

Sunset Point Homeowners Association, Inc.

Community Rules and Regulations

**Garbage/Recycling :** all garbage cans and recycling containers shall be kept indoors or in a portion of the rear or side yard that is screened from view by walls, fences or hedges. Also, garbage cans and other trash or recycling may be placed at the curb no earlier than 6:00pm on the day prior to scheduled trash pick up, and removed from the curb no later than 11:00pm on the day of pick up. Garbage cans and recycling containers must be placed in front of the owner's property and not on the Common Element or vacant Unit grounds. Any trees or plants that interfere with the collection are the responsibility of the owner to correct.

**Vegetative Waste:** Vegetative waste (tree trimming and other bulk landscape items) can only be placed 24 hours before scheduled pick ups on Tuesday and must be placed in front of the owners property, not on Common Element or vacant Unit grounds. Wellington ordinances require that lawn maintenance companies haul away any trash that is a result of their work. Please inform your lawn maintenance company accordingly.

**Parking:** Vehicle parking, including trailers, is prohibited on the street, swale and sidewalks. Vehicle parking is also prohibited on the lawn and landscaped areas. Violators will be reported to the City of Wellington and may result in ticketing at the owners expense.

**Pool Parking:** Parking vehicles outside of pool occupancy/use is strictly prohibited between the hours of 9:00am and 9:00pm. A friendly reminder will be issued for the first violation. 2<sup>nd</sup> violations and beyond will result in the vehicle being towed by Sisters Towing company at the owners expense. The Village of Wellington has authorized the occupants and guests of Sunset Point to utilize parking (overnight included) in the town hall parking lot area closest to Montauk Dr. and Forrest Hill Blvd.

**Tree Pruning:** No more than one-fourth of the tree canopy may be removed from the tree within a one year period. If more than one-fourth is removed, the Village of Wellington ordinance requires that the tree be replaced by the owner.

**Fencing:** Landscape and hedges must be maintained at or below the fence line. Fencing must be appropriately stained and in good repair.

**Driveways:** Driveways must be kept in good repair, free of staining due to rust, oil or other natural elements. Bulk items, toys, patio furniture must be stored out of site when not in use and may not be left out for extended periods of time.

**Roofs:** Roof tiles should be well maintained and kept free of excessive dirt, mold and/or mildew staining.