



Expectations of a Wellington HOA Maintained Home

The Wellington Patio Homeowners Association (HOA) provides a low maintenance single family homeownership experience. Chores of homeownership like grass mowing, house painting, roof repair and one roof replacement are provided by payment of the Association monthly dues.

Bush Trimming, Tree Maintenance, and Weeding in Builder Beds or Florida Friendly

Note: Builder bed (BB) is defined as the standard builder landscaping package that includes the front perimeter beds, along the side up to the air conditioning unit and the same distance on the other side of the house and includes only plants, shrubs and trees that were installed by the builder or replaced by the HOA. Florida Friendly (FF) is defined as plantings outside the BB installed by the HOA as replacement for damaged sod.

- HOA is responsible for trimming and pruning shrubs and trees in BB and FF
- HOA is responsible for mulching the BB and FF beds
- HOA will trim tree branches causing damage to Patio home roofs, upon receipt of a work order
- Homeowner is responsible for all other current or past owner owner-installed beds, plants, shrubs, and trees.
- Homeowner is responsible for all other tree maintenance including pruning, raking leaves, tree removal and or replacement.
- Homeowners may landscape near builder or association installed fences as long as they maintain the landscaping by trimming the shrubs / bushes and trees to retain their natural shape, removing weeds, and including a landscape covering of mulch or stone at the homeowner's expense.
- Homeowners may install solar or low voltage lights in their existing landscaping beds and must be at least 6 inches from the edge of the bed to allow the landscaping contractor access to trim.

Driveways and In-property Walkways

- Homeowners are responsible for cleaning stains such as mold, oil, etc. and repairing driveways and sidewalks contained with property boundaries in a safe and clean manner.

Irrigation

- HOA maintained homes will have their irrigation system inspected monthly by the Association's contractor. The Association's contractor will maintain the irrigation system in proper working order such as timing adjustment, heads adjustment including repair and replacement.
- HOA is responsible for repairing irrigation system leaks
- Homeowners are responsible for any damage to the irrigation system caused by their own contractor, and/or structural changes and are responsible for returning the irrigation system to community standards.
- Homeowners are responsible for all water bills including those related to sprinklers, leaks, new plantings etc.

Lanai / Birdcage

- Homeowners are encouraged to install a kick plate or 12inch wide landscaping bed around screened area.
- Homeowners are responsible for damage by association landscaping contractor while performing their duties if kick plates or perimeter beds are not installed.
- There shall not be a gap between the roof line and the screened lanai/birdcage/enclosure in order to eliminate the painter from having to go on top of the screen.

Lawn Maintenance

- HOA is responsible for the lawn mowing, trimming and blowing.
- HOA is responsible for the lawn feeding
- HOA is responsible for lawn pest, mold and fungus treatment
- HOA is responsible for dead lawn replacement (after receipt of homeowner's work order).
- Homeowners must ensure that a five (5) foot clearance exists between islands, landscape beds and property lines, to enable mowers to cut the grass, unless specifically allowed elsewhere in this document.
- Homeowners must ensure their hose box or caddie is placed within an established landscaping bed or wall mounted.
- Homeowners are responsible for damage, painting, and cleaning of curbing, barriers or decorative edging.

Painting/Repainting

- HOA maintained homes will be painted every 10 years.
- HOA maintained homes will be washed and windows caulked every five (5) years
- Homeowners will choose the color to repaint their home from the Wellington Color Guide.
- Homeowners may choose to paint the fascia, gutters and soffits at their own expense.
- Homeowners are responsible for removing the wall decoration prior to a scheduled house painting.

Roof Repair and Replacement

- HOA is responsible for repairs due to age and normal wear and tear. Homeowners must fill out a work order to initiate assessment.
- HOA is responsible for one roof replacement (re-shingled) at 20 years or until the second roof replacement by the homeowner. Scheduled as budget permits. Homeowners may choose additional options such as upgraded felt, solar tubes or skylights at their own expense.
- Homeowners are responsible for any damage or water leaks that result from the installation of solar tubes, skylights, ventilation fans, solar panels, TV dishes, or any other permanent additions installed by the homeowner
- Homeowners are responsible for any damage to the inside ceiling from a leak (or when replacing the roof, any nail pops), any damage not caused by normal wear and tear and normally covered by homeowner's insurance. This includes but is not limited to damage caused by hurricanes and hail storms.
- Homeowners are responsible for the cleaning of their gutters. If any shingle or roof damage occurs due to failure to maintain the gutters all repairs will be at the homeowner's expense.

Disclaimer Section:

- Natural areas will not be weeded, mulched or maintained by the landscaping contractor.
- HOA maintained home's down spouts need to be terminated 6 inches above the ground. If homeowner does not terminate down spout 6 inches above the ground, damage done by the landscaping contractor to the down spout is at the homeowner's expense.
- The HOA has not obtained insurance coverage for the damages caused by wind storm. Therefore, the homeowner is responsible for insuring their property for windstorm damage.
- When replacing sod or Florida Friendly plants, the irrigation contractor will set the homeowner's sprinkler system to water those areas once a day for a full 30 days, every other day for 10 days, and then 2 times a week for 10 days. At the end of this 60-day schedule, the timers will be returned to the normal schedule. Failure to complete this schedule will negate any warranty to replace dead sod or plants.
- If all, or any portion of a dwelling, is damaged or destroyed by fire or other casualty (which includes, but not limited to wind, hurricane, tornado, hail, etc.) it shall be the duty of the homeowner thereof, with all due diligence to rebuild, repair or reconstruct such residence in a manner which will substantially restore it to its appearance and its condition immediately prior to the casualty.
- All changes to a building exterior and/or grounds must be in accordance with the Master Board Architectural Control Manual. Most changes will require a petition to the Architectural Review Committee (ARC) for approval. Forms are available for this petition process in the office. It is important that the latest edition of the manual be used. Please check with the office for the latest manual before planning your project and completing the petition.