

Common Area Policies

- 1) No abusive use of the property. Use of the property for intended purposes only.
- 2) Addition of any plant material to the common area by a resident:
 - requires approval from the Association
 - must be on the Wellington "Texas Suitable" plant list (trees must be a minimum height of four (4) feet tall)
 - must be watered and maintained by the resident
 - must be removed or replaced by the resident if the material dies
- 3) Motorized vehicles including, but not limited to, automobiles, trucks, scooters/mopeds, motorcycles, dirt bikes, minibikes, golf carts, ATVs, go-carts, snowmobiles, dune buggies, three-wheel and four-wheel off-road vehicles, boats, gliders and airplanes are prohibited.
- 4) Operation of wheeled conveyances, such as bikes, skates, skateboards or wagons at a speed or in a manner that causes danger or harm to others is prohibited.
- 5) Placement in the common area of ramps, forts, play structures, and/or sporting equipment of any kind is prohibited.
- 6) Bounce houses, water slides and other apparatus are not permitted on HOA property.
- 7) Organized parties or gatherings require prior approval from the Association.
- 8) Altering of HOA common area and property is prohibited unless approved in writing by the Association.
- 9) Dumping of any material in the common area is prohibited.
- 10) Climbing on brick or retaining walls, fencing, landscape material, benches or trash cans is prohibited.
- 11) Swimming, bathing, wading, or boating in or polluting ponds or streams is prohibited.
- 12) Tampering with utility boxes and lights is prohibited.
- 13) Starting a fire is prohibited. No outside BBQ grills, fire pits, or other appliances are permitted.
- 14) Livestock and poultry are prohibited in the common area.
- 15) Releasing animals or fish into the common area is prohibited unless approved in writing by the Association.
- 16) Pet debris must be removed immediately by the pet owner and disposed of properly.
- 17) Domesticated animals must be under the immediate control of their owner by means of a cage, leash or rope.
- 18) Commercial business activity is prohibited unless approved in writing by the Association.
- 19) Signs, leaflets, pamphlets and brochures may not be posted or distributed unless approved by the Association staff.
- 20) No abusive language, threatening conduct, excessive noise, or loud music allowed.
- 21) Loitering, littering, or alcohol possession/consumption is not permitted.
- 22) Use at your own risk.

Private facilities for the exclusive use of Wellington residents and their guests. Guests must be in the presence of the resident when using the facility. Gate codes may not be distributed to non-Wellington residents.

Failure to comply with all HOA policies may result in fines/charges and/or suspension of privileges. Residents are financially responsible for any fines, charges, or damages resulting from their or their guest's use of the facility.

The HOA is not responsible for lost, stolen, damaged, or unsecured items.

Policies not applicable to Association staff or agents performing maintenance or authorized activities