

**THE LANDINGS OF WELLEBY - WELLEBY TOWNHOMES ASSOC., INC.**  
**SUNRISE, FLORIDA**

**RULES AND REGULATIONS**

- 1) There is a \$25.00 late fee charged per month for past due maintenance after thirty (30) days.
- 2) Any owner whose maintenance check is returned for insufficient funds will incur the amount for same, which Association is charged by its bank.
- 3) Renting or leasing of any unit, long term or short-term rentals, including but not limited to, AirBnB, Vacation Rentals by owners, ect., in The Landings is **NOT** allowed, pursuant to the Amended Homeowners Documents.
- 4) Dogs must be walked **OUTSIDE** of community property and be on a leash at **ALL** times in accordance with the City of Sunrise. You **must** pick up after your pet whether inside or outside the community in accordance with the City of Sunrise "Pooper Scooper Laws". Additionally, cats cannot be left outside to roam around the community.
- 5) No commercial vehicles are permitted to be parked overnight and all commercial magnetic sign on vehicles must be removed overnight.
- 6) As posted on signs throughout the community, there is a 15 mile per hour speed limit.
- 7) Garbage is picked up each Tuesday and Friday. All garbage must be placed in the green garbage carts and should be placed curbside by 7:00 am on the scheduled pick-up day but no earlier than 7:00 pm the night before pick-up. The blue recycling bins are picked up every Tuesday and should be placed curbside by 7:00 am Tuesday but no earlier than 7:00 pm Monday night. All carts must be stored out of sight after pickup. Bulk pick-up is every Tuesday. Items should be placed curbside no later than 7:00 am on Tuesday but no earlier than 7:00 pm Monday evening. If you miss the bulk pick-up date, you may call the City of Sunrise and request a special pick-up.
- 8) Green garbage carts, blue recycle carts and debris are not permitted to be left on the curb overnight after pick up. Unit owners are responsible to remove and discard any debris not removed by the sanitation department. If not removed by the unit owner, and the Association is forced to remove the debris, the cost of cleanup will be levied against the unit owner.
- 9) No "For Sale" signs are permitted to be displayed either inside or outside of any unit.
- 10) There is no parking allowed on the grassy areas in the community by homeowners or guests, nor is any parking allowed overnight on the streets in the community, other than designated parking areas. Any damage to sprinkler heads, trees or sod attributable to parking on the grass will be homeowner's responsibility. Double parking in the street is prohibited. Guest parking spaces must be used.
- 11) Unregistered vehicles or vehicles with expired tags are not allowed to remain on the property. Such vehicles will be towed at the owner's expense. The association also prohibits the storage of vehicle(s) in the parking spaces and storage of inoperable vehicles. Such vehicles will also be subject to towing.
- 12) There will be a \$25.00 charge for any lost or misplaced pool key.
- 13) If you or your guests are using the pool, please note the Pool Rules posted on the wall. To prevent unauthorized access to the pool bathrooms, please do not prop open the bathroom doors with the trash cans. The pool gate is to be locked at all times.
- 14) When using the pool area for a party, unit owners must give prior notice to J&L Property Management, Inc. and/or to one of the members of the Board of Directors. Their name, the time and date of the party, and also a specified time frame the party will be held must be given. This will facilitate accountability for failure to clean up the premises or for any damage incurred.