

Wellington Station

Ethan's Glen Homeowners Association

3915 NE 22nd Lane, Ocala, FL 34470

www.EGHOA.com

Welcome Package for Owners

(Including Architectural Review Request Form)

Page 1 - Welcome Package Cover

Page 2 - New Owner Information Form

Note to Director: Please complete this form legibly when delivering this welcome package and then give contact form to the Secretary to update the database of owners and renters. Pages 3-7 are left with the new homeowner or renter.

Page 3 – Welcome & Director Contacts

Pages 4 & 5 – Summary of Rules & Regulations

Pages 6 & 7 – Form to Request Pre-Approval of External Changes
(Architectural Review Request Form) and Guidelines for Completing Form

Wellington Station (EGHOA)

New Owner Information Sheet

(To be completed by Director in the presence of the homeowner and given to Secretary for updating the database)

Please print clearly

Date purchased/moved in: _____

Name(s): _____

Address: _____

Phone Number: _____ Cell: _____

Email address: _____

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

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.

EGHOA Board January 14, 2026					
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	Newton	Kimberly	40th Ave	352-512-8733	kimnewton45@gmail.com
Director/Treasurer-Secretary	Cliburn	Debra	22nd Street	352-362-8549	eghoa.secretary@gmail.com

The Association website is www.EGHOA.com. Governing Documents, cabana calendar, 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

EGHOA owners are fortunate to enjoy a very low maintenance fee of **\$69.00 per month (\$828 per year)**. Payment is due on the 1st of the month. Fees may be paid in advance annually, quarterly or bimonthly. Many owners have their bank mail the check directly to the address below. To pay, there are two choices:

- 1) **Mail** your check to
EGHOA
3915 NE 22nd Lane
Ocala, FL 34470
- 2) or, **bring** your check to the monthly Board of Directors meeting, 2nd Tues monthly at the cabana at 7pm.

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 the President for the form).

Garbage and recycling are picked up by the City of Ocala early on Tuesday morning. 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 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 before the scheduled pickup. Please return cans to where they cannot be seen from the street. 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, etc.) may not be started until you have received written approval from the Architectural Committee. The form and guidelines are on pages 6 and 7 of this document.

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.
- Scheduled events will be posted on the cabana bulletin board and the Association website.
- 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 Dawn to Dusk 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*)

Ethan's Glen Home Owners Association, Inc. (Wellington Station)
3915 NE 22nd Lane, Ocala, Florida 34470 www.EGHOA.com

ARCHITECTURAL REVIEW REQUEST FORM

Per the Association Covenants, changes to the exterior of a property (such as new or replacement construction, alterations, roofing, additions, painting, fencing, plantings or replacement of yard post lights, etc.) may not be started until you have approval on this form. Guidelines on the next page are part of this request form.

Request will not be processed until completed with samples (see guidelines on page 2). Deliver request form and samples to a Director (see EGHOA.com or bulletin boards for list). Non-resident owners may email completed form to president@eghoa.com and deliver samples.

Approval may take up to a month. If urgent and needed sooner, explain why below and email to president@eghoa.com or deliver to a Director.

The Association is not responsible for obtaining required permits, nor for code violations. The homeowner is responsible for any damage to Association property.

Date of Request: _____ Homeowner Name: _____ Signature: _____

Address where work is to be completed: _____

Phone: _____ Email address: _____

Note: Guidelines on next page are part of this form. Please initialize the section applying to your request and submit with this page.

Please submit only one project per form and add documentation from vendor (insurer, roofer, etc.).

Request is for:

- Roofing name/color/type - attach sample:
- Exterior Painting (include color samples of body and trim from the set of approved colors)
- Fencing (type and style)
- Window Replacement (frames must be either white or bronze)
- Other – Describe request and include drawing (attach individual sheets as necessary)

APPROVAL FROM 3 DIRECTORS REQUIRED BEFORE STARTING WORK

Lead Director: Name, phone, email (print): _____

Lead Director signature: _____ Approved (date) _____ Completed Satisfactorily (date) _____

2nd Director (print name & sign) _____ Approved (date) _____

3rd Director (print name & sign) _____ Approved (date) _____

Committee Use Only

Date Received Complete: _____

Approved to Commence: Yes ___ No ___ (circle one)

Date form returned to owner _____

Date work completed: _____

Completed work approved by _____ Date _____

Entered in ARC Database by _____ Date _____

Page 2 of EGHOA Architectural Review Request Form - Guidelines

PAINT COLORS for houses must comply with approved colors (download PDF from EGHOA.com). Approved color samples may also be obtained from the Board of Directors. The selected approved color samples (body and trim) must be submitted along with the Architectural Review Request Form. ARC approval must be obtained in writing before commencing.

- front doors must be painted white or matching the house body color
- garage doors, soffits, drainpipes, drip edge and fascia must be white
- windows, storm doors, and screen doors must be bronze or white

Any house that is not in compliance with approved colors must be returned to approved colors when repainting is needed or when being placed on the market for resale.

ROOF REPLACEMENT or repairs may only use approved colors and style (architectural shingle) of roofing material. A sample of the material and color must be submitted with the Architectural Review Request Form. ARC approval in writing must have been obtained before commencing.

TREE REMOVALS require a completed and approved Architectural Review Request Form and the City of Ocala requires a permit for tree removals available at this link:

<https://www.ocalafl.org/home/showpublisheddocument/686/637726548123591291>. Attach approved City permit.

ALL FENCES may be made of an acceptable material (i.e., wood, white vinyl, chain link). Fences must be constructed to maintain a level line on the property. Wood fences may be stained or weather-proofed with a natural wood color (color must be approved) but may not be painted. All fences must be installed "good" side out. Existing fence replacement must adhere to these guidelines.

NO WINDOW AWNINGS may be attached to any house. Existing awnings may not be replaced when damaged, in need of repair, or when the house is placed on the market for resale.

DRIVEWAYS and WALKWAYS may not be painted or stained. Clear sealant may be used.

SATELLITE TV DISHES must be attached to the house, not mounted in the yard or common area.

SOLAR PANELS that homeowners may want to install on the property must go through the City of Ocala approval process prior to being submitted to the ARC for possible approval. All approved documentation from the City of Ocala must accompany the request for approval by the ARC. Please keep in mind that even if the City of Ocala approves installation of solar panels on the property, the ARC has the option of not approving the request based on whether or not the installation negatively affects the appearance of the home in the neighborhood or otherwise negatively affects the neighborhood. Please see the link below to the City of Ocala page describing the process and requirements to have solar panels installed on homes in property located in the City of Ocala and Wellington Station:

<https://www.ocalafl.org/home/showpublisheddocument/220>

TOWNHOMES (outdoor projects only) In accordance with the Ethan's Glen Declaration of Covenants, Easements, and Restrictions, the maintenance and improvement of the outdoor portions (roof repair/replacement, siding, painting, etc.) must be handled differently than of individual villas. Townhome owners agreed, by purchasing these units, to any and all statements located in the governing documents. Townhomes are physically connected (i.e., roofs, outdoor siding, outdoor painting, and other outdoor items) and these outdoor projects must be coordinated by the townhome owners, along with the HOA Board, in order to keep the outdoor appearance for all attached units uniform and consistent. This is specifically described in Article III, Maintenance and Repair Obligations, Article IV, Maintenance Expenses, and Article XIII, Covenant for Maintenance Assessments of the Ethan's Glen Declaration of Covenants, Easements, and Restrictions. The expense of these outdoor projects lies solely on the townhome owner. Although the Townhouse Building Assessment, described in the covenants, has not been used in the past, the HOA Board of Directors remains responsible to, at a minimum, assist the townhome owners with the described outdoor projects in order to keep the units looking uniform and consistent. A future use of a Townhouse Building Assessment could be implemented to assist with these townhome projects but at this time, the HOA Board will simply coordinate with townhome owners for these outdoor projects. In order to coordinate these projects, please mark on the top of any Architectural Review Request Form that it is an outdoor townhome project. During the review of the request, it must be considered and coordinated by an HOA board member with all townhome owners connected to this unit how to proceed with the project. Things to consider with all attached units should include items such as when and/or if other roofs have already been replaced, when and/or if siding on an attached units have been replaced, and when and/or if attached townhomes have been painted. Remember the key is that attached units remain uniform and consistent in appearance. As stated above, in order to accomplish this, the HOA Board could begin collecting the covenant-described Townhouse Building Assessment, but at this time will simply assist with coordinating the projects.

END