

GENERAL INFORMATION ABOUT

WELLINGTON GREENS HOMES ASSOCIATION, INCORPORATED

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 common area in the plat of Wellington Greens.

When incorporated, Wellington Greens had two classes of membership, Class A and Class B. Since the developer has sold all of the lots, the present membership consists of only Class A members. The Declaration of Covenants recorded in the Register of Deeds office provides that every person(s) who is a recorded owner(s) of a lot(s) shall be a member of the Association, but in no event shall more than one vote be cast with respect to any one lot.

The Association is managed by a Board of Directors, consisting of six members. Two are elected each year and serve for three years. The Directors, in turn, elect a President, Vice-president, Secretary, and Treasurer, who hold office for a term of one year or until their successors are elected and qualified. The annual meeting is held pursuant to the Bylaws of the Association between October 1 and the first Sunday in November at such place, date and hour as the Board of Directors shall designate.

The Association has the usual corporate powers, including the power to collect charges and assessments pursuant to the Declaration of Covenants. The Association establishes assessments annually on September 1 of each year, effective October 1 of that year, to cover the costs of maintaining the common area and other services. Owners agree to pay the annual assessment, payable monthly, together with such special assessments for capital improvements as may be fixed, established, and created upon the lots.

Monthly payments are due by the 10th of the month. A late charge plus an annual percent charge will be made if an owner does not respond in a timely fashion to a notice of delinquency from the Board.

The Association, through its Board of Directors and Architectural Committee, must approve the type, materials, design and location of structures in Wellington Greens, and set standards for the exterior maintenance of all units. If the exterior maintenance of a unit does not meet the standards set by the Association, the Association may provide for such maintenance and assess the cost to the owner of the lot.

The Association has the right to adopt reasonable rules and regulations for the use of the common area by members and guests, including a right of enjoyment to limit the number of guests. It has the obligation to maintain and repair all common areas to ensure adequate access and use for the benefit of the members and their guests.

“Common Area” subject to year-round maintenance is identified as the several “outlots” which are deeded in the name of “Wellington Greens Homes Association, Inc.”

“Private Area” is the area described in the deeds and abstracts of the lots owned by members. Private areas shall be maintained by the owners. Please consult your abstract and survey plat for exact locations of your lot lines.

**BYLAWS OF
WELLINGTON GREENS HOMES ASSOCIATION, INCORPORATED
General revision September, 2001
Further updates through July, 2021**

**I
OFFICES**

The principal office of the Corporation, hereafter referred to as the Association, in the State of Nebraska shall be located in the City of Lincoln, County of Lancaster.

The Association shall have and continuously maintain in the State of Nebraska a registered office, and a registered agent whose office is identical with such registered office, as required by the Nebraska Nonprofit Corporation Act. The registered office in the State of Nebraska, and the address of the registered office may be changed from time to time by the Board of Directors.

**II
MEMBERSHIP AND VOTING RIGHTS**

Membership shall be provided in the Declaration of Covenants, Conditions, and Restrictions ("Declarations"), and the Articles of Incorporation ("Articles").

**III
MEETING OF MEMBERS**

The Annual meeting of the members of the Association, for the election of Directors and for the transaction of such other business as may properly come before the meeting, shall be held each year between October 1 and the 1st Monday in November, at such place, date and hour as the Board of Directors shall designate. Special meetings of the members may be called at any time by the President and shall be called by the President upon written request of 25% of the members. Notice of all meetings of the members shall be given in writing not less than 15 days nor more than 60 days prior to the date set for the meeting. Such notice shall be mailed to each member by United States mail addressed as shown on the records of the Association.

A member may appoint any other member of the Association as a proxy. Any proxy must be in writing and be filed with the Secretary at least 24 hours before the appointed time of the meeting for which the proxy is held.

A quorum shall be constituted as 15% of the membership for voting purposes on the agenda items. Any actions brought before the members at the annual meeting that is not on the agenda requires a quorum of 1/3 of the residents per the Nebraska Non-Profit Corporation Act. (Article III).

A majority of votes cast on a matter at a meeting at which a quorum is present shall be necessary for any action of the membership unless a greater proportion is required by law, the Declarations, or these Bylaws.

Voting at all annual or special meetings of the members shall be by raising of hands, except that upon a motion duly passed, or at the discretion of the President, a vote by written ballot may be required. A written ballot shall be used for election of Directors.

**IV
BOARD OF DIRECTORS**

The business and conduct of the Association shall be regulated by a Board of Directors, which shall be comprised of six Directors.

At each annual meeting the members shall elect two Directors for the term of three years.

Should a vacancy occur on the Board of Directors, it shall be filled by a majority vote of the remaining Directors, and any such Director so elected shall hold office only during the unexpired term of his/her predecessor.

V

ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS

The President shall, at least 60 days prior to the annual meeting, appoint a Nominating Committee which shall consist of one member of the Board and two members from the membership-at-large. This committee shall within 30 days from appointment, select two nominees for each position on the Board of Directors to be elected.

Other nominations for election to the Board must be made in writing, signed by at least 30 members and accepted in writing by the person nominated. All such nominations must be received by the Secretary at least five days prior to the meeting at which the election is to be held. No nominations may be made from the floor.

VI

OFFICERS

The officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer who shall be elected for one year by the Directors, and who shall hold office until their successors are elected and qualified. The President of the Association shall preside at all meetings of the members and the Directors and shall execute, on behalf of the Association, all legal documents as may be authorized by the Board of Directors, subject to any limitations as provided by the Articles, and the President shall perform all other duties as are incumbent to his/her office, or as are properly required by the Board of Directors. The Vice-President shall perform the duties of the President in all cases of the absence or disability of the President. The Secretary shall keep minutes of all meetings, have custody of all of the records of the Association, and shall perform all other duties as are incident to the office or as are properly required by the Board of Directors. The Treasurer shall have custody and control of all of the funds of the Association subject to such rules, orders, and regulations as the Board of Directors may prescribe. The Treasurer shall perform all other duties as are incident to the office or as are properly required by the Board of Directors.

The Association, upon vote of the Board of Directors, and consistent with Neb. Rev. Stat., sections 210-1966 to 21-19104, and as amended hereafter, may indemnify any Director, or Officer, or former Director or Officer, or any person who may have served at its request, against the reasonable expenses, including attorney fees, judgments, and amounts paid in settlement, actually and necessarily incurred by such person in connection with the defense or settlement of any civil claim made as a result of performing duties on behalf of the Association.

VII

REMOVAL

Any Officer or other member of the Board may be removed by the Board of Directors or a majority of the members eligible to vote at a general meeting.

VIII

COMMITTEES

The Board of Directors by resolution may designate and appoint one or more committees. Each committee shall consist of a Chair, who is a Board member and two or more from the membership-at-large. These committees shall have and exercise such authority as the Board of Directors shall from time to time direct or the Bylaws shall grant. The designation and appointment of any such committee and delegation of authority shall not operate to relieve the Board of Directors, or any individual Director of any responsibility imposed by Law.

Other committees may be designated by a resolution of the Board of Directors. Except as otherwise provided in such resolution, members of each such committee shall be members of the Association appointed by the President.

Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum, and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

A. The Architectural Committee shall:

1. Enforce, in conjunction with the Board of Directors, the architectural controls.
2. Recommend to the Board of Directors the adoption, repeal, or amendment of architectural controls.
3. Advise the Board of Directors of any activities or situations which may adversely affect the residential value of the property owned by the members of the association.
4. Advise the Board of Directors on all matters pertaining to the maintenance, repair, or improvement of the property, buildings, and concrete in the Association.

B. The Landscape Committee shall:

1. Approve, in conjunction with the Board of Directors, landscape uses and controls in the Common Areas.
2. Recommend to the Board of Directors the adoption, deletion, or amendment of landscape controls.
3. Advise the Board of Directors of any activities or situations that may adversely affect the rights, safety, or enjoyment of the Common Area by owners, families and guests.
4. Advise the Board of Directors on all matters pertaining to the maintenance, repair, and improvement of landscaping in the common area.

C. The Long-Range Planning Committee shall:

1. Develop and recommend for Board approval a long-range capital improvement plan for the maintenance and improvement of the Common Area. The plan shall identify the needs of the Association and recommend priorities for solution.
2. Periodically update the long-range capital improvement plan.
3. Advise the Board on special capital projects as requested.

D. The Golf Committee shall:

1. Establish rules and regulations, with the approval of the Board, pertaining to the use of the golf course.
2. Make fee schedule recommendations to the Board.
3. Promote the golf course and strive to increase revenue.
4. Sponsor social activities centered on the golf course.
5. Monitor the course.
6. Administer the memberships, tags and special events.

E. The Concrete Committee shall:

1. Maintain an inventory of necessary repairs and recommended improvement of all concrete surfaces in the 'common' area of Wellington Greens.
2. The Committee shall prepare annually a prioritized list of concrete work to be done.
3. In consultation with the Treasurer, the Concrete Committee will determine what funds are available to accomplish concrete work during the fiscal year, and arrange for the work to be accomplished in accord with the prioritized list of needs.

F. The Finance Committee shall:

1. Be advisory to the Board of Directors concerning the overall financial condition of the Association, including consideration of means of increasing revenue and reducing expenditures;
2. Present to the Board its recommendations for an annual budget of the Association for the next fiscal year;
3. Make recommendations to the Board of the amount of the annual assessment required to balance the annual budget, meet the obligations of any special assessments previously approved, accomplish the long-term goals of the Association, and insure the financial health and stability of the Association in the foreseeable future.

4. Make the recommendations noted in items 2 and 3 in a timely fashion so that the Board may take action as appropriate to meet the obligations of announcing the amount of the annual assessment by September 1, as provided in the Covenants.

5. Be responsible for suggesting materials for distribution to inform the members of the Association concerning the financial status of Wellington Greens, and to inform members when actions may be taken by the Board regarding the budget and consideration of the annual assessment.

IX

ARCHITECTURAL AND LANDSCAPE CONTROLS

In addition to the architectural and landscape controls and use restrictions specified in the Declaration of Covenants, Conditions, and Restrictions, the following controls shall apply to all property subject to such covenants, conditions, and restrictions.

A. Restrictions

1. No more than eight inches of concrete foundations should be exposed above the finished grade.
2. All furnace flues, flashing, roof edging, and plumbing vents that protrude from the roofs should be prime coated and painted to blend with the roof or trim color.
3. Installation of large TV or radio antennas on roofs is prohibited. Smaller units, including satellite TV dishes are permitted; however, the location and size of the antenna or device must be approved by the Architectural Committee.
4. Underground water systems may be installed after approval by the Architectural Committee and the Superintendent of Grounds and Greens. Responsibility for any repairs remains with the Association member and subsequent buyers.
5. Garage doors shall be insulated steel with no glass. The doors shall be painted to match the trim or the siding and shall be in the same style in connected units to maintain architectural harmony.
6. The Association has adopted specifications for roofing, painting, siding, windows and fencing of units in Wellington Greens. In cases where general rules may not apply, individual situations or problems must be discussed with the Architectural Committee.

Colors for roofing, painting, and siding should match existing colors; materials and colors must meet Association standards. If changes are considered, written permission must be obtained from the Architectural Committee and then approved by the Board, by majority vote.

The Board specifies that laminate shingles be used when replacing existing asphalt roofs. This replacement needs to be done at the same time on connecting units.

Those units needing to replace wood roofs may, with 2/3 consent of their building, and approval by the Board, by majority vote, use laminate in place of cedar. All laminate roofs must be done at the same time in connecting units. Those buildings of like siding and color to another building that has needed to reroof will not be required to reroof until one or more units under their roof need reroofing.

When it becomes necessary to re-side those units displaying sameness of siding under the same roof, work must be completed at the same time except when exempted by the Board of Directors for good cause. Those units needing to paint have two years to comply. Vinyl siding and steel siding must duplicate original appearance and be recommended by the Architectural Committee for Board approval, by majority vote. The Board must approve, by majority vote, any change in siding material.

Vinyl fencing may be used either as replacement for wood fencing or in a new area. A request for a specific style and location of fencing must be made to the Architectural Committee. The

Committee will then make the recommendation to the Board. Board approval, by majority vote, is required.

All new windows are to follow existing configuration and materials. A request to change must be made to the Architectural Committee. The Committee will then make the recommendation to the Board. Board approval, by majority vote, is required.

If 2/3 of the homeowners in a court agree to a change in color or materials for garage doors, roofs, siding, paint, windows, or fencing, and the Architectural Committee concurs, that will be considered a majority in making a decision or resolving a difference. Board approval, by majority vote, is required.

When it becomes necessary and pursuant to Article VIII, Exterior Maintenance, Amended Declarations (2001), the Board shall have the right to cause the reroofing, re-siding, or repainting of any unit refusing to participate. The cost of such work shall become a lien against the lot and the Board may take any other such action for the collection of such monies allowable under Nebraska law.

If a unit is offered for sale, the owner must inform the realtors and new owners of this commitment with the owners in the court and with the Wellington Greens Association.

All roll-off containers, container pods and any other structures may not be left in the common area for more than ten (10) days without permission from the Board of Directors.

All home remodels must be completed within six months from start date unless an extension is approved by the Board

7. New plantings in the common area beyond the property lines are not permitted unless approved by the Board. Failure to obtain permission may result in the removal at the owner's expense, since objects placed in the Common Area may interfere with proper maintenance.

Care and good judgment must also be used in planting, watering, and maintaining trees and shrubs in private areas. Plantings that may damage walls, retaining walls, basements, foundations, or roofs of adjoining units may not be used.

B. Construction, Replacement, and Repair of New and Existing Retaining Walls

1. The Board agrees that some retaining walls are located partially on private property and partially on common area.

New and replacement walls located partially on private property and partially on common area shall be constructed as described in the Material Guide provided for the owners of Wellington Greens property or alternative materials at the option of the Board.

The replacement or construction of new walls shall be completed upon approval of the Board.

The cost of replacing an existing wall or building a new wall shall be paid equally by the Association and the abutting owner.

2. The Board agrees that some retaining walls are located fully on common area.

The cost of construction of a new wall or replacing or repainting a wall that is located in the common area and benefits no specific owner shall be paid by the Association.

Enforcement

The Board shall have the authority to enforce the Architectural and Landscape Controls and Use Restrictions set forth in the Declarations and these Bylaws. If a condition exists that is in violation of, or not in conformance with the Declarations and Bylaws, the Board may, after having provided written notice to the owner of that lot, and 30 days to cure such violation or nonconformity, file a notice of violation in the records of the Lancaster County Register of Deeds specifying the violation or nonconformity.

X Use Restrictions

In addition to the architectural and landscape controls provided in the Declaration, the following controls shall apply to all members, tenants, guests, and occupants subject to such covenants, conditions, and restrictions.

1. No member shall park or allow the parking of any of the following vehicles in the common area parking lots, on any street or in front of garages for longer than 24 hours without written approval of the board: travel or motor homes (RUV) greater than 21 feet in length or greater than 7 feet in width and weighing more than 6,000 pounds, trailers, pick up campers or boats. Violators will have their vehicles towed away at their expense.

Parked cars and other vehicles must not block the sidewalks or common driveways. Vehicles blocking driveways are safety hazards, as access is needed for emergency vehicles, and they shall be subject to towing as specified in the Declarations.

Personal vehicles should be parked in garages when ever possible. Licensed and operational motor vehicles may be parked in the common area parking areas for no more than ten (10) days without being moved at least one parking stall. No more than one (1) vehicle per residence may be parked in the common area parking for more than ten (10) days unless approved by the Board of Directors. If a resident's vehicle is not moved within a 10-day period, the Board can place a tow notice on the vehicle and tow in 72 hours.

Unregistered vehicles or vehicles that do not run shall not be parked in common parking areas for more than ten days. Such vehicles may be towed at the owner's expense if not moved within 72 hours after a warning from the Board.

A vehicle that does not have a legal right to park in the Visitors Parking lot, (a car that does not belong to a resident or visitor of Wellington Greens, cars that belong to a resident with only one approved vehicle or vehicles that are inoperable or unlicensed) should not be parked in any of our Visitor Parking areas at any time. The Board may call the police and have the vehicle ticketed or attach a tow notice to said vehicle and tow within 72 hours.

2. Residents should keep cars or other obstructions off the parking area during snow removal time. Snow is removed from in front of garage doors leaving a space of 12" to 18" in order to avoid making contact with garage doors.

3. Owners are responsible for maintaining their private property and removing the trash, including leaves, grass clippings, weeds, tobacco waste, etc., at their expense. Tobacco waste is to be deposited

in a fireproof, covered container. If an owner fails to maintain the property, the Board has the authority to rectify the situation.

4. The Board of Directors maintains jurisdiction in the matter of placing signs or other structures in the Common Area. No signs are allowed in the common area, except association-sponsored activities, and signs placed in private areas may be no larger than 2 feet by 2.5 feet, the size of a real estate sign.

5. Dogs are not allowed to run free in the Common Area. Animal Control will be asked to serve citations to owners of dogs that are not on leashes in accordance with the City Ordinance.

6. Invisible fences are not allowed on Common Area. Pet owners are responsible for cleaning up after their pets. Pet owners who let their dogs out on their private lots should clean their property daily, so as to not offend neighbors who are in close proximity.

7. For purposes of landscape and placement of air conditioning units only, owners' lot lines begin at the back fence line and extend to four feet in front of their garage, unless an owner has a licensed survey showing otherwise. Units on the sides of a building have lot lines that extend four feet from the side of the building on the open side. But no permanent improvement may extend beyond the fence line or the side of the unit without permission from the board.

8. To protect the longevity of the concrete, only pickup truck type garbage trucks may enter the courts.

9. No propane tanks are allowed, except grills, without the approval of the Board.

10. Any Wi-Fi or television wires must be buried within two (2) weeks of installation or Association may have service removed. If unit is a rental, service installation must be approved by the Owner.

11. All garbage and recycling containers will be kept out of sight of the street, the neighbors and the common area except on pickup days.

12. All garage doors are to be kept closed unless the garage is in use.

13. Any resident caught feeding or enticing any wild animals, with the exceptions of birds, will be reported to the Animal Control.

XI

CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

The Board of Directors may authorize by resolution any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these Bylaws to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association. Such authority may be general or confined to specific instances.

All checks, drafts, or order for payment of money, notes, or other evidence of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall, from time to time, be determined by resolution of the Board of Directors.

All funds of the Association shall be deposited to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may select.

The Board of Directors may accept or reject on behalf of the Association any contribution, gift, bequest, or device for the general purposes for any special purpose of the Association.

**XII
BOOKS AND RECORDS**

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors, and committee having any of the authority of the Board of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the Association may be inspected by any member, or his/her agent or attorney for any proper purpose at any reasonable time.

**XIII
FISCAL YEAR**

The fiscal year of the Association shall begin on the first day of October and end on the last day of September in each year.

**XIV
ASSESSMENT OF MEMBERS**

The Board of Directors shall, in accordance with the Declarations, determine the dues and assessments to be paid by members, and shall have full power to take necessary action to enforce the payment of the same. A \$25 late charge, as determined by the Board, plus an annual interest rate of 8% will be made if an assessment is not paid within 30 days after its due date; the charges will continue to accumulate. Any account more than 90 days in arrears will automatically have all privileges of the Association revoked, including but not limited to, clubhouse use, golf course use and voting rights.

**XV
WAIVER OF NOTICE**

Whenever any notice is required to be given under the provisions of the Nebraska Nonprofit Corporation Act or under the provisions of the Articles of Incorporation, or of the Bylaws of the Association, a waiver in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of notice.

**XVI
AMENDMENTS TO BYLAWS**

Amendments to these Bylaws consistent with the Articles of incorporation may be made by the Board of Directors at any regular or special meeting. Homeowners will be notified prior to a meeting at which the Board approves bylaw changes, giving the new language proposed by the Board.

GOLF COURSE RULES 2021

1. All members must register themselves and guest(s). If you have no guests, XX out the "guest column" opposite your signature. Non-resident members must pay for their guests before playing. Place payment in the mailbox next to the bulletin board window. If we have to bill for non-resident guests, an invoicing fee will be charged.
2. Guest fees are \$8 per person. Guests must play with a member unless prior permission has been obtained for an exception to the rule.
3. Players under 14 must be accompanied by an adult member. Those under 14 may petition the golf chair/committee to waive the adult requirement. The committee will decide if the player has sufficient skills and maturity to play without an adult. Golfers under 14 may be asked to leave the course if they are not accompanied by an adult, or have a waiver.
4. Any resident hosting groups of more than 8 players must make advance arrangements with the golf chair, Carol Conway at 402-440-7033.
5. Members of authorized golf leagues are permitted to golf for the daily fee of \$8 outside of league play. They are not allowed to bring guests unless they are a golf member.
6. Each player must display a valid and current players tag. Those not displaying a tag may be asked to leave the course.
7. Golfers must wear a shirt and shoes at all times. No shoes with metal spikes are allowed.
8. Golf etiquette shall prevail at all times. Replace divots on the tee boxes, and repair ball marks on all greens. Help keep the course clean and in good condition by using litter baskets.
9. Golfers are expected to notify the owner and compensate for any damage to personal property (especially windows) surrounding the course.
10. No vehicles of any kind allowed on the course (unless approved by the Wellington Board.)
11. No dogs are allowed on the course. Animal Control will be asked to serve citations to the dog owners in accordance with the Lincoln City Ordinance.
12. The Course is closed when: a Lightning occurs, b: Flags are removed from greens and signs are posted on 1, 3 and 8, and c: There is frost.

FEE SCHEDULE

GOLF COURSE

Member: each guest	\$8
Nonresident family membership	\$300

Individual	\$250
Youth	\$50

CLUB HOUSE RULES (Residents)

FEE SCHEDULE: CLUB HOUSE

Clubhouse House Deposit (One week in advance)	\$100
Club House Rental (first 3 hours)	\$35
Each additional hour or fraction thereof	\$7.50

The Board of Directors reserves the right to assess additional clean-up charges for any unsatisfactory clean-up or damage beyond ordinary use of the Club House. Rental, clean-up and damage charges will be deducted from the deposit fee before a refund check is issued. Excessive damages to the Club House will be assessed to the authorizing resident/member.

Reservations for the Club House do not include golfing privileges. Specific permission for golfing must be obtained.

CLUB HOUSE RULES (Non-Residents)

FEE SCHEDULE: CLUB HOUSE

Clubhouse House Deposit (One week in advance)	\$200
Club House Rental (first 3 hours)	\$75
Each additional hour or fraction thereof	\$15.00

The Board of Directors reserves the right to assess additional clean-up charges for any unsatisfactory clean-up or damage beyond ordinary use of the Club House. Rental, clean-up and damage charges will be deducted from the deposit fee before a refund check is issued. Excessive damages to the Club House will be assessed to the authorizing resident/member.

Reservations for the Club House do not include golfing privileges. Specific permission for golfing must be obtained.

For Club House reservations call:

Don McIntyre, Administrative Assistant, 402-904-5292

Wellington Greens Club House Resident Rental Agreement

Wellington Greens Resident/member _____

Address _____ **Phone: 402-** _____

Email: _____ **Agrees to rent the Association Clubhouse**

on _____ **From** _____

The rental fee (including set up time and clean up time) shall be \$35 for the first 3 hours of use and \$7.50 for each additional hour = _____ \$35 total.

Reservations are confirmed upon receipt of \$100 damage deposit for Wellington Green Residents.

The reserving resident/member shall be responsible for the facility. The key must be returned to the Administrative Assistant with a check for the exact amount within twenty –four hours after the event. Your deposit check will be returned to you at that time, unless damage is found.

The reserving resident/member is responsible for cleaning and vacuuming after the event.

Repairs or cleaning due to misuse of the facility over normal wear shall be paid out of the damage deposit. Any amounts not covered by the deposit shall be assessed to the reserving resident.

COVID-19

The renter agrees to follow all local, state and national rules and regulations pertaining to the Covid-19 Pandemic and hold harmless WGHA from any liability due to COVID-19 and from any potential liability from any guest contracting COVID-19 after attending a function at the Clubhouse.

DO BE AWARE:

The golf course is not part of the rental agreement.

All activities will be inside the clubhouse after 10:00 p.m.

Bars must be hosted and all guests consuming alcohol must be of legal age.

No loud or disruptive events will be permitted. The Board reserves the right to terminate events at its discretion.

DO NOT PUT NAILS IN THE WALLS OR SCOTCH TAPE OVER THE WALL PAINT!!!!

The fireplace is decorative, no fires or trash.

The clubhouse is a smoke free facility. Smoking material is not to be thrown off the balcony.

For questions concerning clubhouse rental, contact Don McIntyre at 402-904-5292 or 402-641-5355.

The reserving resident/member has read the rental agreement and with their signature, assumes responsibility for any damage in or to the clubhouse and agrees to the above conditions of use.

This includes everyone.

Signature of reserving party: _____ **Date:** _____

Signature of WG representative: _____ **Date:** _____

Thank you for your cooperation

Wellington Greens Club House Non-Resident Rental Agreement

Wellington Greens Non-Resident/member _____

Address _____ Phone: 402- _____

Email: _____ Agrees to rent the Association Clubhouse

on _____ From _____

The rental fee (including set up time and clean up time) shall be \$75 for the first 3 hours of use and \$15.00 for each additional hour = _____ \$75 _____ total.

Reservations are confirmed upon receipt of \$200 damage deposit for Wellington Green Residents.

The reserving resident/member shall be responsible for the facility. The key must be returned to the Administrative Assistant with a check for the exact amount within twenty –four hours after the event. Your deposit check will be returned to you at that time, unless damage is found.

The reserving resident/member is responsible for cleaning and vacuuming after the event.

Repairs or cleaning due to misuse of the facility over normal wear shall be paid out of the damage deposit. Any amounts not covered by the deposit shall be assessed to the reserving resident.

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The reserving resident/member has read the rental agreement and with their signature, assumes responsibility for any damage in or to the clubhouse and agrees to the above conditions of use.

This includes everyone.

Signature of reserving party: _____ Date: _____

Signature of WG representative: _____ Date: _____

Thank you for your cooperation