

**Wellington Neighborhood Association**  
**Rule & Regulations**  
**UPDATED This Date: May 3<sup>rd</sup>, 2022**

This is a guideline that will help Owners understand the basic policies of the neighborhood. More information on policies and rules can be found in the neighborhood Declarations and Bylaws.

1. **SPEED LIMIT:** The Speed limit within the Wellington Neighborhood Association is 10 MPH for all private alleys and non-public streets.
2. **COURTESY:** Courtesy is the best policy. As a neighbor and a member of a close community, being courteous with your neighbors is usually the best way to solve current problems and avoid future issues.
3. **PET WASTE:** Pick up after your pets. Pet pick-up bags are located throughout the neighborhood for your convenience. These should be appropriately disposed of in your trash after use. Being conscientious about this will make for a cleaner and healthier community.
4. **PET AND LEASHES:** Pets must be on a leash when they are off of your private property in accordance with the Town of Breckenridge leash law. If you see loose, unattended pets, please call dispatch at 453-2941.
5. **TOYS AND ITEMS:** Pick up children's toys and items from the Greens, Streets, Alleys, and Yards, when they are done playing. Leaving toys out makes our Greens, Streets, Alleys, and Yards untidy, and toys turn into dangerous obstacles for neighbors and guests walking around the neighborhood after dark.
6. **DISPOSING OF TRASH AND WASTE:** Please do not discard and/or dispose of any trash, waste, construction materials, yard scraps/materials, etc., onto any open space, as it is illegal. Please discard these items responsibly and properly. If you see someone illegally disposing of/dumping, please contact the administrator and/or the Town of Breckenridge.
7. **MOTORIZED AND NON-MOTORIZED TOYS:** Boats, Kayaks, Canoes, Snowmobiles, Motorcycles, ATVs, and other watercraft and motorized toys must be stored in a garage or off-site.

**8. PARKING:** Please be courteous. Resident vehicles must be parked on an approved parking pad or in a garage. It can be difficult for some Owners to access their garage and parking pad if a neighbor is parked in the pan/apron across from an Owner's personal parking area, as well as for plow trucks and emergency vehicles to do their jobs. Parking in the grass, garage apron, open space, or private snow stack area is not allowed. No vehicles of any kind may be parked within the Private Alleys. No residents in the neighborhood (owners or tenants) are permitted 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. Suppose you do not have a parking space to allocate to a tenant. In that case, 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 Wellington Design Review Committee AND the Town of Breckenridge) before you rent. If neither option is feasible, you do not qualify to rent out a room/unit.

**9. GUEST PARKING:** Guest parking is for our guests and Town of Breckenridge guests. Please respect this, so we have ample parking areas for visitors. All vehicles that utilize Guest parking must fill out and make visible a neighborhood-approved parking pass which can be found in an enclosed box in each Guest parking area. All vehicles parked in Guest parking must be moved every 72 hours and/or when there is a snowfall of 3 inches or more for the snow removal contractor to clear the snow and ice parking areas. All violators are subject to ticketing and/or towing.

The Town of Breckenridge also has a 4-hour permit available online so guests can park for up to 4 hours on the street. To download a license, go to [www.townofbreckenridge.com](http://www.townofbreckenridge.com).

**10. GREEN USE FOR GATHERINGS AND PARTIES:** If you are interested in using a Green for a party, you must contact the Association Office to reserve the space. Once you have secured your reservation, you will need to contact the neighbors on that Green and inform them of the date and time that you will be using the Green for your event.

**11. PORCH STORAGE:** Front Porches shall not be used for storage. Bicycles and other non-motorized sporting equipment may be stored on back porches only. All furniture, tools, and other personal property shall be kept and

maintained in neat condition and such a manner so that, to the extent possible, the same are concealed from view from any other lot.

**12. IMPROVEMENTS AND PROJECTS:** Any improvements or projects for yards, lots, or houses must be approved by the Design Review Committee prior to beginning any work. Applications and guidelines for Design Review can be found on the Association website at [www.wellingtonneighborhood.org](http://www.wellingtonneighborhood.org). Please get in touch with the Association Office with any questions regarding this.

**13. FOR SALE SIGNS:** A homeowner may have one real estate “for sale” sign in the back yard at the alley or may have a custom sign made that follows the guidelines as specified in Design Review and You.

**14. POLITICAL SIGNS:** Homeowners may have political signs in their yards, but they are not to be posted on structures, trees or on association property or the right of ways.

**15. YARD MAINTENANCE:** Yards must be kept mowed and neat in the summertime. Each Owner shall be responsible for maintaining all trees, shrubs, grass, and other landscaping within his Lot. No noxious weeds may be present on the property. If any Owner fails to perform these tasks, the Association may perform such responsibilities and assess the cost associated with the maintenance directly to the Owner.

**16. TRASH BINS:** Bear-proof garbage cans are required and must be latched when placed in the alleys for pick up.

**17. COMMERCIAL VEHICLES:** The Association defines commercial vehicles as box trucks, cube trucks, cube vans, medium-duty trucks, and box vans. These types of commercial vehicles are prohibited from being parked on a Lot or in guest parking unless parked temporarily for delivering goods or services to a residence. Other vehicles shall be allowed as set forth herein.

**18. SHORT TERM RENTAL:** No “Short Term” Rental is allowed. No unit or room may be rented for a period of less than (6) months. Vehicles, Vans, and Campers may not be lived in or rented out by any Human or animal at any time.

**19. GARAGE BONUS ROOMS/ACCESSORY**

**DWELLINGS/CARRIAGE HOUSES:** Homeowners who wish to build a Garage intended to house a tenant OR occupant must provide an adequate

parking space(s) for their tenants/occupants – either on a parking pad (not the pan) or in the garage on their private property. All residents of the Wellington Neighborhood must park on their personal property, per rule #8.