

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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