

WELLINGTON RULES OF MAINTENANCE
(previously listed **within** the Architectural Guidelines)
Updated 02/01/2024

Introduction

Since the inception of Kings Ridge, Master Architectural Guidelines were adopted for the purpose of maintaining an aesthetically pleasing community that will protect the investment of all Homeowners.

Wellington Neighborhood also adopted their own set of guidelines (Wellington Architectural Guidelines), some that mirrored the Kings Ridge Master Guidelines, but some that were more strict.

Both sets of Guidelines provide a structure of acceptable standards that must be maintained throughout the communities. These standards encompass anything visible from the outside. But there are two components within these Guidelines: the **requirements for making a submission for an Architectural Change** and the **ongoing maintenance requirements**.

The ongoing maintenance items have been identified and extracted from both Kings Ridge Master Guidelines and the Wellington Architectural Guidelines, to create a listing of those Wellington Rules of Maintenance. The categories have been grouped together to make it easier for a homeowner to understand their requirements for the property.

Also included within the Rules of Maintenance are the corresponding reference guidelines for each rule. This will enable homeowners to understand where the rule(s) originated.

Updates:

01/17/2023 -The Rules of Maintenance have been updated to be consistent with the Kings Ridge 2022 end of year changes which included:

- Coach and Porch Lights - now allows for flame effect bulbs.
- Gutters and Downspouts - Added a guideline 2.7 reference that they are now allowing metal or traditional vinyl.
- Landscape Plants and Bushes - Artificial flowers are not allowed ANYWHERE in the landscape.
- Mulch - must be replaced after any landscaping changes and must match the neighborhood
- Signage - ACC added that any accessories such as tubes, pockets or sale pending signage is not permitted. They also added that a display of any other signage on the homesite in a window or in or on a parked vehicle is not permitted.

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02/01/2024 - The Rules of Maintenance have been updated to be consistent with the Kings Ridge 2023 end of year changes which included

- Flags - Added First Responder flags
- Landscape Plants - Potted plant change and added artificial flower requirements
- Landscaping Feeders etc - Change to allow any 3 items in front and any 3 items in back. These changes includes bird bath, fountain and shepherds hooks changes.

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1. Animals

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #16 Animals

1. No animals of any kind shall be raised, bred, or kept within Wellington except that normal fish tanks and domestic pets (e.g., dog, cat, or bird) may be kept or harbored in a home or on a homesite so long as such pet or animal does not constitute a nuisance.
2. The number of dogs and cats in any combination is limited to three per household.
3. A complaint by a Homeowner that a pet being kept or harbored in a Home or on a Homesite is a nuisance must be made to the Board of Directors (BOD) in writing and signed by the complaining Homeowner. If the BOD determines that the pet is, without doubt, a nuisance that determination shall be conclusive and binding on all parties. Upon a promise by the owner of the pet to the BOD and, if requested, an apology to the complaining Homeowner that the unacceptable conditions caused by the pet will be corrected, the pet owner will be given another chance to comply with the guidelines. If the guidelines are still not followed by the pet's owner to the satisfaction of the BOD, a meeting will be held between the BOD, the pet owner and the complaining Homeowner to determine what further action the BOD deems necessary.
4. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Area without the owner or a responsible person being present, or left unattended in a yard or on a porch or patio. No dog runs or enclosures shall be permitted on any Homesite. All pets shall be walked on leash. No pets including cats shall be permitted outside a Home except on a leash.
5. The person walking the pet shall clean up all matter created by the pet. The person walking the pet shall prevent the pet from eliminating beyond the easement area next to the road. If a Homeowner requests that an individual keep their pet from eliminating in any part of their yard, the individual will comply. Any violations of this request can cause the pet to be declared a nuisance by request of the Homeowner. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, seeing eye dogs shall not be governed by the restrictions contained in this paragraph.

2. Automotive EV Chargers

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Page 4 #11.

1. Automotive EV chargers must be installed and kept within the garage. Exterior installation is not permitted.

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3. Coach and Porch Lights

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance. Coach and Porch Light Fixtures 2.2.

1. Keep light fixtures clean and in good shape.

4. Driveways and Walkways

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance. Also the Edging reference is: Kings Ridge Guidelines, Brick, Concrete, and Hard Tile Pavers 3.1 and 3.2.

1. Keep driveways and walkways clean and free of weeds.
2. Painted driveways should be kept in good condition.
3. The colors must visually blend with the house color scheme.
4. Edging can only abut the original plant bed, not grass.

5. Exterior Home

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance.

1. **Any** changes to the outside of your home requires both NARC and ACC approval.
2. Entire outside of home should be kept clean of fungus and mildew. This includes screens on a front porch or lanai and roof.
3. Nothing (e.g., unused materials) should be stored anywhere outside the home.
4. Window or wall air conditioning units or window fans are not allowed.

6. Exterior Mechanical/Electrical Equipment

Ref: Kings Ridge Guidelines, Exterior Mechanical/Electrical Equipment 4.6 #9.

1. Screen equipment from view with shrubs similar to existing design.

7. Flags in-ground, on home or on mailbox

Ref: Kings Ridge Guidelines, Display of Flags 2.3, #5 and #7.

1. Any homeowner may display one (1) portable, removable Flag of the United States or official flag of the State of Florida, and a second portable official flag in a respectful manner, not larger than 4 1/2 feet by 6' feet in size, which represent; the United States, Army, Navy, Air Force, Marine Corps, or Coast Guard or POW-MIA flag or First Responders. All flags must be displayed in a respectful manner. Comply with applicable provisions of the United States Code, Title 4, and chapter one, with respect to displaying the Flag of the United States; <http://uscode.gov>

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7. Flags in-ground, on home or on mailbox (continued)

2. Should the homeowner elect to utilize flagpole holder(s) attached to the home, then other decorative seasonal or holiday flags, or banners may be displayed on that pole in lieu of the flags noted in paragraph #1 above.
3. Displaying flags by hanging vertically from a home wall surface or gutter or behind window is not allowed.
4. Maintain any and all flags in good condition at all times.
5. Flags attached to the mailbox stand may only be American flags and displayed only within several days of a national holidays.
6. Small flags such as "Welcome" flags, attached to a metal rod and inserted in the mulch area, are a lawn ornament.

8. Front Porch/Entry Decorations & Furnishings

Ref: Kings Ridge Guidelines, Front Porch/Entry Decorations & Furnishings 2.5

1. Only three items are permitted on or within the front open porch and or /alcove, including potted plants: See Guideline 4.8). These items may be wall mounted or free standing. Items shall be placed in the covered entry and shall not extend into the front entry walkway. One of these may be a set of two or three.
2. Homes with full front porches; porch furniture shall be manufacturer designated patio or outdoor furniture. Patio furniture shall be maintained in good condition in perpetuity. Furniture shall not extend into the front entry walkway.
3. Wall hangings shall not exceed 3 feet in height, width and depth. Freestanding items shall not exceed 4 feet in width, height or depth.
4. Ceiling fans placed on the front porch (screened or unscreened), limited to two must be exterior style approved. The fan(s) blades must be no less than 7 ft from the floor and if a light attachment is included that must be no less than 6 foot 8 inches from the floor. (per US electric code)
5. If utilizing flowers of silk or ultra violet resistant material, they must be maintained like new.

9. Garbage and Recycling Containers

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Page 4 #10.

1. Garbage and Recycling, Containers shall be kept within the garage at all times. Day before collection placed on curb - no earlier than 5:00 p.m. After collection, return containers to garage the same day, as soon as possible.

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10. Garden Hoses

Ref: Kings Ridge Guidelines, Garden Hose Reels/Racks 2.6 #4 and #5.

1. Hoses must be neatly stored when not in use. An exception will be made for soaking or drip type installations completely contained within the existing beds.
2. Hand wound hoses must be coiled on a wall bracket designed for that purpose. The hoses must be coiled neatly and evenly on the bracket any time the hose is not actually in use.
3. The type of hose reel that is contained in a box placed on the ground is permitted so long as the box is placed so as not to interfere with lawn maintenance.
4. Portable hose reels may be used if placed behind the home, in the mulch area, or against the side of the house in the mulch area where it will not be seen from the street, or interfere with landscape maintenance.

11. Grills

Ref: Kings Ridge Guidelines, Barbecue Grills 4.1 #1 and #2.

1. Barbecue grills are permitted in the following locations:
 - A. Outside in the rear yard or in a side yard between houses (if not visible from next door neighbor's back porch or screened addition), and located within 12 feet of the rear wall, set on a small patio.
 - B. On the rear porch.
 - C. Within a screened addition.
 - D. Barbecue grills may not be located in front yards or street side yard of a corner lot
2. Protect barbecue grills when not in use with a purpose made cover of off-white, gray, or black color. If located in an unprotected area securely anchor the grill to the house.

12. Gutters and Downspouts

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance and Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Page 5 The Following improvements are not permitted. Kings Ridge Guidelines #2.7

1. Keep gutters cleaned out and free from mildew.
2. Hanging anything from roof edge gutters is not allowed except temporary holiday decorations.
3. Maintain and repair all gutters, downspouts, and splash blocks in good condition.

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13. Holiday Decorations

Ref: Kings Ridge Guidelines, Holiday Decorations 2.8, Religious Holidays and Halloween, Other Holidays or Special Occasions.

1. Holiday decorations may be displayed in a tasteful and respectful manner anywhere on the home or on the premises. Homeowner shall be responsible for any and all damages to the property by the maintenance company, and to homeowner's holiday decorations or to any other adjacent premises arising from the display of holiday decorations.
2. Decorations can be displayed four (4) weeks before a religious holiday and Halloween and removed no later than two (2) weeks after the holiday.
3. Decorations may be displayed no earlier than one week before the actual holiday date (e.g., Fourth of July, any U. S. holiday; St. Patrick's day, St. Valentine's day, etc.) and promptly removed no later than one week after the holiday or occasion.
4. Decorations may be illuminated internally or externally and may be animated. Maintain animated and inflatable decorations in working order at all times during the display.
5. Sound effects at a reasonable level are permitted until 11:00 p.m. daily.

14. House Numbers

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance.

1. Numbers should be kept in good condition.

15. Landscape General

Ref: Kings Ridge Guidelines, Plant Beds, SECO Boxes and Florida Friendly Landscaping 4.7 second bullet

1. All plants and bushes must utilize Florida Friendly Landscaping (<https://ffl.ifas.ufl.edu>). Florida-friendly landscaping encompasses the use of drought-tolerant turf, flowers, vines, ground covers, shrubs, and trees that might result in the reduction of irrigation.

16. Landscape/Plants and Bushes

Ref: Kings Ridge Guidelines, Plant Beds, SECO Boxes and Florida Friendly Landscaping 4.5, 4.7

1. Plants and bushes must be in the mulched areas.
2. Flowering plants need to have dead flowers removed weekly, and the plants removed if they are annuals and are beginning to die off.
3. Artificial flowers or plants are not permitted anywhere in the landscape.
4. Gazing balls or brightly colored high reflective material (or plastic) is not allowed

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16. Landscape/Plants and Bushes (Continued)

5. Pots of any variety may not be placed anywhere in the landscape. Exception: One solid color pot (purpose made), blends with the house color scheme and laid on its side, with or without plants, is allowed in the mulched bed.
6. Dead plants need to be replaced with the same genus/species.

17. Landscape/Potted Plants

Ref: Kings Ridge Guidelines, Landscape Ornaments, Statues, and Yard Decorations 4.4 #2.d about pots in mulch bed and Potted Plants 4.8

1. Potted plants placed in an entryway to the front door may be limited to three in number. If the front porch area exceeds 80 square feet, one additional potted plant will be permitted. Two potted plants can be placed on back patio/lanai. If Landscape/Potted Plants the area exceeds 125 square feet, one additional potted plant will be permitted for each additional 75 square feet of patio with a limit of four potted plants.
2. Potted plant pots must not be greater than 2 feet in height, with a neutral color or colors complementary to those of the house.
3. There will be no potted plants allowed in the grass, on the driveway, walkway or mulched beds with the exception (see 16.5 above)
4. Seasonal plants in pots must be removed when their season is over. Flowering plants must have dead flowers removed weekly, and the plants removed if they are annuals and are beginning to die off.
5. Any empty pots must be removed.

18. Landscape: Bird Feeders/Houses/Baths/ Fountains/Statuary /Bench/ Boulders/Shepherd's Hooks

Ref: Bird Feeders/Houses/Baths/Fountains/Statuary/Bench/Boulders- reference is: Kings Ridge Guidelines, Landscape Ornaments, Statues, and Yard Decorations 4.4 and Birdhouses and Bird Feeders 4.2

1. A maximum of six (6) lawn statues/ornaments will be allowed per home in mulched areas - three (3) in front and up to three (3) in the back. All items must be maintained in good condition at all times.
2. They must blend with or complement the bed and the home. The statues or ornaments may be natural stone, terra cotta, concrete, metal, wood, or plaster.
 - A. *Bird House and/or Bird Feeder* - can be placed only rear yard.
 - B. *Bird Bath* - One (1) per house can be placed front, side or rear. Purpose-made for use intended. Maximum height from above grade to rim is 28 inches. Allowance is made for only one water feature element in the front one in back yard.
 - C. *Boulders* - Two (2) per house may be placed in mulched beds (front or rear).

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**18. Landscape: Bird Feeders/Houses/Baths/ Fountains/Statuary /Bench/
Boulders/Shepherd's Hooks (continued)**

- D. *Fountains* - One (1) per house in lieu of one (1) item. (front or rear) Purpose made for use intended. Maximum height from above grade to top is 48 inches. Hours of operation: 9:00 a.m. until 9:00 p.m. Allowance is made for only one water feature element in the front one in back yard.
- E. *Garden Bench* - Only 1 per house in lieu of 1 item (front or rear). The bench may not exceed thirty-six (36) inches in height above grade and may not to exceed five (5) feet in length. The bench may be made of wrought iron, wood, concrete or a composite material that imitates wrought iron or wood.
- F. *Shepherd's Hooks* - Two (2) per house permitted but only one of those is permitted in the front and with up to two (2) prongs per hook and a maximum height of 60 inches above ground, used for displaying live hanging plants.

19. Landscape/Beds around home

Ref: Kings Ridge Guidelines, Plant Beds, SECO Boxes and Florida Friendly Landscaping 4.7

- 1. *Hedges* -A 2 1/2-foot-wide mulched planting bed around the entire perimeter of the lanai, or porch must be maintained with hedge shrub plantings.
- 2. *Landscape Stone*: (river rock, lava rock, or similar decorative material): These materials are only permitted in the front of the house in areas that abut permanent hard surfaces on all sides.
- 3. *Landscape Edging* - Maximum height of edging is six (6) inches above grade. Edging may not touch any grass. Plastic or wood edging is not permitted. Installed edging must be maintained by the homeowner in the same condition as originally installed. Damage or displaced edging, if not addressed immediately, will result in a notification to the homeowner or a compliance violation. Landcare vendors are not responsible for any damage.
- 4. *Landscape Plantings* may be necessary near the outside walls of the home for fixtures that may need some protection; e.g. plumbing or electrical boxes.
- 5. *Mulch* - Mulch must be replaced after any landscaping changes and must match the neighborhood color selection.

20. Landscape/Lighting

Ref: Landscape Lighting 4.3 #4, #10, #7.

- 1. Lights must be in a mulched area.
- 2. Solar lights looking like birds, animals or flowers, or any designs of nature are not permitted.
- 3. Twinkling/Flashing or color-changing lights are not permitted.

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21. Mailboxes and Communications Receptacle

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #9 Exterior Appearance and Kings Ridge Guidelines, Mailboxes and Mailbox Planting Beds 4.5 and Wellington Guidelines, Mailbox Planting Beds 4.5WG.

1. Both of these receptacles should be kept clean and free of mold or mildew.
2. Any plantings around the base of the post shall not be more than 18 inches in height.
3. Plants must be in mulch bed.

22. Pathways

Ref: Kings Ridge Guidelines, Pathways 3.3 #3

1. Pathway only in rear yard for access to garden area.

23. Patio and Porch Furniture

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Page 4 #7.

1. Patio and porch furniture is permitted in the patio and porch areas only. Patio furniture cannot be left unattended outside the patio and porch areas.

24. PODS/Dumpsters

Ref: Introduction to Kings Ridge Community Association Architectural Guidelines Standards & Criteria, Page 4 #12.

1. Portable / Temporary Storage Containers / Dumpsters Only one portable / temporary storage container / dumpster is allowed at a residence for no longer than seven (7) days.
2. Placement of temporary storage container may only be placed on the driveway and may not extend on to the roadway.
3. Residents requesting a temporary storage container must notify the Wellington Board with the requested dates the container will arrive and be picked up. Resident must also notify front gate of drop off and pickup dates.

25. Recreational Vehicles and Tow Trailers

Ref: Document Book for Kings Ridge Community Association, Inc. Filed Feb 6, 1996 in Lake County, Exhibit 7 Rules and Regulations #24 Parking

1. If the driveway can physically accommodate the RV, then the RV may be temporarily parked in the driveway for a maximum of 24 hour. Parking on the grass areas not permitted, nor may the RV extend into the street. Parking in the street overnight is not permitted any any time and only during the daylight hours for the purpose of loading or unloading.

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25. Recreational Vehicles and Tow Trailers (continued)

2. Guests or homeowner may not occupy RV at any time while parked in the driveway.
3. RV parking time may be extended in increments of 24 hours for sufficient reason upon request to, and approval of, the neighborhood President or his/her designate. Maximum stay is 48 hours.
4. Boats, vans and trailers may be temporarily parked in the driveway only for loading and unloading. Vehicles are not to extend into the street overnight.

26. Security Light Fixtures and Cameras

Ref: Kings Ridge Guidelines, Security Light Fixtures/Cameras 2.14 #5 and #9.

1. Lights shall not remain on for more than 7 minutes for any activation. Lights shall not be left on where neighbors will be impacted.
2. Security Cameras (inside or out) must face owners' property and shall not be aimed at any neighbors windows or property.

27. Solar Shade, Awnings and Screen Devices

Ref: Kings Ridge Guidelines, Solar Shade, Awnings and Screen Devices 2.11 #7.

1. Homeowner shall maintain all devices in good condition.

28. Signage

Ref: Kings Ridge Guidelines, Signage 4.9 #1, #2, #5.

1. For Sale sign must be in mulch area.
2. Security sign must be placed in mulch area in front and rear of home with one window sticker allowed.
3. No political signs.
4. Vendor signs are allowed during work, however, the sign must be removed once the work is completed.
5. Any accessories (e.g., tubes, pockets or sale pending notices) are not permitted.
6. Display of any other signage on the home or homesite in a window or in/on a parked vehicle

29. Swimming Pools and Hot Tubs

Ref: Kings Ridge Guidelines, Swimming Pools and Hot Tubs/Spas 1.7

1. Homeowner shall maintain all equipment in good condition in perpetuity.

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30. Trees - Canopy

Ref: Kings Ridge Guidelines, Canopy Trees 4.10 and Wellington Guidelines 4.10WG

1. Canopy Trees must be replaced within 180 days from the date the original was removed.
2. Trees must be mulched.
3. Tree plants can only be comprised of shrubs or flowers must not exceed 2 feet from the base of tree. No landscape ornaments, statues or yard decorations of any kind are allowed in the ring except for holiday decorations.
4. Hanging flower pots or similar items may not be hung or attached to tree.
5. Vines can not climb on front tree.

31. Trees - Understory and Fruit

Ref: Kings Ridge Guidelines, Understory and other Trees 4.10.1

1. Fruit must be removed the day it has fallen to prevent rodents.
2. Homeowner shall provide a two foot radius of mulched bed around each tree and maintain added trees to include: fertilizing, watering, mulching and trimming. Exception: Do not mulch citrus trees.
3. Bottom branches must be kept pruned to a height of 24 to 30 inches above ground to accommodate lawn maintenance.

33. Weather Protective Device (Storm Shutters)

Ref: Kings Ridge Guidelines, Weather Protective Devices (Storm Shutters) 2.17 #9

1. These devices need to be removed (or opened) no later than 7 days following a storm.