



Welleby Management Association Inc.
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 WWW.WELLEBY.NET



2022



The 2022 assessment will remain at \$144.00 per year (or payments may be broken down into \$36.00 per quarter).

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

Notice of Annual Membership Meeting & proposed rule changes

On Monday, February 7, 2022, at 3489 Hiatus Road, Sunrise, FL 33351, at 2:00 pm, the Annual Meeting of the Membership shall be held for the purpose of electing Directors, and such other business as may be lawfully conducted. This date and time is pursuant to the Associations' governing documents and cannot be changed.

Thirty percent of the owners (1354) must be present, in person or by proxy to constitute a quorum to hold the annual meeting. Should a quorum of the Membership be in attendance, the Association shall conduct any necessary business and nominations for Directors will be taken from the floor. If a quorum of the Membership is not obtained, the Annual Meeting cannot be held and the current Board of Directors will remain seated until the next Annual Meeting.

The proxy and a voting certificate may be obtained from our website- www.welleby.net or from our office. If you are unable to attend, the proxy is for the purpose of appointing another person to attend the meeting for you in order to establish a quorum. The proxy must be signed by either all owners or by the person designated as the voting representative. This means if you are not the sole owner of the home/unit and plan to submit a proxy or attend the Annual Meeting, the voting certificate must be completed and signed by all owners, appointing one specific owner as the designated voter.

In addition, proposed changes to the Rules, Regulations and Architectural Guidelines (see reverse side) will be discussed and approved at the January 26, 2022 Board of Directors meeting. The meeting will be held at 7pm at the office. Owners are welcome and encouraged to attend.

LET'S KEEP WELLEBY LOOKING GREAT

Even during these hard times, we still need to keep up the appearance of the community.



Please inspect your home. Owners that are responsible for their properties (excluding condo owners) should make sure:

- Roofs, flashing and house walls should be clean and free of mildew/algae (and walls properly painted).
- Fences and gates should have no loose or damaged boards/pickets and be free of mildew (only 6' shadowbox permitted/not painted or stained, unless otherwise approved by the sub-association).
- Asphalt driveways should be sealed annually to eliminate cracks and keep it water tight and oil stains should be removed immediately; this will keep your driveway maintained and in good condition for a longer period of time. Concrete driveways should be cleaned on a routine basis.
- Sidewalks and walkways must be free of lifts, cracks or any type of trip hazard and free of dirt, mildew or algae. Expansion cracks can be easily filled with paver sand that may be obtained at your local home store. Replacement of any sidewalk requires a City of Sunrise permit.
- Lawns should be maintained on a routine basis, treated for weeds/pests and properly watered (water restrictions are still in effect, please visit our website or SFWMD.gov).
- Dead/missing sod and plant material should be replaced, landscape borders should be clean and installed properly.
- Landscape areas and tree rings should be edged and weed free (rocks or mulch help to keep weeds out of these areas) .
- Landscape material should be neatly trimmed; dead palm fronds and seeds should be removed. Trees on lot should be properly trimmed by a licensed tree trimmer (city of Sunrise permit is required for tree trimming or removal).

PLEASE REMOVE HOLIDAY DECORATIONS BY JANUARY 15.

PROPOSED RULE CHANGES TO BE APPROVED AT THE 1/26/22 BOARD OF DIRECTORS MEETING

DRIVEWAYS & WALKWAYS - 4

g) Circular driveways are permitted subject to the following stipulations: width of new driveway, including the new apron, may not exceed 12'; center island must be a minimum of 6' from the sidewalk; green space required between crown (top) of circular driveway to the walkway must be a minimum of 5'; finished driveway may not be placed within 3' of the property line; sidewalks may not be altered in any way; center island must be landscaped or sod (~~landscape changes must be submitted for approval on a separate form~~). Lot must be in compliance with the minimum landscape/tree requirements.

EXTERIOR STRUCTURES - 7

Free standing gazebos, canopies, pergolas, decks or similar type exterior structures may be permitted with prior written approval of WMA and city permit- a survey showing proposed location of structure and picture/brochure is required. This section does not pertain to play equipment (section 18) or sheds (section 27). **** this section has been re-lettered accordingly to accommodate proposed changes.*

a) Structure must be set back from the property line (or fence) at least 6' if visible from any street view.

b) Permanent structures require a city permit. Structure may be natural wood, ~~not painted or stained~~, or other such material approved by the city, however, structure shall be a natural wood color, metal, black or white. Permanent structures may be freestanding or attached to the house and shall not exceed 20' X 15'; maximum height is 10'.

c) Temporary structures (i.e., canopies or fabric gazebos) may not be larger than 12' X 12'; maximum height is 10' at highest point (peak).

d) Fabric (if any) shall be a solid, neutral color in shades of only brown, tan, white or gray and must be maintained in good condition (no tears, missing material, mildew, etc.). ~~No lights or decorative items may be hung from the outside of a gazebo.~~

e) Lights are permitted provided they do not cause a nuisance or glare to neighboring properties.

~~Only 1 canopy, pergola, gazebo or similar type structure per lot.~~

~~Structure may not be larger than 12' X 12'; maximum height is 10' at highest point (peak).~~

FLAGS & BANNERS - 9

c) ~~Banners and other types of flags are prohibited.~~ Banners require prior approval of the Association. Banners, not larger than 4' X 6' (if attached to the house on a pole) or larger than 2' X 3' (if in landscaped area), may be permitted. Banners are limited to one banner per home/unit; banners may not be offensive or distasteful to any neighbor or the Association.

GUTTERS - 10

Gutters require prior written approval of WMA; a city permit is not required. Gutters and downspouts shall be metal, aluminum, fiberglass or such other approved material and shall be painted to match the wall or trim of the house/unit to which they are affixed or may be painted the same color as the existing trim color. Water dispersed by downspouts shall be directed so that it does not create or exacerbate water drainage issues on neighboring properties.

SECURITY CAMERAS - 26

~~26- Security cameras: Security cameras require prior written approval of WMA a survey showing location of proposed cameras and picture/brochure of camera type is required. Cameras may be installed under roof eaves of a house/unit and shall be of the smallest size possible for intended purposes.~~ The Association does not assume responsibility for any cameras or surveillance systems.

WINDOWS & DOORS - 31

~~31- Windows and Doors: Window and door replacements require prior written approval of WMA, a city permit- a survey showing location of windows/doors to be replaced as well as~~ and contractor plans/specifications.