

Wellington Shores Homeowners Association, Inc.
**FIRST NOTICE AND GUIDELINES TO CEASE AND DESIST
TRANSITORY VIOLATIONS**

The Board of Directors of Wellington Shores is dedicated to protecting the investments made in our homes and keeping our community a desirable place to live. Effective immediately your compliance is needed regarding violations that are transitory in nature. These and other violations are found in the Wellington Shores Declaration of Covenants and Restrictions.

Please read the following very carefully as this letter serves as the FIRST NOTICE TO IMMEDIATELY CEASE AND DESIST TRANSITORY ACTIVITY THAT INCLUDES BUT ARE NOT LIMITED TO THE FOLLOWING WITH A **FINE OF \$50.00 FOR EACH OCCURRENCE.**

- Trash/recycle bins, equipment must be stored out of sight
- Debris/vegetation can not be placed at street more than one day prior to pick up date
- Portable Basketball goals to be stored within 6' of garage when not in use
- Play/sport equipment must not be left in front of home or visible from the street
- Pit bull terriers not permitted
- Pets must be leashed, immediately picked up after and not causing annoyance.
- No vehicles parked on grass along street, overnight street parking, or blocking sidewalk or driveways. No parking in clubhouse parking lot for reasons other than clubhouse use
- No commercial vehicles with/without signs exposed
- No use of unlicensed vehicles including but not limited to driving or riding in: golf carts, all-terrain vehicles, mopeds, motorbikes, etc.
- No recreational vehicle camper, trailer, or boats may be parked or stored outside a unit overnight.
- No trucks with more than two axles or more than a carrying capacity of ½ a ton
- Vehicles parked within the subject's property must be in good condition and repair.
- Vehicles that do not contain a current license plate or cannot operate on its own power shall not be parked outside of a property for more than 24 hrs.

If you violate and receive a Transitory notification, you will be subject to fines as outlined in this letter by the Board of Directors. If levied, the fine would be in the amount of \$50.00 PER OCCURENCE. If you continue to violate the Association documents, after any fine is levied, the Association may have no choice but to refer this matter to legal counsel.

Working together, we can optimize property values; create a beautiful and thriving community you'll be proud to call home.

Sincerely,

Wellington Shores Board of Directors