

WELLS LANDING INFORMATION SHEET 2025 (Rev 07/2025)

President	Jeff Berk	904-375-1690	jbwellslanding@gmail.com
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Lawn Service	Higdon Lawn Service	904-759-1435
Lawn Weed / Feed	Trad's	904-733-7488
Insect / Termite Control	Massey Pest Control	904-272-1300
Trash/Recycling Services	Waste Management	904-695-0500
Exterior Paints	Florida Paints	904-385-9242
Yard Signs	Custom Graphics	904-264-7667
Pool Cleaning / Maintenance	Pool Brigade – Jake Parks	904-718-1859
Poolhouse / Bathroom Cleaning	Jennifer Crowe	904-716-6066
Irrigation Maintenance	WaterWorx Irrigation, LLC	904-710-8598

Painting – The painting cycle will begin again in CY 2030 with Wells Landing Drive followed by Willow Oak and Pine Forest Trail. Everyone in the same building must use the same color unless an ARB form is submitted by ALL owners to change the color. Proper paint colors are available from Florida Paints. House Body: Flat finish Seagull / Wells Landing Gray, Beachwood or Fawn. Trim: Satin, Alaska White or Newport Blue. Roof drip edges, gutters and, downspouts must be painted to match the trim color. Proof of painting / receipt for work is required to be submitted to the board for tracking purposes.

Roofing – Authorized shingles are Certainteed brand Landmark Burnt Siena and Heather Blend or GAF brand Barkwood. All units in a building should use the same color. Remember, approval of an Architectural Review Board (ARB) request is required prior to commencement of work.

Any changes and improvements to the exterior of the unit / lot, tree removal, etc. requires approval of an ARB request. Please submit all requests to a board member for consideration by the board.

In accordance with the community's Bylaws, the Wells Landing Association is responsible for maintaining the recreation building, the pool and gazebos, the swimming pool, the community entrance and its signs, the islands along Wells Landing Drive, the drainage pond at the Willow Oak cul-de-sac and the grounds surrounding it.

Other residential services included in each owner's annual fees are: mowing, edging, blowing of the grassy areas along the streets and common areas, weed/feed, termite treatment/repair bond, monitoring and extermination as well as monthly exterior pest control. Interior pest control is included on an as needed basis. If you have issues with pest control, please contact Massey Services. They normally come to the neighborhood on Wednesdays.

Maintenance of individual properties is the responsibility of the homeowner. This includes keeping bulkheads, fences and the grassy areas between the sidewalk and curb in good repair. Only grass in that area (or up to approx. 10' from the curb) will be cut and treated by the Association. That area will be edged by the Association if you have planted something other than grass. If residents have difficulty in maintaining weed free grass along the street, owners may plant ground cover plants such as Asiatic jasmine. Please contact the board for details before planting. Home exteriors, mailboxes and lights are to be maintained in good condition. Driveways and walkways are to be maintained, free of weeds/grass and pressure washed at least annually.

Please pick up after your dogs. Make sure to inform your guests and tenants as well.

Satellite dishes are preferably placed in a location not seen from the street. However, in order to get a signal, we know the location preference is not always possible.

Submission of proof of Homeowners Insurance is required annually and is to be submitted with payment of annual fees.

Private parties (6 or more people) at the pool will require a \$250 cleaning deposit which will be returned if there is no damage/repairs needed, gazebos, clubhouse, bathrooms and grounds are cleaned afterwards and trash is left NEATLY at the curb for pick-up. Please call the President to reserve the pool. Pool Reservation forms and deposits must be approved one week in advance.

Moving or have a new tenant? Remember, homeowners are required to notify the Board of residency or tenant changes as well as providing copies of HOA documents to new owners / tenants. Homeowners are responsible for the actions of their tenants. The Board will notify those who do not comply with the Association's Bylaws and Rules and may impose fines when owners or their tenants are not in compliance. Wells Landing has approved a standard For Sale/For Rent sign. Signs not in compliance will be removed.