

Ridges of Wellington Homeowners Association

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Authority: The Residential Declaration of Covenants, Conditions and Restrictions supersedes this guide.

This guide is a plain-language summary of the Residential Declaration of Covenants, Conditions, and Restrictions of the Ridges of Wellington (2/7/2005). It is organized by category for easy reference. Where a Rule imposes a requirement more specific than, or not explicitly stated in, the Declaration, an "Authority" note identifies the Declaration provision under which the Board adopted it.

I. Architectural & Exterior Changes

Any change to the exterior of a home requires advance approval from the Architectural Control Committee (ACC). Submit drawings, color samples, and material details to the Property Manager before starting any work. This requirement covers, but is not limited to, landscaping, lighting, and security systems.

Rule 1	Submit plans + details to the Property Manager BEFORE beginning any exterior work, including repainting, re-roofing, fences, landscaping, driveways, pools, etc.
Rule 2	Appropriate window treatments only. Sheets, bed linens, blankets, paper, foil, or bags are prohibited. No window/wall-mounted HVAC units or window fans.

II. Parking & Vehicles

Rule 3	Each dwelling must provide parking for at least 2 cars in garages. All family vehicles must use available garage space first. If an owner has a 3rd car it must be parked in their driveway and not in the street or on their lot. GARAGES MAY NOT BE USED FOR STORAGE. ALL GARAGE DOORS MUST BE KEPT CLOSED EXCEPT WHEN IN USE. <i>Authority: Declaration Article VI §12 (Garages) sets the 2-car garage minimum, closed-door, no-storage requirements; §22(b) separately provides that vehicle parking "shall be governed by the Rules and Regulations in effect... from time to time." This Rule supplements, and does not conflict with, the Declaration.</i>
Rule 4	Motor homes, trailers, campers, motorcycles, ATVs, lawnmowers, boats, golf carts, and similar non-passenger vehicles: (i) may not be parked on the street at any time, and (ii) may not be stored on any lot unless within an ACC-approved fully enclosed structure with roof and doors. <i>Authority: Declaration Article VI §22(a) prohibits street parking of RVs, trailers, and similar vehicles; §22(b) expressly defers vehicle/RV parking rules to the Association's Rules and Regulations. This Rule supplements, and does not conflict with, the Declaration.</i>
Rule 5	Inoperable vehicles must be removed from the property immediately. No vehicle repairs on the lot or in common areas — except inside enclosed garages/workshops or emergency roadside repairs to move the vehicle off-site.

III. Yard, Outdoor Furniture & Equipment

Rule 6	Satellite dishes larger than 24 inches in diameter are prohibited. Dishes up to 24" must not be visible from any street and require ACC approval.
Rule 7	No furniture in front or side yards. This does not mean porch furniture. Rear furniture must not be visible from the street. The Board may require removal of any furniture visible from a street or alleyway.

Rule 8	Wood piles at the rear of the dwelling only. Must be screened from street view by landscaping or ACC-approved fencing, and where practicable from adjacent lots.
Rule 9	Children's toys, swing sets, jungle gyms, and trampolines require prior written ACC approval and must be hidden from street view by ACC-approved fencing or landscaping.
Rule 10	Free-standing playhouses and treehouses require prior written ACC approval and must be hidden from street view. <i>Authority: Playhouses are expressly listed among the improvements requiring DACC approval under the Declaration's general architectural review provisions. This Rule applies that existing approval authority (also supported by Article VI §29) to treehouses specifically.</i>
Rule 11	Basketball goals and backboards require prior written ACC approval and must not be visible from any street or alleyway.
Rule 12	Exterior clotheslines are prohibited unless screened from all streets and adjacent lots. No clothing, rugs, or items may be hung on any railing, fence, or wall.
Rule 13	Barbecue grills and outdoor cooking equipment must be at the rear of the dwelling (or within a courtyard) and not visible from the street where practicable.
Rule 14	Bird feeders, wood carvings, plaques, and homecrafts are not permitted in front or side yards or attached to the front/side of any dwelling. Rear placement only; not visible from street.
Rule 15	Yard sales, garage sales, rummage sales, estate sales, tag sales, flea market sales and other similar sales are strictly prohibited.

IV. Pets & Animals

Rule 16	Maximum 3 dogs or cats combined per lot (not for breeding/commercial purposes). No livestock, reptiles, birds, or poultry. Pet enclosures on lots not in the rear are not visible from the street, ACC-approved materials/size. Dogs and cats shall not roam freely or be left unattended outdoors. Dogs must be either: (a) confined within an ACC-approved fenced enclosure; or (b) under the direct supervision and control of a responsible person while on a leash. Tethering, chaining, or otherwise securing a dog to a rope, cable, stake, post, chair, tree, or similar object as a means of outdoor confinement is prohibited when the animal is unattended. Owners and tenants shall not leave pets unattended outside on any lot, including leased or rental properties, except when the pet is confined within an ACC-approved fenced enclosure. Owners are responsible for the immediate removal of pet waste from any street, common area, or another owner's lot and shall be liable for any damage to common areas caused by their pets. <i>Authority: Declaration Article VI §29 (Additional Regulations) authorizes the Board to adopt Rules and Regulations imposing "additional or more specific requirements and restrictions" beyond the Declaration, binding on all Owners. This Rule supplements, and does not conflict with, the Declaration's pet provisions (§20).</i>
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V. Trash, Noise & Nuisances

Rule 17	No trash, garbage, rubbish, or debris of any kind may be dumped or permitted to accumulate anywhere on the property.
Rule 18	No noxious or offensive activities on any lot, dwelling, or common area. Owners and occupants must avoid conditions that are disorderly, unsightly, or unkempt.

Rule 19	No exterior speakers, horns, whistles, bells, or other noise-making devices — except security and fire alarms used exclusively for those purposes.
Rule 20	Trash and refuse must be stored in sanitary containers or compactor units. TRASH CANS MUST BE KEPT AT THE REAR OR INSIDE THE DWELLING AT ALL TIMES, screened from all streets, alleyways, and adjacent lots. (Cans may be moved to the side yard on collection day.)

VI. Signage, Pools & Courts

Rule 21	NO SIGNS OR ADVERTISING POSTERS OF ANY KIND may be placed on windows or the exterior of any lot or dwelling without express written ACC permission. This includes political campaign signs, for-sale signs, contractor signs, and name/address signs — all subject to ACC conditions.
Rule 22	Tennis courts are NOT permitted on any lot. Swimming pools, hot tubs, reflecting ponds, saunas, whirlpools, and lap pools may only be built within an enclosed courtyard area, with prior written ACC approval. Above-ground pools are NOT permitted. <i>Authority: The Declaration does not address tennis courts. This Rule rests on the Board's general rulemaking authority under Article VI §29. Because it is a categorical prohibition on a use the Declaration is silent on (rather than a refinement of an existing provision), it stands on comparatively thinner footing than the other cross-referenced Rules and may warrant board-attorney confirmation if challenged.</i>

VII. Use Restrictions

Rule 23	Leasing is allowed only for residential purposes and cannot be used for transient or hotel-type purposes. Minimum lease term is six (6) months. Owner must provide proof of lease and all leases are subject to the Declaration and HOA rules/regulations. Owner remains responsible for ensuring the tenant complies with the covenants. <i>Authority: The Declaration's leasing provision expressly conditions a valid lease on compliance with "the Rules and Regulations promulgated and published from time to time by the Association." The proof-of-lease submission and owner-liability requirements in this Rule are adopted under that express deferral.</i>
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Quick Reference

Item	ACC Approval Required?	Additional Condition
Any exterior change	YES — always	Submit plans + materials to Property Mgr.
Satellite dish (max 24")	YES	Not visible from street
Children's play equipment / trampoline	YES	Hidden from street view
Playhouse / treehouse	YES	Hidden from street view
Basketball goal	YES	Not visible from street or alleyway
Clothesline	YES	Screened from all streets & adjacent lots
RV / boat / trailer storage on lot	YES	Fully enclosed approved structure required
Pet enclosure	YES	Rear of Estate/Carriage lot only; not visible

Any sign or poster	YES — written	Applies to all signs including political
Swimming pool / hot tub / lap pool	YES — written	Enclosed courtyard only; no above-ground
Tennis court	NOT PERMITTED	—
Above-ground pool	NOT PERMITTED	—
Furniture in front/side yard	NOT PERMITTED	Rear only, not visible from street
Garage used for storage	NOT PERMITTED	Garages for vehicles only; doors kept closed

This document is a summary of the Ridges of Wellington Rules & Regulations, Property Manager at Duckworth-Morris Realty Co. Inc. The Residential Declaration of Covenants, Conditions and Restrictions of The Gates, a Village of Wellington is the controlling legal document and supersedes this guide in all cases. For questions, contact Kim Lawson at (205) 345-1810 or kim.lawson@duckworth.com.