

Please post in your unit when renting or having guests

Wellington Condominium Rules and Regulations

The Wellington is not a hotel but a condominium which is a home for many owners. Please respect the premises as you would anyone's home

General Guidelines

PETS: Only Owners may have pets. Guests may not have pets. Pets must always be on a short leash and cannot be tied to the building. You must always be with your pet and immediately clean up after them.

RENTALS: Only one rental per month, per unit, is allowed. There shall be no more than two adults or three children per bedroom. **OWNERS:** You or your rental agency are required to send a rental agreement (sample included) to Secretary/Treasurer prior to occupancy of unit.

UNOCCUPIED UNITS: When leaving a unit for an extended period, close the accordion shutters or bring porch furniture inside. Hurricane season is from May 1st through November 30th. If a unit is expected to be unoccupied for seven (7) days or longer you are responsible that the water to the unit is turned off.

TURTLE SEASON: Unit lighting must not be visible from the beach from March 1st through October 31st.

SECURITY: For security purposes the security gate in the breezeway, stairwells and mail room must always be kept locked. DO NOT block them open. Use our crossover to the beach. Walking on the dunes is a State Offense. Feeding of squirrels or birds is not allowed as it attracts vermin.

Common Areas

When returning from the beach, beach chairs, toys, et cetera should be placed in the breezeway, not in the pool area. Clean your feet BEFORE entering the breezeway area.

Bikes, skateboards, roller blades et cetera are not to be ridden in the walkways. The walkways are not storage areas. Railings shall not be used for drying towels, swimsuits et cetera. Please return carts to the first-floor storage area after using them. We have only 4 carts to be shared by all units.

Swimming Pool Rules and Regulations

- Pool capacity is 19 persons. The hours are 9 A.M. until Dusk.
- SWIM AT YOUR OWN RISK. There is no lifeguard on duty. All diving is prohibited.
- The swimming pool is for Wellington residents and their guests only.
- You must be present when your guests use the pool or pool area.
- Shower before entering pool. Removal of tanning oils and sand encouraged.
- If tanning oil is used place a towel on the lounge first. An adult, 18 years or older, must accompany children under twelve.
- No animals may enter the pool or pool area at any time.

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- No hanging or playing on the pool rope. If the rope is taken down to allow for swimming, please replace it.
- No running or physical scuffling, loud music or foul language is permitted. Be courteous to others.
- If you move the lounges or chairs, please put back as you found them.
- Eating or drinking inside pool or on edge of pool is not allowed. No glass is allowed in the pool area. Noodles, soft inflatable inner tubes, arm bands and children's diving toys are allowed in the pool. No rafts or hard objects such as volleyballs, beach balls, surfboards, boogie boards, scuba gear et cetera, are allowed.
- Proper swim wear must be worn while using the pool. Toddlers and infants must wear leak proof swim pants. NO diapers. If you must smoke, there is a designated smoking area on the south side of the pool. Please remove any trash you have accumulated and place it in a trash container.

Keys

There are several areas other than your individual unit, storage area and mailbox, where keys are necessary for access. They are the elevator, the north and south stairwell entrances, the three gates surrounding the pool area, the clubhouse entrance and the breezeway gate to the ocean. Please assure that your keys are wiped clean of sand before using them as sand can be very detrimental to operation of the locks.

Elevator

Sand and water can be destructive to the elevator. Please keep them on the beach. Dry off before entering the elevator. **Children under the age of twelve are not permitted to operate the elevator.** Be considerate of others. Do not hold the elevator for extended periods of time. Use the pads for the elevator when moving or having furniture or other large items delivered. The pads are kept in the Men's room in the Clubhouse.

The Wellington Recycles: Single Stream Recycling

All your recyclables can be placed in the same cart. No separating is necessary! Our carts are "green" and are located alongside the shed on the south side of the parking lot. **ITEMS NOT PERMITTED: Motor oil, plastic bags, pesticides, antifreeze or pool chemical bottles.**

Garbage Guidelines

All garbage shall be bagged and tied securely before being deposited in the dumpster or the chute. Do not put other than bagged garbage in the chute. A \$25 fine is charged if your trash clogs the chute because of negligence. Please, DO NOT put loose garbage in the dumpster.

Appliances and Furniture

You are asked to have the store that delivers your appliances or furniture pick up and dispose of your old ones. Most will do this at no charge. Remember to have the delivery people use the elevator pads. The pads are kept in the Men's room in the Clubhouse.