

Thomson Village
Rules & Regulations-
August 2019 – Revised

The residents of Thomson Village all share the common goal of keeping our community safe and looking as nice as possible for everyone to enjoy. The purpose of this letter is to serve as a very important reminder to all our residents that specific rules and ordinances are in place, via the Village's by-laws and governing Articles of Incorporation, to which all residents, guests, and visitors must adhere to so that we can achieve these goals. Our management company has done a great job as property manager and controlling our violation process in the most efficient manner possible, but the responsibility ultimately falls on our residents, who can avoid unnecessary fines and issues by simply following the rules to which we all agreed upon when we choose to live in this community.

Some of the key areas of concern that are routinely brought up at the HOA meetings and outlined in this reminder letter are: (1) Illegal Street Parking, (2) Dog Owner Responsibilities, (3) Property Maintenance, (4) Garbage Pick-Up, (5) Littering. Please also obey the **15 MPH** speed signs throughout the Village. Speeding throughout the Village is very dangerous to all pedestrians and other drivers.

(1) Illegal Street Parking

Please note that this letter serves as an important reminder of the City of Wellington's no street parking ordinance, which is designed to protect our residents and children who may be crossing the roads throughout the village. **NO** vehicle is permitted to be parked anywhere on the roads at all within Thomson Village. Vehicle parking at the sidewalk, or the blocking of the sidewalk and parking on swale areas, is also not permitted anytime. If there is any hindrance on sidewalk, it may pose safety issues as pedestrian (especially kids who are biking or scooting to and from school and mothers who are walking with kids on strollers) would need to go to main street where routine traffic is coming from both ways. There are several repeat offenders of this ordinance who continually park their vehicles in the streets of Thomson and on sidewalks and are endangering the lives of pedestrians due to the narrowness and curves of the roads. The Olympia Master Association's security company continues to record these vehicles and affixes window stickers on street parked vehicles, as well as issues time-stamped incident reports containing photographs of the vehicles to the HOA and our property management company. All homeowners who rent their properties must remind their tenants of this ordinance. Please notify our management company with any questions or concerns regarding procedure.

(2) Dog Owner / Tenant Responsibilities

A) Maximum number of dogs: Maximum number of dogs permitted is 2 (two) per homeowner.

B) Leash Requirement: All dog owners *must* be responsible and cognizant of the behavior of their dog(s). All dogs must be leashed when outside their place of residence and are not to roam freely. There are a few dog owners whose dogs roam freely and never properly leashed, which is not permissible. This is not only for the safety of all residents, guests, and any other individuals within the Village, but also for the safety of the dogs too.

C) The maintenance of dogs: keeping, boarding, or raising of pets shall be subject to these rules and regulations as enacted by the board. Pets shall not be allowed upon the common elements unless restrained by a leash, transport box or cage, or carried; and in no event upon the land portion of the property save for transit there across, except for areas designated thereof.

D) Any dog that inflicts a bite to any person while on the property shall be deemed a dangerous or vicious dog.

E) For purposes of these rules, the following breeds, or any dog being a mixed breed thereof, shall be considered to constitute dangerous breeds: (a) American Staffordshire terrier (also known as “American Pit Bull Terrier” or “Pit Bull Terrier”); (b) Rottweilers; and (c) Doberman Pincers. The board reserves the right to add to the list of breeds of dogs determined to be dangerous breeds, and such determination shall be in the sole discretion of the board without the consent of unit owners, and the decision of the board shall be absolute.

F) Dangerous or vicious dog or dangerous breed as determined in the sole discretion of the board of Directors, shall not be permitted in Thomson Village.

G) Dog Waste: All dog owners must pick up after their dogs either on their own property or that of their neighbors or common property. We ask to you please be a responsible pet owner and kindly pick up after your dog(s) to help keep the grounds looking nice for all to enjoy. If such dog owners are renters, then our management company will notify their landlords of their violation to which the landlord will bear the responsibility of their actions.

(3) Property Maintenance

All properties must be maintained in first class condition and appearance, weed-free (including within driveway pavers), watered and fertilized on a periodic time frame. All homeowners are responsible for their tree(s) in the front grass section by the sidewalk and mailbox, as these are homeowner trees and not village owned trees. Every homeowner is responsible for their own property landscaping maintenance, and these trees out front need to be routinely trimmed to prevent low hanging branches that are impeding with pedestrian traffic on the sidewalks, as there should be no branches blocking the path in any way. This includes the trimming of all branches extending over the streets that are in the path of vehicle traffic.

No commercial vehicles, boats, or trailers are permitted to be left on anyone's property for any extended period, especially overnight. All homeowners who rent their properties are responsible for the appearance and upkeep of their properties. Violation letters will be issued, and fining procedures followed in accordance with the Thomson Village documents.

(4) Garbage Pick-Up

The City of Wellington's trash pick-up schedule for Thomson Village is as follows:

Garbage: Tuesday & Friday

Vegetation & Bulk: Friday,

containerized **Recycle:** Tuesday

Garbage pails may only be put out to the street on Monday and Thursday evenings (After 4:00 PM) (recycle bins on Mondays), and all landscape waste and bulk trash may only be put out to the street on Thursday evenings (After 4:00 PM). It is also the homeowners' responsibility to clean up the small clippings left after the pick-up, which are missed by the trash hauler. Emptied garbage pails and recycle bins must be removed from the street and out of view on the evening (no later than 9:30 PM) of pick-up day and or not to remain in the street until the evening (no earlier than 4:00 PM) prior to the next scheduled garbage pick-up. Many individuals put bulk trash and debris out several days in advance of the scheduled pick-up day, which creates eyesores throughout the Village! Violations will be issued for doing so.

5) Littering

We remind all residents and their guests to please help to keep our Village appearance looking it's best and please do not litter.

Lastly, Residents are encouraged to also utilize the Village of Wellington's website for Informative information on a wide range of topics, including community services, public safety, and hurricane preparedness, just to name a few. <https://www.wellingtonfl.gov/>

Need to report and issue? <https://www.wellingtonfl.gov/how-do-i>

The Homeowner's Association is merely enforcing the rules and regulations that every homeowner and/or renter received when they purchased and/or leased their home(s) to live in Olympia and Thomson Village. The simplest way to keep our HOA fees low and to avoid any unnecessary fines and potentially further expenses is to abide by the rules governing our Village, as they are easy to comply with. Doing so will help to keep our community safe and a pleasant place to live.

Thank you for your cooperation,

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