

Wellington Neighborhood Association Rental Guidelines

Deed-Restricted Homes

All deed-restricted homes must be owner-occupied, which means you, the owner, must personally reside full-time in your Wellington home. As far as rentals go, you are welcome to rent out individual bedrooms in your home, but not the entire unit. Tenants, like deed-restricted owners, must be “Qualified Occupants” according to the Summit Combined Housing Authority guidelines.

Market Homes

Market homes are not required to be owner-occupied, so you, the owner, may choose to occupy the unit yourself, rent one or more rooms, or rent the entire unit.

All Homes

All homes in the Wellington Neighborhood are under the same rental restriction – there are NO Short-Term Rentals allowed in the neighborhood. This means that no rooms or units may be rented out for a period that is shorter than 6 months. All rentals must have a written lease providing for a term of at least 6 months, allowing for termination within less than 6 months only for cause. This restriction means that no homes in the neighborhood are allowed to be listed on nightly rental sites like Airbnb, VRBO, etc.

There is also a limit regarding how many people can occupy each house. No home may be occupied by more than three unrelated persons, except that any home with four bedrooms may be occupied by no more than four unrelated Persons.

Important Reminders for Landlords & Tenants

No residents in the neighborhood (owners or tenants) are allowed to use the Guest Parking areas to park their vehicles. These spaces are reserved for guests and visitors only, so all residents must park on their private property. Homeowners must be able to provide adequate parking spaces for their tenants – either on a parking pad or in a garage. Parking on the “pan” or “apron” is against Town Code. If you do not have a parking space to allocate to a tenant, you will need to find a tenant who does not require a parking spot or you will need to install a parking pad (pending approval by the Design Review Committee & TOB) before you rent. If neither option is feasible, you do not qualify to rent a room/unit.

All tenants are held to the same rules & regulations as the homeowners. Please make sure your potential tenant reads through our homeowner manual so that he/she is aware of the regulations in the neighborhood. You, the homeowner, are ultimately responsible for everything that occurs on your property. Please note that fines for any rule violations will be assessed directly to the homeowner.

As the landlord, you are responsible to pass on all relevant neighborhood information to your tenants. The Association is not responsible to collect any renters’ contact information or to keep them informed. We highly recommend that you forward on the occasional neighborhood email to your tenants.

For other miscellaneous information that may pertain to your tenant (pets, yard maintenance, snow removal, etc.), please visit our website: www.wellingtonneighborhood.org/association_documents and review the homeowner manual and Declaration.

If you have any questions regarding Rentals in the neighborhood, please contact the Association office at info@wellingtonneighborhood.org or 970-453-5303 x704 during regular business hours. The Summit Combined Housing Authority website is another excellent resource: www.summithousing.us Thank you!