

**INFORMATION GUIDE TO THE  
RULES AND REGULATIONS  
IN EFFECT FOR UNIT OWNERS OF  
THE WELLINGTON E CONDO  
ASSOCIATION**

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**Construction/Remodeling:** Any demolition, remodeling or construction cannot begin until copies of work plans, contractor's license information, insurance and permits are presented to the board for approval. Failure to do so will result in an immediate stop work order and fines.

Once started work must be finished within a reasonable timeframe (usually 4-6 weeks or less).

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**Major Electrical or Plumbing Repairs or Renovations:** Must be done by licensed and insured vendors. Must be permitted. Appropriate steps must be taken and paperwork submitted for Board approval. PBC will not issue any permits without seeing written and notarized permission with a seal from the Board of Directors. This includes, but not limited to, plumbing changes which require movement of pipes, shower, tubs and toilets.

If you have any questions, there is a link to the Building Department on our website [www.wellingtonecv.com](http://www.wellingtonecv.com).

Drawing any new or extra lines for electrical purposes must be done by a licensed electrician.

**We want to make sure all our owners are safe, and work is done properly. Do not put yourself in a situation where inspectors are called in and fines can be as much as \$1,000.00 per day, until the issue is corrected. In addition, inspectors have deemed some condos unlivable.**

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**The walls of the units are common elements.** NO changes to them are allowed unless permitted, via the same process as other permitted work is allowed, or denied, with each case being judged on its own merits. This includes the walls of the lanais and the glass doors and walls to the lanai. Do not assume anything.

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**Construction Trash:** Large pieces of trash (furniture, etc.), must be placed by dumpsters on Thursday for bulk pick up on Friday (limited by size). Owners are responsible for the cleanup from work done in their condo by contractors. **Contractors may not use our dumpsters.** They must haul away their work trash. If a unit owner does work in their unit, trash must be hauled away. There are no cabinets from bathrooms or kitchens allowed by Waste Pro. These must be arranged for through

Waste Pro (561/6888912) and paid for by the owner. Carpets must be cut up and

bundled for pickup. Mirrors/large glass must be broken up and placed in the dumpsters.

**NOTE:** Extra fees for extra pickups must be paid by the unit owner.

\_\_\_\_\_ **Recycling:** Newspapers or Small Boxes: Discard into the yellow bins.  
Aluminum cans, plastic and glass bottles discard into blue bins.  
Cardboard/corrugated boxes: must be cut up or folded and placed between the recycling bins.

\_\_\_\_\_ **Plastic Bags:** must be discarded in regular dumpsters NOT RECYCLING.

\_\_\_\_\_ **Insurance:** All unit owners are strongly urged to have condominium insurance. No other unit owner is responsible to pay for damage to your unit as per Florida law. Any damage must be covered by the unit owner. Any lack of coverage for necessary repairs will be charged to the owner. Liens can and will be enforced! You need to be safe and have insurance.

\_\_\_\_\_ **Laundry Rooms:** There are two washing machines and two dryers on each floor. There is no charge for using the machines. The use of the machines is for owners only (no friends from other associations, no relatives from outside the Village or from other buildings within the Village and no “favors”). Lint traps should be emptied each time the dryer is used. Do not overload the washer or dryer by washing heavy mats or other bulk items. There are machines for those items in the Plymouth facility off the main road. Also, please remember to leave the washing machine clean after each use, shut lights off, be sure the room is clean, close and lock the door.

**The lawn area behind your unit, the catwalk or railings shall not be used for drying any laundry. All laundry shall be an indoor event!**

\_\_\_\_\_ **PARKING:** Each owner has an assigned space for their personal vehicle. Boats, trailers, storage boxes and mobile homes are prohibited in our parking lot for obvious reasons of safety and must be stored in a proper off-Village facility. Friend’s cars also may not be stored here except with

explicit written permission from the Board of Directors with proper explanation and a limited stay.

\_\_\_\_\_ **Occupancy and Use Restrictions:** In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

**Each Unit shall be used as a single family residence only, except as otherwise herein provided.** As used herein, “single family” or words of similar import shall be deemed to include up to two (2) persons who are not related by blood, marriage or adoption living together as a single housekeeping unit, and their spouses, adult children, siblings, parents or grandchildren.

Under no circumstances may any Unit be used for any business purpose which would cause a level of noise, odor, traffic, debris or other activity inconsistent with residential use.

A guest shall be considered any occupant who is not a Unit Owner or approved tenant. **There shall be no time limitation on guest occupancy provided the guest occupies the Unit with the Owner or approved tenant.** “Occupancy” by the Owner or approved tenant means that the Owner or approved tenant are sleeping in the Unit overnight. However, any guest who occupies a Unit in excess of thirty (30) days cumulatively in any calendar year, shall be subject to screening as a tenant. **Guest occupancy in the absence of the Unit Owner or approved tenant is prohibited.**

\_\_\_\_\_ **Limitations on Ownership.** No ownership or possessory interest in a Unit may be conveyed, leased or otherwise transferred to a corporation, partnership or other entity of any kind except for trustees of trusts formed for the purpose of estate or financial planning. This provision is not applicable to the acquisition of Units by the Association or foreclosing lienholders. Notwithstanding the provocation above regarding the acquisition of title by an entity, any entity acquiring title to a Unit through the foreclosure of a mortgage or other lien or by deed in lieu of foreclosure may hold title, but any person taking occupancy of the Unit while title is held by such entity shall be subject to the prohibitions in this section applicable to leases. Title to a Unit may not be held in the name

of more than two (2) natural persons. **No person or permitted entity (other than the Association or a Mortgagee taking title by foreclosure or deed in lieu of foreclosure) may own or have any ownership interest, directly or indirectly, jointly or individually, in more than one (1) Unit** in the Condominiums operated by the Association including, without limitation, individually, jointly or through his or her spouse or domestic partner, a “straw man” or otherwise or a corporate entity as a partner, officer, director, shareholder, trustee, beneficiary or employee of any partnership, corporation, company, trust or any type of entity owning any ownership interest in or to a Unit. Such additional transfers shall be considered void.

\_\_\_\_\_ **Maintenance:** All unit owners pay a monthly fee to Seacrest Services and to WPRF. Electric and water are two separate bills paid by the owner.

Breezeline is your cable provider. They also provide Internet and telephone efor an extra fee.

\_\_\_\_\_ **Keys/Code:** Please be sure that the President of the building has a set of keys or combination to your condo. These are for emergencies or locking yourself out.

\_\_\_\_\_ **Water:** When leaving your condo for an **extended** period of time make sure to turn off the water valve in your unit.

\_\_\_\_\_ **Alterations to common or limited common areas:** No unit owner may make any alterations to the common elements such as trees, shrubs, landscaping, etc., without permission of the Board of Directors with association approval and that is the same for patio areas on the first floor.

\_\_\_\_\_ **Bar Codes:** Are issued by UCO for your vehicles.

\_\_\_\_\_ **ID and Guest Passes:** Issued by WPRH at the Clubhouse.

\_\_\_\_\_ **Wellington E Has a Website:** Go to [wellingtonecv.com](http://wellingtonecv.com). A password will be assigned and given to you after closing.

\_\_\_\_\_ **Walkways:** Must be clear at all times. Outside door mats are not allowed due to insurance regulations.

\_\_\_\_\_ **Outdoor Furniture:** No outdoor furniture may be left outside overnight.  
It must be stored in your unit.

\_\_\_\_\_ **If You are Away:** for an extended length of time, make sure that there is someone checking your condo at least every two weeks. Insurance companies may deny claims for damages if you cannot provide proof that your condo was checked.

Our website is [www.wellingtonecv.com](http://www.wellingtonecv.com). This information, as well as other helpful links, can be found there.

If you have any questions or need clarity about living in Wellington E, please speak to the President or Vice President! All officers are listed near the mailboxes.

I have read the **Wellington E** information guide. I understand my responsibilities and will abide by them, maintaining a safe and secure condominium.

Name: \_\_\_\_\_ Unit No. \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Signature