



WWW.WELLEBY.NET



Welleby Management Association Inc.
Phone: 954-749-6228 fax: 954-748-2440

3489 Hiatus Road, Sunrise FL 33351
email: info@welleby.net

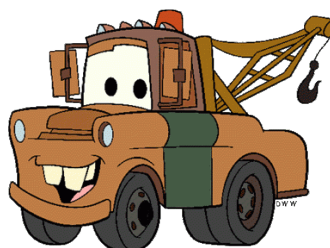
VEHICLES AND PARKING

As a deed restricted community, there are restrictions of the types of vehicles that may be parked or stored in Welleby.

Pursuant to Section 32/Vehicles:

- ◆ Commercial vehicles are prohibited unless performing work on property and are hereby defined as : vehicles with lettering, pictures, artwork, ladder racks, tools or equipment or other item used for commercial purposes or in connection with a business or trade and vehicles that are used for transportation of goods, things or persons (for profit).
- ◆ Recreational vehicles (boats, trailers, campers, RVs, etc.) may not be parked overnight at any time.
- ◆ Inoperable vehicles (vehicles with expired/missing tags, flat tires, junked vehicles) are prohibited.
- ◆ Vehicle repairs (other than changing a flat tire), are not permitted.
- ◆ Vehicle covers may be used on cars, standard trucks and vans, provided they are maintained in good condition (no tears, mildew, etc.) and conceal the entire vehicle. Covers may be white, tan, gray or black.

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



The 2018 assessment remains at \$36.00 per quarter (or \$144.00 to pay the entire year).

Payments may be made several ways:

- ◆ Checks or money orders may be mailed to the office or to the lockbox (if you have the pre-printed coupon from the bottom of your statement).



- ◆ Payments may also be made online using a credit card or e-check after registering at Welleby.net (additional fees apply).
- ◆ Quarterly auto debit - form may be found on our website or obtained from the office.

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DOWN**
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Please see page 7 for Welleby FAQ

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Welleby



WORD SEARCH

O	C	M	L	I	N	O	I	T	A	L	O	I	V
R	E	G	U	L	A	T	I	O	N	P	H	R	O
R	E	S	T	R	I	C	T	I	O	N	S	I	O
V	G	N	I	T	N	I	A	P	S	L	P	N	M
L	A	N	D	S	C	A	P	E	D	Y	R	X	A
W	E	L	L	E	B	Y	N	G	E	L	O	O	I
S	M	H	O	M	E	O	W	N	E	R	P	B	N
E	S	H	U	B	B	E	R	Y	W	E	E	W	T
E	L	A	W	S	H	C	L	U	M	T	R	O	E
I	S	R	E	W	O	L	F	N	S	R	T	D	N
W	C	O	V	E	N	A	N	T	O	A	Y	A	A
C	O	M	M	U	N	I	T	Y	S	U	F	H	N
I	N	E	I	G	H	B	O	R	S	Q	E	S	C
A	E	N	F	O	R	C	E	M	E	N	T	I	E

- COVENANT
- QUARTERLY
- RESTRICTIONS
- MULCH
- MAINTENANCE
- VIOLATION
- ENFORCEMENT
- HOMEOWNER
- PROPERTY
- SHADOWBOX
- NEIGHBORS
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Garbage cans, recycle bins, debris and bulk items left in view bring down the appearance of the community.

A simple no cost way to keep your area looking neat and clean is to store trash cans, recycle containers and other debris out of street view (in the garage, behind the fence or reasonable concealed with landscape material).

Keep containers closed and clean to avoid rodents and maggots.

Garbage, garbage cans and/or recycle bins should not be put curbside until the night before the scheduled pick up (regular trash pick up days are Tuesday and Friday).

Bulk trash is picked up each Tuesday and should not be placed curbside until Monday evening.

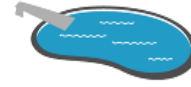
If you live in a sub-association please check with them regarding bulk pick up arrangements.

RULES OF BEING A GOOD NEIGHBOR

Make sure you maintain quality relationships with your neighbors during the summer months.



TELL YOUR NEIGHBORS WHEN YOU'RE HAVING A PARTY -- better yet, invite them.



KEEP IT CLEAN



CLEAN UP AFTER YARD WORK -- don't leave a mess in your neighbor's yard.



BE MINDFUL OF YOUR PETS -- don't leave your barking dog outside at midnight or 5 a.m.



DON'T MOW THE LAWN AT 5 A.M.



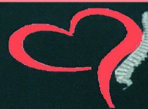
KEEP IT DOWN ESPECIALLY AT NIGHT

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-7pm

Tues } 2pm
Thur } -7pm



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How much is the Welleby Management assessment? \$36.00 per quarter due the first day of January, April, July and October.

When is the assessment late and is there a late fee? A \$20.00 administrative fee will be applied if payment is not received by the 15th of the month in which it is due.

How do I make a payment? Checks or money orders should be made payable to Welleby Management Association (cash is not accepted) and may be mailed or dropped off to the office at 3489 Hiatus Road, Sunrise, FL 33351. There is a mail slot in the front door to drop off payments after hours. The office is located in the Shoppes of Sawgrass shopping center at the NW corner of Hiatus Road and Oakland Park Blvd. Other options are auto debit (your quarterly payments will come directly from your bank account) or pay the entire year in full (\$144.00). Payments may also be made by credit card or e-check through the website.

What does the Welleby Management assessment cover? Welleby is a "master" homeowners association consisting of over 4500 single family homes, townhomes, condominiums and apartments. Welleby is responsible for enforcing owner compliance with the governing documents and maintaining the common areas that are outside of the sub-associations or single family home areas. Common areas include Welleby Palms Park, the lakes in Welleby, the fountains on Oakland Park Boulevard and multiple sign and landscape areas.

What am I responsible for as a homeowner in Welleby? Homeowners in Welleby are responsible to pay the quarterly assessment and to maintain their unit, home and/or lot in a neat condition consistent with the Rules, Regulations and Architectural Modification (AM) Guidelines of Welleby. If you live in a townhome or condo association, some of this responsibility may belong to that association and you should contact them to determine what their assessment covers. It is each owners responsibility to keep the home maintained; if the Association has to notify you of a violation, fines may be imposed or legal action may be taken by the Association.

Are there any restrictions on the type of vehicles that may be parked in Welleby? Commercial and recreational vehicles are not permitted to be parked overnight in Welleby. Please see the Rules, Regulations and Architectural Modification (AM) Guidelines for more detailed information.

Does Welleby Management require prior approval for purchases or leases? Approval is not required and there is no transfer fee. However if the house/unit is in a sub-association that association may require approval or screening.

How do I know who my sub-association contact is? Sub-associations are either managed by the volunteer Board of Directors or by a Management company hired by the Board; contact information may be found on our website.

How do I go about painting my house, replacing windows or adding landscaping? Anything that will change the exterior appearance of the house or lot requires prior written approval of Welleby (and the sub-association if applicable).

The Architectural Modification (AM) request form, approved paint list and the Rules, Regulations and Architectural Modification guidelines may be found under the documents/forms tab on our website or obtained from our office.

The sub-association approval must be obtained first (if applicable) and submitted to Welleby along with the completed Welleby AM form and other documentation as required.

What day is regular trash picked up? Tuesday & Friday by Republic Services (sub-associations may have a different schedule).

What day is bulk trash picked up? Every Tuesday by Republic Services (sub-associations may have a different schedule).

When is the next Board of Directors meeting? Board meetings are held on the 4th Wednesday of each month at 7pm at 3489 Hiatus Road, Sunrise, FL 33351. Please check with the office during the holidays as sometime the dates do change. Homeowners are welcome and encouraged to attend.



Allstate
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Andy Fuhrman

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