

Clarification of the Violations for Wellington HOA of Polk County, Inc.

315 Cornwallis Drive, Davenport, Florida 33897-8001

All those in [BLUE](#) are clickable links

Animals (see Article VI, Section 11) Possible fine of up to \$100 per day

- No pet or other animal permitted to leave the Lot unless secured to a leash, operated by a capable person to handle said animal
- No fouling anywhere on property other than your own. When outside your property, feces must be collected and disposed of properly. For your convenience, the HOA has provided Doggy Bags with Disposal Bins in Four (4) locations throughout the community

Architectural Control (see Article V) Possible fine of up to \$50 per day

- Installation of Solar Panels will not be denied per the Florida's Solar Rights Act. However, an ARC Form is still required (see Article VI, Section 12) [Florida Statute 163.04](#)
- All improvements to the driveway, yard, house, paint, roof replace, fence, trash enclosure, driveway widening and all exterior changes MUST be approved by the Architectural Review Committee (ARC) [ARC REQUEST FORM](#)

Games and Play Structure (see Article VI, Section 4) Possible fine of up to \$50 per day

- FIXED basketball backboards or any other fixed game and play structures are NOT allowed in front or sides of home without ARC approval
- PORTABLE basketball backboards, trampolines and other portable play structures ARE permitted
- All PORTABLE play structures must be put away daily in garage or in area behind fence. If no fence, then behind home

Lot and Exterior Maintenance (see Article IV, Section 12) Possible fine of up to \$50 per day

- Fence cannot be leaning, missing panels, slats or pieces
- Fence must be kept clean of mold, mildew, weeds, vines and debris
- The only allowable items on driveway are vehicles unless approved by the ARC
- Driveway must be kept clear of grass, weeds, and leaves
- Driveway must be kept clean of dirt buildup, grease/oil, stains, mold, and mildew
- Roof must be kept clean of mold, mildew, and debris buildup
- Must keep home's exterior (fascia & soffit) and lanai clean from mold, mildew, weeds and debris. Lanai's missing or damaged screens must be replaced.
- Home and Driveway (if painted): If paint is chipping or fading, a repaint may be necessary to keep within the rules of the community

Maintenance of Yards (see Article VI, Section 7) Possible fine of up to \$50 per day

- Lawns may not grow to a height higher than 6"
- Dead patches or sand/dirt areas without grass need to be remedied by seeding or resodding
- All hard borders must be edged and garden beds clear of weeds
- You are responsible for making sure all lawn and yard clippings are cleaned up and not left on the street.
- Yard debris must be disposed of properly (see the Yard Debris Pick-up section)
- Trees & bushes must be kept trim and pruned - Regular tree pruning is needed to remove dead limbs and broken branches, and to promote future growth
- Clear away and properly dispose of leaves and dead palm fronds
- No items to be stored in front of home, along the house or yard (example: BBQ, toys, tools, or any other items)

Nuisances (see Article VI, Section 9) Possible fine of up to \$50 per day

- No noxious or offensive activity, annoyance or nuisance
- No solicitations of any kind except by permit

Parking (see Article VI, Section 13) Possible fine of up to \$100 per day

- Vehicle parking is permitted within the community in accordance with local and state laws. If parking on the street, make sure you are facing the direction of traffic flow.
- Parking is permitted **ONLY** on paved surfaces, parking on the grass areas within the community is **strictly prohibited**
- RVs, campers, boats and jet skis are allowed **no more than** 24 hours for loading and unloading

Trash and Recycle Bins (See Article VI, Section 8) Possible fine of up to \$50 per day

- Trash is collected on Mondays. Bulk pickup is **ONLY** on the 1st monday of every month.
- All trash must fit inside the black container and able to close for automatic pick up.
- AT NO TIME – should Trash or Recycle bins be placed **in the street** for safety reasons
- Trash or Recycle containers stored or left in unauthorized areas, such as in front of the garage or left in the street, is **NOT** permitted
- Authorized locations for keeping your Trash and Recycle Bins are in your garage or behind a fence. **Bins should not be visible from the street.**
- All containers may be placed at the end of your driveway for pick up no earlier than 24 hours prior to collection, and removed by 6 am the day after pick-up
- If either one of your bins are in disrepair, call Polk Waste Wise for a free replacement
- Here is the link to [Household Waste](#) from Polk Waste Wise. This will give more detail
- You **MUST** call for [a special Bulk Pick-up](#) if you have large household trash items. **Bulk items should ONLY be placed near curb 24 hours prior to collection.**

Yard Debris Collection - Yard Waste

- **Pick-up day is Friday**
- AT NO TIME – should Yard Debris be set **in the street** for safety reasons
- Large amounts of Yard Debris must be called in for a special collection
- Routine yard trash does **not** include: Stumps/Logs, Whole Trees/Trunks, Root Systems, rocks or bushes. For a complete list, please visit the Yard Waste link above
- For a list of contract haulers to remove non-conforming debris, contact the Waste and Recycling Division at the number below
- Polk Waste Wise has one (1) phone number that takes care of all customer requests
 - (863) 284-4319
- Polk Waste Wise also has an app to make special collection and cart requests much easier.
 - [Polk Waste Wise App for Apple](#)
 - [Polk Waste Wise App for Android](#)

Vehicles and Repair (see Article V, Section 13) Possible fine of up to \$100 per day

- No Inoperative Vehicles
- No Major Vehicle Repairs

No fines will be assessed without your given written notice of violation and allotted ample time to resolve. We would much rather work with you to improve a situation. Fines are a last resort!!! We'd much prefer you put your money into a solution than into paying fines. Once you've read these thoroughly and have a question or if you have a question about a notice you've received, please email: WellingtonHOAViolations@outlook.com