

Wellington Station

Ethan's Glen Homeowners Association

3915 NE 22nd Lane, Ocala, FL 34470

www.EGHOA.com

Welcome Package For Renters

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Wellington Station (EGHOA)

New Renter Information Sheet

Please print clearly

Date renter moved in: _____

Renter Name(s):

Address: _____

Phone Number: _____ Cell: _____

Email address: _____

Check here ☐ to agree to receive the meeting minutes by email rather than delivered or mailed to your residence.

Owner's name: _____

Owner's address: _____

Owner's phone number: _____

Owner's email address: _____

Welcome to Wellington Station

We hope you will enjoy being part of our community. We are a covenant-restricted community with a homeowners' association governed by a Board of Directors. The association is legally known as the Ethan's Glen Home Owners' Association, or EGHOA. You may have received a copy of the Governing Documents from the previous owner or your realtor. If not, you may obtain a copy from our website, www.eghoa.com.

President	Smejda	Hellena	40th Ave	352-875-8156	president@eghoa.com
Vice President	Waters	Buck	40th Ave	352-209-9627	buckwaters56@gmail.com
Director	Ruggles	Dianne	22nd Lane	352-789-0320	seabat1782@yahoo.com
Director	English	Linda	21st Lane	352-281-8282	linishland@yahoo.com
Director	Kan	Elizabeth	40th Ave	907-947-1377	yoong_kan@yahoo.com
Director/ Secretary	Cilburn	Debra	22nd Street	352-362-8549	eghoa.secretary@gmail.com
Treasurer	Flannery	Karen	22nd Street	352-426-6864	treasurer.eghoa@gmail.com

The Association website is www.EGHOA.com. Governing Documents and other information may be found there.

Owners and renters are invited to the monthly Board Meetings on the 2nd Tuesday of each month at 7pm at the cabana. Agendas are posted on the 3 bulletin boards.

Included in the monthly dues is lawn maintenance: front lawns are mowed and driveways and sidewalks are edged. To have your backyard mowed, leave your gate open or affix a sign on gate. Bushes in your front flower bed are trimmed periodically.

Use of the community swimming pool is included in the monthly dues. Pool Keys may be obtained from the President. There's a \$25 fee for a lost key. Renters must have written permission from owner to obtain key (contact President for the form).

Garbage and recycling are picked up by the City of Ocala early on

Tuesday morning. Cans should not be put curbside before 6pm the evening before. After pickup, please return cans to where they cannot be seen from the street.

Yard trash (such as leaves, garden trimmings, branches, etc.) is also picked up on Tuesday. These must be in paper bags (not plastic bags) or in a separate container or in a pile at the street curb.

Community events are posted on the bulletin boards located at the three postal stations and at the exit lane of the entrance guard house.

This is a "no solicitation" community (i.e., no sales calls are permitted).

Sincerely,
EGHOA Board of Directors

Wellington Station/Ethan's Glen HOA Rules & Regulations

These Rules and Regulations adopted by the 2023 Board of Directors summarizes many, but not all, of the Rules in the Governing Documents. For complete information, see Association Governing Documents at www.EGHOA.com home page, or in the binder you received when purchasing your home.

Failure to adhere to the Governing Documents and these Rules and Regulations may result in a fine being assessed to the Homeowner's account.

LAWNS must be kept up to the standards of the community. Watering, weeding, fertilization and insect control are the responsibility of the Homeowner. (*Covenants - Article III, Section 5*). No portion of any yard, maintained by the Association or not, may be allowed to become overgrown or unsightly. Our current lawn services contract includes:

- Mowing and edging of grass weekly, as warranted by weather or growth, and cut to a height of 3.5 to 4 inches.
- Trimming of shrubs and hedges, leaf removal from the front areas of home sites as needed.
- Any other services such as irrigation issues, mulching, removal of excessive storm debris, landscape/grass installation or removal, or removal of backyard leaves/debris are not included.

ALL YARD ORNAMENTS, DECORATIONS, and other objects must be kept within the Planting Beds.

- Holiday decorations may be placed on the lawns, but must be removed in a timely manner (within 7 days) after the holiday. The Association and Lawn vendor are not responsible for damage to decorations.
- Water hoses must be kept neatly coiled on hose holders or kept inside.
- No Homeowner/Resident shall store personal effects on the patio or lawn (*Covenants, Article VII Section 1f*).

YARD POST LIGHT poles must be painted black. Globes must be 12" round and consistent with those within the community and must be clear or white in color. Colored lights may be used only during holidays and removed shortly thereafter (within 7 days).

TRASH RECEPTACLES must be placed at the resident's curbside the evening before the scheduled pickup and removed the same day of pickup. Lawn trash is to be placed in containers or paper bags. Plastic bags will not be picked up by the City. Tree branches or shrubs cannot be larger than four (4) feet in length and need to be stacked in a neat pile curbside.

YARD SALES must only be held as designated by the Board of Directors (i.e., community garage sales usually in Spring and Fall). Moving sales may be held one weekend within the month of moving in or out of the community, providing that written notice is provided to the Board of Directors one (1) month before the sale.

ALL PETS (cats included) must be on a leash and are not permitted to roam free. *Marion County Code Sec. 4-11 Control of Animals* leash regulations must be followed. It is the responsibility of all pet owners to clean up after their pets. No animal must be allowed to make continuous noise (*Marion County Code Sec. 4-12 Domestic Animals Creating a Nuisance*). Residents that observe pet owners not picking up after their pets or animals making continuous noise are encouraged to contact Marion County Animal Control 352-671-8727.

APPROVAL FOR EXTERNAL CHANGES. Per the Association Covenants, changes to the exterior of a property (such as new or replacement construction, alterations, roofing, windows, additions, painting, fencing, planting, or replacement of yard post lights, tree removal, etc.) may not be started until you have received written approval from the Architectural Committee.

PARKING - No house shall have more than 2 vehicles parked outside. No resident may park more vehicles on their property than outdoor parking spaces available. (*Covenants, Article X, Section 1*) Driveways must be kept clean and clear of lawn/tree debris, trash, and stains.

- Guest Parking areas are on 21st Lane, 22nd Lane, 39th and 40th Avenue. They are designated as Guest Parking. Guest Parking spaces may be used by guests only.
- No overnight parking is allowed on the streets per *City of Ocala Code (Sec. 66-68. - All-night parking)*. Visitors' vehicles must be moved to the Guest Parking spaces.
- No parking is allowed on grass anywhere within the Association.
- In extreme circumstances and prior notification, the Board may allow exceptions.

CABANA RESERVATION REQUESTS for approval of private parties must be submitted to Debra Cliburn at (352)362-8549 or eghoa.secretary@gmail.com.

- All private parties must be sponsored and supervised by a Homeowner. The Homeowner must be in attendance at all times and is financially responsible for any damage incurred as a result of the event and its participants.
- The pool cannot be closed to other residents during private events.
- Only beverages in cans, plastic bottles, foam or paper cups are allowed. No glass is allowed at any time.
- There shall be no smoking in the cabana at any time.
- Proper decorum must be maintained at all times and noise kept to a minimum.
- The cabana and pool areas are to be cleaned by the Homeowner using the facilities. All trash must be placed in the appropriate receptacles, spills cleaned up, chairs and tables cleaned and returned to their original areas. Failure to return the Cabana to its original state will result in the cleaning and/or damage charges being assessed to the Homeowner's account.

THE POOL is for the exclusive use of Homeowners and Residents of this community. When using the pool, guests must be accompanied at all times by the Owner or Resident. Posted regulations must be obeyed. Anyone found in violation of the posted regulations or without identification to prove residency will be asked to leave. The Board may remove pool privileges for repeated violations.

- A resident adult must accompany all children under the age of 18.
- Children wearing diapers/training pants are not permitted in the pool.
- Only beverages in cans, plastic bottles, foam or paper cups are allowed. No glass is allowed at any time.
- No food is allowed in the pool area.
- Shower before entering the pool. Do not enter the pool after applying sun lotion/oils.
- Tables must be kept clean and trash must be placed in the proper receptacles.
- Chairs must be kept four (4) feet from the edge of the pool per State of Florida Department of Health and Marion County Health Department.
- Safety devices and pool maintenance items are not to be moved or used as pool toys.
- Pool hours are from 8:00am – 9:00pm but may be altered due to weather conditions or maintenance.
- The pool area is a designated no smoking area.

NO OUTDOOR BURNING of any type is permitted within Wellington Station per [Marion County Code](#) (*Chapter 54, Article 1, Sec 54-55*)