they are subject to the rules and regulations of the Association.
- \*No unit shall be permanently occupied by more than two persons for each bedroom unit.
- \*No immoral, improper, offensive, or unlawful use shall be made of any Unit, the Condominium Property, or the Common Elements.
- \*Nothing shall be done or kept in the Units which will increase the premiums for insurance on the Condominium Property.
- \*No clothesline or similar devices shall be allowed on any portion of the Condominium Property. Rugs, clothing, etc. shall not be allowed to hang over railings on or bushes.
- \*The Unit Owner shall be liable for any damage to any part of the Condominium Property caused by his tenants, guests, contractors, and sub-contractors.
- \*Bikes must be stored in bike racks provided throughout the Community.
- \*Pet restrictions are as follows:
  - No aggressive breeds are permitted on the property at any time
  - All pets must be on a leash
  - Walk pets in the designated areas and clean up after your pet.
- \*All common passages shall be kept free for their intended use by all residents and shall not be used as storage areas, either on a temporary or permanent basis. No storage of any kind under the steps or in the bushes.
- \*All garbage/trash shall be placed in the disposal facilities provided for such purpose by the Association. **Break down your boxes, no dumping of furniture or appliances of any kind; they are to be taken to the bulk dumpster by the pool, if one dumpster is full take trash/boxes to another dumpster.**
- \*Nothing shall be affixed or attached to, hung, displayed, or placed on the exterior walls or windows of the Condominium Units except with prior written consent of the Association.
- \*No business, day care, trade of any type whatsoever shall be conducted from within any unit prior to written consent of the Association.
- \*Glass containers are not permitted inside the pool area.
- \*Children under the age of 12 must be accompanied by an adult when using the pool.
- \*AC Window units are NOT allowed.

The Association shall make and adopt such other rules and regulations as it shall deem necessary or convenient for the comfort and the welfare of the Unit Owners or the preservation or enhancement of the Condominium Property.

## VEHICLES AND PARKING

- Commercial vehicles are prohibited unless performing work on the property, and are hereby defined as:
  - Vehicles with letter, pictures, artwork, racks equipment or other item used for commercial purposes including trailers of any kind.
  - Vehicles that are designed, intended, or used for transportation of goods, things, or persons (for profit)
- Vehicles with expired/missing tags or flat tires, inoperable vehicles, and "Junked" vehicles (vehicles with broken windows, windshield, or vehicles obviously damaged and inoperable) are prohibited at all times.
- Recreational vehicles (boats, trailers, campers, RV' s etc.) may not be parked overnight at any time. **Commercial vehicles (U Haul Trucks, moving vans, etc.) may not be parked overnight at any time.**
- **PODS are prohibited.**
- No vehicle shall be parked in such a way that it impedes vehicle or pedestrian traffic flow or view.
- **Vehicles repairs (other than changing a flat tire), are not permitted.**
- **All residents must display a parking decal.**
- All vehicles must be parked forward, no backing into parking spaces.
- Speed limit is 15 miles per hour.
- No parking on the grass.
- **"one (1) white parking space is reserved for the owner or legal resident of each unit. Additional vehicles associated to the unit are to station in the yellow parking spaces (Guest) on a first come, first serve basis."**

**FINES MAY BE IMPOSED AND VEHICLES IN VIOLATION WILL BE BOOTED  
AND/OR TOWED AT THE OWNERS EXPENSE**

**SLOWDOWN**  
**YOU LIVE HERE. WE LIVE HERE. CHILDREN LIVE HERE**

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