

Wellington F Condo Rules & Regulations

We are NOT a pet friendly building.

We are NOT a rentable building.

No items, such as mats, chairs or plants may be left on the catwalks.

Snow birds are required to leave three self-addressed, stamped envelopes with the board secretary when you leave for the season for any necessary mailings.

Each unit must provide the Wellington F Board a key to your unit. These will be kept in a locked cabinet in our office and used for emergency purposes only. This is stated in our By-laws: Article XVII, Section 3, subparagraph 15.

Each Wellington F owner must receive a copy of the building's By-laws, keys to their mailbox, laundry room and pool from the previous owner or their real estate agent.

There is to be no loud noise after 10:00 PM and no work is to begin before 8:00 AM.

There is to be no individual planting of trees or shrubs on Wellington F's common grounds.

There is no dumping on another Association's property.

Cell phones may be used to call in your guests once they are registered with UCO.

Before any remodeling can be done in your unit the board must approve all plans and have copies of your permits and plans BEFORE the work begins.

Each unit owner is responsible for our catwalks. Materials and furniture that are brought onto our catwalks, into our elevator or up and down our steps can cause scrapes, gouges, discolorations and other damage. If the catwalk is damaged by your contractor, worker or yourself, you, as the unit owner, will receive the repair bill. Please advise your workers and contractors of this. Be aware of what they are doing.

Workers and contractors are required to park in guest spaces. The loading zone is for loading and unloading... 15 minutes ONLY.

Guests may not stay in your unit if you are not in residence. Your guests may stay no more than 30 days in any given year.

All laundry rooms, with the exception of the third floor are to be kept locked at all times.

The laundry rooms are for all residents to use. Please follow the rules posted in each laundry room. Be very mindful of cleaning the lint filter after using the dryer. This is the known cause of many home fires.

1. The owner(s) of a unit shall occupy and use same as a single family dwelling.
2. No pets of any kind shall be kept in any unit or on any property of the condominium.
3. Keys-The Board of Directors shall have a set of keys to your apartment. These keys will be kept securely and will be used in an emergency or for building maintenance. Please leave a set of keys for your car on your dining room table if your vehicle is left for an extended period of time.
4. Insurance-It is agreed that each unit owner should have property and liability insurance on their unit. If you should sustain a casualty loss and do not have insurance, you are fully responsible for restoration to the property.
5. If you leave your unit for an extended period of time, arrange to have your unit checked at least every two weeks. In the event of an incident in your unit (leak, fire, etc.), no claim will be honored by the insurance company as they say an unattended unit is negligence. Additionally, the water valve must be turned off.
6. Parking-A unit owner's automobile should be parked in their assigned spot, ONLY. Any additional automobiles or visitor's car should be parked in designated "guest parking". No boats, trailers, motor homes or commercial vehicles are allowed.
7. Tile, wood or laminate flooring above the first floor must have proper sound insulation.
8. Permits-Before any remodeling can be done in your unit, the Board must approve all plans. Copies of your permits and plans must be presented to the Board BEFORE the work begins. Hurricane shutters must be approved by the Board. They must be white and accordion style.
9. There will be no planting of trees or shrubs by individuals on Wellington F's common grounds. Nothing can be attached to the outside building.
10. Guests-Guests may not stay in your unit if you are not in residence. Your guest may not stay more than 30 days in any given year.
11. Each unit owner is responsible for catwalks. Materials and furniture that are brought onto the catwalks, elevators or steps can cause scrapes, gouges, discolorations and other damage. You as the unit owner will receive a repair bill for any damage by your contractor, worker or yourself. Please advise your contractor.
12. Each Wellington F owner must receive a copy of the buildings By-Laws, keys to their apartment, mailbox and laundry room from the previous owner or their real estate agent.

READ AND

ACKNOWLEDGED: _____

I have received a copy of Wellington F's Bylaws, as well as the Rules and regulations.

I acknowledge that living in a condominium requires owners to abide by the Bylaws, rules, and regulations.

Acknowledged _____

Date _____