

WELLINGTON

AT SEVEN HILLS

Expectations of a Wellington HOA Maintained Home

Curbing

- When a homeowner installs curbing around plant beds and/or trees, any chipping or wear and tear damage to the curbing will be at the homeowner's expense.

Driveways / Side Walk

- Homeowners must maintain their driveways and sidewalk leading to the front door in a safe and clean manner and ensure that mold and other stains (such as oil drippings) are removed through periodic pressure washings at the homeowner's expense.
- The Master Association is responsible for keeping the common area sidewalks in a safe and clean manner.

Gutters / Down Spouts

- All Owners of HOA maintained homes 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.
- 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.

Hedges / Bushes and Trees

- 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.
- The Patio/Villa Association will prune, cut and trim tree limbs on Patio property only when the tree is causing damage to the roof. It is the responsibility of the homeowner to report and submit a work order for any trees that fall under this category. All other tree maintenance, removal, pruning, etc. will be the responsibility of the homeowner.

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.
- Owners of HOA maintained homes are responsible for any damage to the irrigation system caused by their own contractor.
- When exterior changes are being made to an HOA maintained home by the homeowner and/or their contractor it is the homeowner's responsibility to re-route the irrigation system if necessary and bring back area affected back to community standards.

Lanai / Birdcage

- Owners of HOA maintained homes are encouraged to install a kick plate or 12inch wide landscaping bed around screened area.
- Owners of HOA maintained homes are responsible for damage by association landscaping contractor while performing their duties if kick plate is 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.

Landscaping

- Owners of HOA maintained homes 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.
- For HOA maintained homes, the hose box or caddie must be placed within an established landscaping bed or wall mounted.
- HOA maintained homes whose sod is being replaced or Florida Friendly plants are being installed must allow the HOA Irrigation Contractor to adjust their sprinkler system to water for a full 30 days once a day to ensure plants/sod take root. Failure to adhere to the watering schedule for at least 30 days will violate compliance and the replacement of sod / Florida Friendly plants due to lack of water will be replacement at the homeowner's expense. After the first 30 days of once a day watering, the irrigation contractor will adjust the homeowner's irrigation system on the following gradually decrease in the watering schedule: every other day for 10 days; then every third day the following 10 days; then two (2) times per week for ten days. Upon the completion of the final 10 days of this schedule, the irrigation contractor will set the irrigation system back to normal run times. If a homeowner notices builder-installed plants / bushes or trees that appear to be damaged or dying, the homeowner is encouraged to create a work order for someone to investigate the issue.
- The Patio/Villa Association will trim and fertilize the landscaping installed in the builder bed. The builder bed is the area outside your front door leading around each side and ending at the air conditioning unit.

Painting/Repainting

- HOA maintained homes will be painted every 10 years.
- HOA maintained homes will be washed and windows caulked every five (5) years, if needed.
- Owners of HOA maintained homes are responsible for removing the wall decoration prior to a scheduled house painting.

Roof/Roof Ventilation / Solar Tubes

- Owners of HOA maintained homes must accept responsibility for any damage or water leaks that result from the installation of solar tubes.
- 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, etc.) it shall be the duty of the Owner 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. Refer to Article VIII of the CCR's for the Patio Association for more information. If there is damage to the inside ceiling from a leak (or when replacing the roof, any nail pops) it is the homeowner's responsibility to make the necessary repairs at their own expense.
- HOA maintained homes will have their roofs repaired and/or replaced by the Association on an as needed basis.

Solar and Low Voltage Lighting

- HOA maintained 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.

Disclaimer Section:

- Natural areas will not be weeded, mulched or maintained by the landscaping contractor.
- 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.