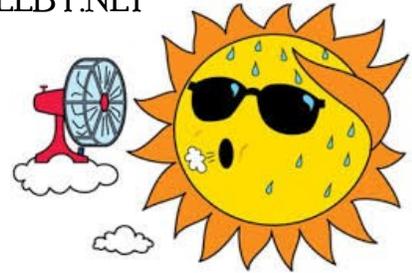


Welleby

Welleby Management Association Inc.
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WWW.WELLEBY.NET

August 2022



LET'S KEEP WELLEBY LOOKING GREAT

Even during these hard times, we still need to keep up the appearance of your community.

Please inspect your home. Owners that are responsible for their properties (excluding condo owners) should make sure:



- Roofs, flashing and house walls should be clean and free of mildew/algae (and walls properly painted).
- Fences and gates should have no loose or damaged boards/pickets and be free of mildew (only 6' shadowbox permitted/not painted or stained, unless otherwise required by the sub-association).
- Asphalt driveways should be sealed annually to eliminate cracks and keep it water tight and oil stains should be removed immediately; this will keep your driveway maintained and in good condition for a longer period of time. Concrete driveways should be cleaned on a routine basis.
- Sidewalks and walkways must be free of lifts, cracks or any type of trip hazard and free of dirt, mildew or algae. Expansion cracks can be easily filled with paver sand or joint filler that may be obtained at your local home store. Replacement of any sidewalk requires a City of Sunrise permit or you may be eligible for the city repair program if your sidewalk is on a public street (954-572-2344).
- Lawns should be maintained on a routine basis, treated for weeds/pests and properly watered (water restrictions are still in effect, please visit our website or SFWMD.gov).
- Dead/missing sod and plant material should be replaced, landscape borders should be clean and installed properly.
- Landscape areas and tree rings should be edged and weed free (rocks or mulch help to keep weeds out of these areas).
- Landscape material should be neatly trimmed; dead palm fronds and seeds should be removed. Trees on lot should be properly trimmed by a licensed tree trimmer (city of Sunrise permit is required for tree trimming or removal).

The next assessment of \$36.00 is due October 1.

Payments may be made several ways:

Check or money order- payable to Welleby Management Association may be brought to or mailed to the Association's office (there is a mail slot in the door for after hours drop off).



If you have the Centerstate Bank coupon from the bottom of your statement, payments may be sent to the Association's lockbox at the address on the coupon.

Credit card and e-check payments may be made through our website after requesting a log-in and password at welleby.net (There is a charge from the 3rd party processing company).

Quarterly auto-debit (payments will be deducted from your account each quarter)- the form may be found at welleby.net or obtained from our office.

*** if you live in a sub-association please remember that your sub-association assessment cannot be paid thru the Welleby website. Please contact your association directly to find out how to make your payments.



***** SECTION F HAS BEEN AMENDED TO ALLOW FOR WIDENING OF DRIVEWAYS (CONDITIONS APPLY)**

4- Driveways and walkways: All driveway and walkway modifications require prior written approval of WMA and in some instances a city permit- a survey showing the area to be modified and a color picture, brochure or sample of material to be used is required. Lot must be in compliance with the city minimum landscape requirement.

a) Driveways and walkways shall be maintained in a clean condition, free of weeds, mildew, oil and other stains. All walkway areas shall be constructed of the same type material (i.e. concrete, pavers, etc.) and shall be the same approved color.

b) Pavers and stamped concrete are permitted in shades of tan, brown, gray, red or terracotta only, and shall reasonably blend with the color scheme of the house/unit.

c) Concrete staining is permitted in shades of tan, gray, white, terracotta and red only, and shall reasonably blend with the color scheme of the house/unit. All concrete shall be the same color.

d) Sidewalks may not be painted, stained or altered in any way. Sidewalks that run parallel to the street and sidewalks in a right of way are subject to City of Sunrise code requirements.

e) No exposed mulch, gravel or rock may be used as a finished driveway.

f) Driveways may be widened no more than the 2' from the outside garage wall, provided there is at minimum of 2' of sodded area between the driveway and the property line; the driveway may be widened on inside by front door/patio area, not to exceed edge of patio/maximum of 4'. Driveway material must all be the same style and color (pavers, rocks, etc. may not be used to widen driveway). Lot must be in compliance with the city minimum tree and landscape requirement.

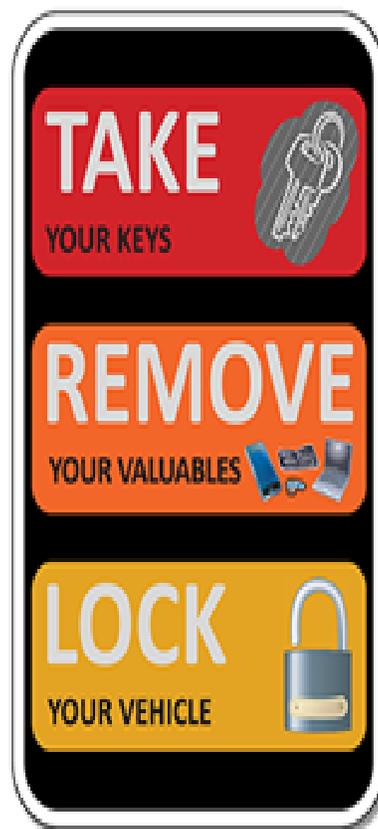
g) Circular driveways are permitted subject to the following stipulations: width of new driveway including the new apron may not exceed 12'; center island must be a minimum of 6' from the sidewalk; green space required between crown (top) of circular driveway to the walkway must be a minimum of 5'; finished driveway may not be placed within 3' of the property line; sidewalks may not be altered in any way; center island must be landscaped or sodded.



For hurricane preparedness tips, shelter information, etc, visit BROWARD.ORG/HURRICANE.

Also you can sign up for Sunrise emergency notifications, register for CodeRED at SUNRISEFL.GOV

Please secure your vehicle and don't leave valuables inside. We have had reports of people randomly checking for unlocked vehicles and taking the contents.



Please be a good neighbor...