

GENERAL RULES & INFORMATION ABOUT
WELLINGTON GREENS HOMES ASSOCIATION, INC. (WGHA)
January 2024

- **Covenants & Bylaws:** All owners and renters are bound to the Wellington Greens Covenants and Bylaws. It is recommended all potential owners, renters, realtors, and rental agencies review the Covenants & Bylaws on the WGHA website, www.wellingtongreens.net
- **WGHA Membership:** All owners of units in Wellington Greens are automatic members of the WGHA upon purchase of a unit. Dues are due the 10th of each month. Please contact the WGHA Administrative Assistant for information on current dues and how to pay. See below for more information.
- **Rentals:** No short-term rentals, only long-term rentals of 1 year or longer allowed.
- **Units Exteriors and Landscaping:** Owners are responsible for the care and maintenance of all parts of their property, buildings, and land. Any Exterior work on units, garages and landscaping needs to be approved BEFORE work is started and needs to follow WGHA rules. See Covenants and Bylaws for details. **Any owner who carries out non-approved exterior and/or landscaping changes will be made to conform to the Covenants & Bylaws at the owner's expense.**
- **Garbage:** Garbage and recycling services are at the owner's expense. Please keep garbage and recycling container out of sight except on trash days. Please contact your Court Captain for the garbage service used in your court.
- **Snow Removal:** The grounds crew removes snow from all Wellington Green courts paved areas, less owners own sidewalks & patios. The crew also clears snow at the Clubhouse and on the City owned sidewalks.
- **Mowing:** The grounds crew mows all of the grass in the commons area in Wellington Green. Owners are responsible for mowing any grass they have behind fencing and walls.
- **Leaves & yard waste:** The grounds crew cleans up leaves and yard waste in all commons area. Owners are responsible for cleaning up leaves and yard waste on their property. ***April through November the grounds crew picks up each Court's yard waste, if put in paper bags and placed in the commons area of the court. From December through March, owners need to put yard waste bags out with their garbage.**
- **Sewer Lines:** Cleanout of sewer lines for units which share a sewer line (not all units are eligible) is scheduled on a 3 year rotating cycle with Bethany Plumbing to video all lateral and main lines from eligible units and flush out if necessary. Please contact the Head of the Grounds Crew for more information. ***If you are in an eligible unit and experiencing issues with your sewer line, part or all of your expense may be covered by the WGHA. In order to qualify, you need to contact the Head of the Grounds Crew BEFORE hiring a plumber.**
- **Signs:** No signs in any commons area, including but not limited to "For Sale" and "Garage Sale" signs. Signs can only be placed within the 4 feet boundary of a unit's property.
- **Exterior lighting:** Exterior lighting in commons area and street side lighting is taken care of by grounds crew. Send in a request if lights need to be repaired or replaced. See website for request forms.

WGHA Monthly Dues

- All owners of units in Wellington Greens WGHA pay monthly dues, which go into effect the first month of purchase. See website for current due's information.
- Monthly dues cover the following:
 - Individual units City of Lincoln water bill (no need to contact Lincoln Water System)
 - Annual membership to the Wellington Green Golf Course – See website for golf info.
 - Mowing of all commons area and golf course – Owners are responsible for mowing any grass they have behind fencing and walls.
 - Snow removal in commons area, including driveways – NOT sidewalks or patios of units.
 - Maintenance of all commons area grounds and trees.
 - **Please note**: Owners are responsible for the care and maintenance of all parts of their property, building and land – See Bylaws and Covenants for specifics.
- Current monthly dues and payment instructions are noted on the Wellington Green website.
- Dues are to be paid by the 10th of each month. A late charge plus an annual percent charge will be imposed if an owner does not respond in a timely fashion to a notice of delinquency from the Board.
- Wellington Greens has gone green/paperless. Monthly statements are emailed to all owners.
- Any questions per monthly dues, please contact the Board's Finance Committee.

Monthly Newsletter

WGHA emails a monthly newsletter to all owners and renters. The newsletter is a wealth of Wellington Greens information covering, but not limited to: Meetings notices, general announcements, social activities, etc. Newsletters should be read by owners and renters alike. Current and past Monthly Newsletters can be found on the WG website.

Make sure the Administrative Assistant has your email address to receive monthly newsletters. See website for the Administrative Assistant's contact information.

Golf Course

The Wellington Green golf course is a private course, offering non-resident memberships. All owners in Wellington Greens automatically become members upon the purchasing of a unit. For more information per the Golf Course, membership, guests, men and women's leagues, rules and more, please go to the website.

Clubhouse

The Wellington Greens Clubhouse is open to residents and non-residents to rent. See website for more information, pricing, and availability.

Association

Wellington Greens Homes Association, Inc. is a nonprofit corporation incorporated in 1967 under the Nebraska Nonprofit Corporation Act.

The Articles of Incorporation of the Association provides, among other things, for the maintenance, preservation, and architectural control of the lots and commons area in the plat of Wellington Greens. A copy of the Wellington Greens Covenants, Bylaws and Articles can be found on www.wellingtongreens.net

“Private Area” is defined as the area described in the deed and abstracts of the lot purchased by an owner.

“Commons Area”, is identified as the several “out-lots” which are deeded in the name of Wellington Greens Homes Association, Inc.”

Board of Directors Monthly and Annual Meetings

The Association is managed by a Board of Directors, consisting of six volunteers voted-in members. See Bylaws for more specific information per the Board of Directors.

The Board holds monthly and an annual meeting. All meetings, location and times are listed on the Wellington Greens website and in monthly WGHA newsletters. All general and Annual Board meetings are open to WGHA members. All minutes of each meeting are posted on the WG website.

Committees

Each Board Member is the head of one or more of the following committees: Architecture, Bylaws, Concrete, Court Captains, Finance, Golf, Landscaping, Long Range Planning, Rentals and Social. Members on each committee are made up of owners in Wellington Greens. If you would like to participate on a committee, please contact the chair of the committee as listed on Wellington Greens website. See Bylaws on the WG website for more details per committee’s responsibilities.

Assessments

The Association has the usual corporate powers, including the power to collect charges and assessments pursuant to the Declaration of Covenants. See website for information per Covenants.