



We are delighted that you have expressed interest in Wesleyan Village.

Wesleyan Village is an active adult Christian community that seeks to provide an affordable living environment which contributes to the spiritual, physical, mental, emotional and relational wellbeing of its residents.

We are a family of believers with divergent backgrounds who aspire to common goals. Together we strive to be a loving community of Christ followers who endeavor to live out the principles of the Christian faith on a daily basis. It is our purpose to maintain the spirit of unity which is the mark of good relationships in a community whose standard is: *"So in everything, do to others what you would have them do to you."* (Matthew 7:12)

We invite you to take the next steps in becoming a part of our Community:

1. **Membership Application:** Please fill this out completely and return it to our mailing address 8225 Wesley Dr., Brooksville, FL 34601. If you choose to bring it to the office personally, our physical address is 23053 Cortez Blvd., Brooksville, FL 34601.



The first page involves two categories:

- Basic information about yourself.
- An application fee of \$50.00 must be submitted with each application.
- Provide two references (one reference needs to be your Pastor) and any names of residents in Wesleyan Village you are acquainted/related. The persons you list as "References" will be contacted by someone from the Membership Committee. Please inform your references to expect this contact.



The second page involves four categories:

- **Core Beliefs** is an affirmation of faith. These doctrinal statements are from The Wesleyan Church, our parent corporation. If you would like to know more about The Wesleyan Church you may go to [www.wesleyan.org/about](http://www.wesleyan.org/about). Click on "Our Beliefs & Core Values" for more information.
- The **Governing Documents** are included in your packet. After reading them, please acknowledge receipt of them and affirm that you agree to abide by them.
- **Background Check** involves two questions to be answered. After answering, follow this link (<https://ministryopportunities.org/WBCA>), also found on the Membership Application, to give permission for a mandatory background check.
- **Independent Residency Requirement** must be signed. Wesleyan Village is not an assisted living facility nor is it a nursing home; we are an *active* adult Christian community. Therefore, it is essential that you are able to maintain independent living status in order to reside in the Village.

(See Back Side)

8225 Wesley Drive  
Brooksville, FL 34601  
352.799.1644  
[www.wesleyanvillage.org](http://www.wesleyanvillage.org)  
*An Active Adult Christian Community*



The third page involves:

- *Pets*: If you are planning to bring a pet, a *Pet Application* must accompany the *Membership Application*.
- Complete the *Membership Application* by filling in the *Additional Information*.

Thanks again for your interest in becoming a part of Wesleyan Village. Once everything is received, we, the Membership Committee, will review your application and process it in a timely manner. Please contact us if you have any additional questions. You may also visit our website at [www.wesleyanvillage.org](http://www.wesleyanvillage.org) for an updated listing of available properties and current community information.

Anticipating our fellowship together,

*Membership Committee*

Wesleyan Bible Conference Association



## **Membership Application**

{FRM 02.12a}

Effective 12.01.2022

Wesleyan Village is an active adult Christian community that seeks to provide an affordable living environment which contributes to the spiritual, physical, mental, emotional and relational wellbeing of its residents. It is operated in compliance with Federal and State statutes for such communities.

***The Membership Application process may take two weeks from the time it is received (or longer if there is a delay in response from your references).***

### **(PLEASE PRINT CLEARLY)**

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Current Street Address: \_\_\_\_\_ Anniv. Date: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Current Church Denominational Affiliation: \_\_\_\_\_

Current Church Name: \_\_\_\_\_

### **Non-Refundable Application Fee = \$50.00**

#### **Membership Fees** - Once approved, Membership fees are as follows:

- 1) *Annual Affiliate Membership* (renting) = \$50.00      2) *Full Membership* (purchasing property) = \$150.00  
3) *Approved/Undecided* (approved Member but *undecided* on type of membership-expires one year after approval)

**Please check one of the following Membership choices:    Affiliate                  Full                  Undecided**

### **References**

Submit names and requested information on the following (please notify your references that we will call):

1) Your current Pastor (or recognized leader of your personal denominational affiliation):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

2) Other Personal Reference (not a relative):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

3) Current Residents of Wesleyan Village with whom you are acquainted/related:

Name/s: \_\_\_\_\_

\_\_\_\_\_

### Core Beliefs

1. Do you affirm **each** of the following Statements of Belief of the Wesleyan Bible Conference Association? (*Check each box indicating your agreement*)

- ☐ **We believe** in one God, who is Father, Son and Holy Spirit, and the Savior of all who put their faith in him alone for eternal life.
- ☐ **We believe** that those who are made new in Christ are called to be holy in character and conduct and can only live this way by being filled with the Lord's Spirit.
- ☐ **We believe** in the Bible and its sufficiency to establish our faith and conduct.
- ☐ **We believe** God wills for people everywhere to know him and be made new in Christ.
- ☐ **We believe** that the purpose of the Church is to worship God in spirit and in truth, and to reach a lost and fallen world with the gospel of Jesus Christ through its worship, witness, and loving deeds.

Affirmation of Core Beliefs \_\_\_\_\_

Signature

\_\_\_\_\_

Date

### Governing Documents

2. I/We acknowledge receipt of the Governing Documents of the Wesleyan Bible Conference Association. I agree that as a Resident/Renter of Wesleyan Village, I will comply with these Governing Documents.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

### Background Check

3. Have you ever been convicted of a felony? YES \_\_\_\_\_ NO \_\_\_\_\_ If yes, please explain:  
\_\_\_\_\_ (additional space provided on page 3)
4. Have you been released from all conditions of parole/probation? YES \_\_\_\_\_ NO \_\_\_\_\_ N/A \_\_\_\_\_

Your signature below indicates your truthful answer to questions #3 & 4.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

**NOTE:** This application will not be submitted until you have followed the link below to provide the information requested and give consent for WBCA to conduct a criminal background check. Contact the Village office with any questions. <https://ministryopportunities.org/WBCA>

### Independent Residency Requirement

A requirement for independent residency within Wesleyan Village is that persons are physically and mentally capable of self-care. In determining the independent status of any individual, the Board of Directors of the WBCA will review the recommendation of the individual's personal physician and/or family/power of attorney (POA). When a person is deemed incapable of self-care, and it is determined that there is no responsible caregiver in the home, he/she, his/her family, and his/her POA will be notified in writing of this decision. Individuals requesting independent residency status may be denied membership on the basis of this decision. Current residents will have 90 days to transfer to other accommodations when ordered by the Board. Extensions to this time may be granted only by the Board of Directors. Management may be authorized by the Board of Directors to contact the appropriate State authority. (*WBCA Bylaw #6*)

Your signature indicates that you currently comply with the preceding requirement, and agree that in order to maintain residency in Wesleyan Village you must maintain compliance with this requirement.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

### **Pets**

Do you intend to bring a pet into Wesleyan Village?      Yes \_\_\_\_\_      No \_\_\_\_\_

If yes, you must complete a Pet Application and submit it with this application. Pets are not permitted in Wesleyan Village rental units. Only dogs or cats up to 25 lbs. are permitted in Wesleyan Village.

### **Additional Information**

Please share with us why you wish to move to Wesleyan Village:

Tell us about your spiritual journey of salvation and your current walk with the Lord:

If needed, you may use this additional space for further explanation to *Questions #2 & #3* above:

Ensure the following information is INCLUDED WITH THE APPLICATION before submitting the info to us. Any missing information will delay the approval process.

- ☐ Application filled out in all sections
- ☐ Non-Refundable Application Fee of \$50 for Administrative processing (to be submitted with Application)
- ☐ References
- ☐ Core Beliefs for Wesleyan Village
- ☐ Governing Documents *Acknowledge Receipt* signature
- ☐ Background Check online link provided and signature
- ☐ Independent Residency Requirement signature
- ☐ Pets if applicable
- ☐ Additional Information
- ☐ Personal *digital* photo of applicant/s (please email photo to [wbcainfo@wesleyanvillage.org](mailto:wbcainfo@wesleyanvillage.org))

- - - - - (Office Use Only) - - - - -

Non-Refundable Application Fee: Amount = \$50.00 Received by \_\_\_\_\_ Date \_\_\_\_\_

Reference Check Completed by: \_\_\_\_\_ Date \_\_\_\_\_

Approved by Vote of Membership Committee: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_

Signature of Committee Chair/Designee \_\_\_\_\_ Date \_\_\_\_\_

Added to WBCA information database system on \_\_\_\_\_ (Date)

By: \_\_\_\_\_

NOTES:

8225 Wesley Drive  
Brooksville, FL 34601  
352.799.1644  
[www.wesleyanvillage.org](http://www.wesleyanvillage.org)  
*An Active Adult Christian Community*

**Wesleyan Bible Conference  
Association**  
**&**  
*Wesleyan Village*



**GOVERNING  
DOCUMENTS**

8225 Wesley Drive  
Brooksville, FL 34601  
352.799.1644  
[www.wesleyanvillage.org](http://www.wesleyanvillage.org)  
*An Active Adult Christian Community*





# WELCOME

The Wesleyan Bible Conference Association welcomes you into its membership.

We are a family of believers with divergent backgrounds who aspire to common goals.

In the Christian community, as in any family, varying viewpoints will arise.

Management welcomes your input and remains ready to offer clarification on any of the

following material which may cause concern or misunderstanding.

It is our purpose to maintain the spirit of unity which is the mark of good relationships in

a community whose standard is:

*“So in everything, do to others what you would have them do to you.”* Matthew 7:12



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**ARTICLES OF INCORPORATION OF**  
**THE WESLEYAN BIBLE CONFERENCE ASSOCIATION**  
**AND WESLEYAN VILLAGE**

PREAMBLE

We, the members of the Wesleyan Bible Conference Association, desiring to preserve and pass on to posterity the doctrine and principles of Christian living, transmitted to us as evangelicals in the Wesleyan-Arminian tradition, have adopted these Articles of Incorporation of the Wesleyan Bible Conference Association and Wesleyan Village as our fundamental governance document.

ARTICLE I  
NAME

The name of the Association is the *Wesleyan Bible Conference Association* (WBCA). WBCA is located in Hernando County near Brooksville, Florida. The Association is a subsidiary corporation of The Wesleyan Church pursuant to Articles 1880 & 4300-4320 of *The Discipline of The Wesleyan Church*. The Wesleyan Church has its principal place of business and general office in Fishers, Indiana. The community operated by the WBCA is named *Wesleyan Village*. Wesleyan Village is an active adult Christian community located in Hernando County, near Brooksville, Florida.

ARTICLE II  
PURPOSE

The purpose of the Association shall be to share the doctrine and principles of Christian living. To achieve this purpose, the Association shall:

1) conduct religious activities which contribute to the spiritual, physical, mental, emotional and relational wellbeing of its members; and

2) through its officers and Board of Directors, operate and promote a Christian community. In operating said community, the Association shall purchase and develop real property, erect buildings and other improvements, manage and maintain the property and improvements, solicit and borrow funds, buy, sell, transfer, lease or otherwise dispose of and acquire property, and do such other things as may be consistent with the operation of such a community.

### ARTICLE III DOCTRINE

The Association shares and supports the doctrinal positions of The Wesleyan Church. No doctrine which conflicts with or contravenes the Bible shall be promoted in any meeting sponsored by the Association, nor shall any rules or regulations be enacted which conflict with *The Discipline of The Wesleyan Church*. This shall not preclude presentation of divergent views for study or information.

Association members affirm the following Doctrinal Statement:

**We believe** in one God, who is Father, Son and Holy Spirit, and the Savior of all who put their faith in him alone for eternal life.

**We believe** that those who are made new in Christ are called to be holy in character and conduct and can only live this way by being filled with the Lord's Spirit.

**We believe** in the Bible and its sufficiency to establish our faith and conduct.

**We believe** God wills for people everywhere to know him and be made new in Christ.

**We believe** that the purpose of the Church is to worship God in spirit and in truth, and to reach a lost and fallen world with the gospel of Jesus Christ through its worship, witness, and loving deeds.

(Doctrinal beliefs as stated at [www.wesleyan.org/about](http://www.wesleyan.org/about))

### ARTICLE IV MEMBERSHIP

Requirements for Membership. Membership shall be limited to persons who:

- 1) complete and sign the membership application;
- 2) are approved by the Membership Committee;
- 3) abide by the Governing Documents of the Association;
- 4) affirm the Doctrinal Statement as published in the Articles of Incorporation; and
- 5) pay the requisite membership fee.

Rights of Full Membership. Full Members of the WBCA are entitled to:

- 1) own or lease property in the Wesleyan Village;
- 2) nominate Directors for Board positions;
- 3) propose amendments to the Articles of Incorporation; and,
- 4) serve as a member of the Board of Directors.

Rights of Affiliate Membership:

- 1) Affiliate Members may rent dwelling units or RV lots in Wesleyan Village either seasonally or in the short term.
- 2) No other rights of membership, including voting rights, shall be granted.

## ARTICLE V OFFICERS

The Board of Directors shall designate principal officers of the Association. The principal officers shall be members of The Wesleyan Church.

## ARTICLE VI BOARD OF DIRECTORS

The Association shall be governed by a Board of Directors (hereinafter referred to as the "Board") which shall have final jurisdiction over all business and decisions of the Association. Any Full Member of WBCA is eligible to serve as a Board member, with the provision that at all times at least 2/3 of the Board must be members of The Wesleyan Church.

The Board shall consist of:

- a. Six (6) voting directors nominated by Full Members of the Association at its annual meeting and elected by the General Board of The Wesleyan Church. Two of these directors will be nominated each year for a term of three years each.
- b. Three (3) additional voting directors nominated for three-year terms (one per year) by the Board and elected by the General Board of The Wesleyan Church.
- c. One (1) voting Director (denominational representative) shall be appointed by the General Board of The Wesleyan Church.
- d. A Director may not serve more than two consecutive three-year terms.

The Board annually shall elect from among its members a:

- a. General Director, who shall serve as Chairperson; a
- b. Vice-Chairperson; and
- c. Committee chairs.

If the position of the General Director/Chair is vacated for any reason, the Vice-Chair shall serve in that role until the Board elects a replacement. In the event of a vacancy of any other elected Board position or principal officer, the remaining members of the Board by a majority vote may elect a successor who shall hold office for the unexpired term.

The Board may elect one of its members as the Secretary; and/or, appoint a Full Member of the WBCA as a recording secretary who shall then serve as a non-voting member of the Board.

The Board may elect one of its members as a Financial Officer; and/or employ a person/agency to perform the duties of the Treasurer. An employed Treasurer/agency shall not serve as a voting member of the Board.

The Board may appoint non-voting ex-officio members to the Board of Directors.

The Board is authorized to establish such committees as named in the bylaws and other standing or special committees it deems necessary.

The Board may employ such positions as it deems necessary for the operation of Wesleyan Village.

## ARTICLE VII BOARD MEETINGS

The Board shall meet at least four (4) times per year and may be called into special meetings by the Chair or the Board itself.

All Board meetings shall be conducted according to the most recent edition of Roberts Rules of Order.

## ARTICLE VIII REMOVING OFFICERS AND BOARD MEMBERS

When it is in the best interests of the Association, the Board may, at a regular or specially called meeting, remove any of its officers or Board members by a two-thirds (2/3) vote of all Board members.

The General Board of The Wesleyan Church shall have the authority to remove for cause any member of the Board of Directors.

## ARTICLE IX LEGAL AGENTS

The principal officers designated by the Board of Directors shall act as Legal Agents of the Association and are authorized to convey and hold in trust all property, whether real, personal, or mixed, now owned or later acquired by the Association, for the use and benefit of the Membership. They shall acquire or dispose of this property only when and in such manner as directed by the Board.

At no time shall action be taken if the Legal Agents are unavailable, unless the Board meets and authorizes that action.

## ARTICLE X PROPERTY

All property, whether real, personal or mixed shall be held in trust for the use and benefit of the ministry and members of The Wesleyan Church, incorporated under the laws of the

state of Indiana as The Wesleyan Church Corporation, subject to *The Discipline of The Wesleyan Church*, regulations and appointments of said Church as from time to time legislated and declared.

## ARTICLE XI AMENDMENTS

Amendments to the Articles of Incorporation may be made upon approval of two-thirds (2/3) of the members of the Board at a duly-called meeting of the Board. An amendment may be proposed by the Board or any ten (10) Full Members of the Association who have signed the written proposal. Such amendments shall be presented to the Chair who shall present them to the Board for final action at a duly-called meeting. All proposed amendments shall be published and made available to the membership of the Association at least one (1) month prior to this meeting.

## ARTICLE XII DISSOLUTION

In the event of dissolution of the Association, its assets shall become the property of The Wesleyan Church; provided, however, that nothing contained in the Articles shall be construed to constitute the assumption of any of the liabilities of the Association by The Wesleyan Church.

## ARTICLE XIII CONFLICT

In the case of any real or perceived conflict between any of the Governing Documents, the following order of controlling authority shall prevail: first, the Articles of Incorporation; second, the Bylaws; third, the Covenants.

Amended: May 25, 2021

Approved by the General Board of Administration of The Wesleyan Church: June 4, 2021

Effective Date: June 29, 2021





# **BYLAWS OF THE WESLEYAN BIBLE CONFERENCE ASSOCIATION AND WESLEYAN VILLAGE**

## **PREAMBLE**

1. Wesleyan Village shall be operated as an active adult Christian community that seeks to provide an affordable living environment which contributes to the spiritual, physical, mental, emotional and relational wellbeing of its residents. It shall be operated in compliance with Federal and State statutes for such communities.

## **RESIDENCY AND RENTAL REQUIREMENTS**

2. Wesleyan Village consists of Residents and Renters.
  - a. A Resident is defined as an individual who:
    - 1) owns a Residential Unit in Wesleyan Village; or,
    - 2) leases either:
      - a) a lot upon which is placed a manufactured home; or,
      - b) a Residential Unit from Wesleyan Village (either annually or as a life lease).
  - b. A Renter is defined as an individual who rents:
    - 1) a Wesleyan Village owned rental unit; or,
    - 2) a Residential Unit owned by a Wesleyan Village Resident; or,
    - 3) a lot on which is placed a Recreational Vehicle (RV).
3. Residents must be Full Members of the Wesleyan Bible Conference Association as defined by Article IV of the Articles of Incorporation. Renters shall be Affiliate Members of the WBCA as defined by Article IV of the Articles of Incorporation.
4. Housing in Wesleyan Village is intended and operated for occupancy by persons 55 years of age or older. State law requires that at least 80 percent of the occupied units are occupied by at least one person 55 years of age or older
5. When a resident has a child who, by reason of special needs, must remain in the custody of his/her parent(s) or legal guardian(s), special permission must be received in writing from the Board of Directors.
6. A requirement for independent residency within Wesleyan Village is that persons are physically and mentally capable of self-care. In determining the independent status of any individual, the Board of Directors of the WBCA will review the recommendation of the individual's personal physician and/or family/power of attorney (POA). When a person is deemed incapable of self-care, and it is determined that there is no responsible caregiver

in the home, he/she, his/her family, and his/her POA will be notified in writing of this decision. Individuals requesting independent residency status may be denied membership on the basis of this decision. Current residents will have 90 days to transfer to other accommodations when ordered by the Board. Extensions to this time may be granted only by the Board of Directors. Management may be authorized by the Board of Directors to contact the appropriate State authority.

### MANAGEMENT STRUCTURE

7. The Community Manager shall be an employee of WBCA hired by the Board of Directors, reporting to the General Director or designee. He/she shall perform designated duties usually associated with managing the daily operations of an active adult community.

8. The Community Chaplain of the WBCA shall be an employee of the WBCA hired by the Board of Directors, reporting to the General Director or designee. He/she shall be responsible for religious activities, chaplaincy services, and such other duties as defined by the Board.

9. The Board Secretary shall keep official records of all business handled in the Board and elected Committee meetings. He/She shall keep a roll of all members of these groups and shall make sure that the minutes of said meetings are distributed to the members within fifteen (15) days after the meetings. The Board Secretary shall sign legal documents and/or forms as required by the Governing Documents. An official copy of the minutes of all meetings of the Board shall be forwarded to the Executive Director of Communication and Administration of The Wesleyan Church for permanent filing.

10. The Treasurer shall be an employee of WBCA hired by the Board of Directors. He/She shall receive all funds for WBCA and shall keep full and accurate records of all receipts and disbursements in books belonging to the Association. The Treasurer shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board. He/She shall disburse funds as authorized by WBCA management. The Treasurer shall render detailed financial reports to the Board. He/She shall be responsible for an official external audit of the Association's financial books at the close of each fiscal year and report the same to the Board of Directors at its next regularly scheduled meeting. Another officer shall be designated and authorized to sign checks when the Treasurer is unable to do so. An official copy of the financial reports from all meetings of the Board shall be forwarded to the Executive Director of Communication and Administration of The Wesleyan Church for permanent filing.

11. There shall be a Nominating Committee of five (5) Full Members of the WBCA elected by the Board of Directors for a term of one (1) year. The Board Chair shall serve as the Nominating Committee Chair. Said Committee shall present nominations for positions on the Board of Directors. The Committee shall elect its own secretary.

12. There shall be a Membership Committee consisting of the Chair and Vice-Chair of the Board of Directors, and at least three additional Members of the WBCA who will be appointed by the Board. The Property Sales Coordinator and the Support Services Supervisor shall be advisors to this committee. The committee members shall be appointed annually. The Vice-Chair shall serve as chair of the Committee. The Membership Committee will receive applications for membership in the Association, check references provided by the applicant(s), and interview the applicant(s) when deemed necessary by the Committee. Any person whose application is denied by the Membership Committee, may appeal that decision to the Board of Directors.

13. There shall be a Finance Committee consisting of the Financial Officer, Treasurer and two (2) Full Members of the Association not employed by Wesleyan Village. They shall be elected by the Board and serve on an annual basis. The Financial Officer shall preside at meetings of this Committee which shall review variances from the current year budget and recommend an annual budget to be presented to the Board prior to the beginning of the fiscal year. The committee shall also study and make recommendations to the Board regarding residential Assessments, rental rates, dining room rates, and fees. The committee may appoint a sub-committee to review and make salary recommendations to the Board.

14. The Board of Directors shall ensure that proper safeguards are in place for the borrowing or loaning of funds and that there is adequate security by full mortgage protection or the like whenever there is an investment in property.

15. The Board of Directors shall establish rules and regulations (Covenants) governing all Residents and Renters who live within the area administered by it. It shall approve all rates and fees. Management shall be responsible to disseminate and enforce these rules and regulations. It shall also create and enforce a procedure for the collection of rates and fees.

16. The Board of Directors shall establish and adhere to rules for conducting Board business through means of electronic communication (e.g. e-mail).

17. The fiscal year of the WBCA and Wesleyan Village shall be from October 1<sup>st</sup> through September 30<sup>th</sup>. Board of Director terms shall coincide with the fiscal year.

## AMENDMENTS

18. Amendments to the Bylaws and Covenants may be made by a majority vote of the Board of Directors at a duly-called meeting.

19. The Bylaws of the corporation shall include *The Discipline of The Wesleyan Church* as amended from time to time; and no Bylaws may be adopted that are inconsistent with the provisions of The Discipline or contrary to local laws. The Bylaws, and any amendments thereto, shall be subject to the approval of the General Board, who shall also have the right to initiate any such Bylaws or amendments, provided they do not contravene any action of the General Conference.

Amended: May 25, 2021

Approved by the General Board of Administration of The Wesleyan Church: June 4, 2021

Bylaw #12 edit approved by the General Board of Administration of The Wesleyan Church: May 3, 2023

Effective Date: June 29, 2021

## **COVENANTS OF THE WESLEYAN BIBLE CONFERENCE ASSOCIATION AND WESLEYAN VILLAGE**

### **PREAMBLE**

As a community of Christ followers, we covenant together to maintain a spirit of unity in essentials; a spirit of liberty in non-essentials; and in everything, a spirit of love. Toward this end we agree to observe these Covenants.

### **DISCLAIMER OF LIABILITY**

1. The Covenants of the Wesleyan Bible Conference Association and Wesleyan Village strive to promote peace, dignity, protection, and spiritual enrichment of Village Residents, Renters and guests; but the Association and its Management are not responsible for loss by fire, theft, accident, personal injury, or any other cause whatsoever to any Resident, Renter or guest.

2. Management may exercise its right to recover any losses or damages it suffers because a Resident, Renter or guest breaches Village rules and regulations or defaults on any other agreement with the Management. It may also take appropriate steps against a Resident or Renter whose actions result in a claim asserted against the WBCA by a third party. In all such actions, Management may also seek reimbursement for any attorney's fees and court costs incurred or expended by the Management in either the presentation or defense of its case. Management may exercise any of the forgoing rights against any Resident or Renter for any breach of Covenant or any harm caused by the guest of the Resident or Renter.

### **GENERAL INFORMATION REGARDING THE OPERATION OF WESLEYAN VILLAGE**

1. Wesleyan Village, sponsored and operated by WBCA, shall include Epworth Estates, John Wesley Manor, Phillippe Park, RV Park, Shepherds Court, Wesley Commons, Wesleyan Homes, the property west from Langport Drive to Jasmine Drive between Victory Drive and Melody Lane, the two properties owned by WBCA on either side of the north end of Redbud Lane and what is commonly called the Cortez property. For purposes of applying rules and regulations contained in the Governing Documents, Wesleyan Village consists of all property owned or developed by the Wesleyan Bible Conference Association.

2. Following approval of a Resident's application to live in Wesleyan Village, it is required that each Resident complete a "Personal Information" form received from the WBCA office. This information shall contain both the local and home address of the party and spouse (if any); the names, addresses, and telephone number of person(s) to be contacted in an emergency; and such other pertinent data which would assist in any emergency situation. This should be done immediately upon occupancy and updated as necessary.

3. Pets will not be permitted in the WBCA owned apartments. Residents need prior permission to keep a pet. Pet ownership is subject to the Resident's adherence to the Wesleyan Village Pet Policy and Hernando County Animal Code.

4. Resident yard sales are permitted with change of residence. These are restricted to Friday/Saturday and no more than two weekends. The WBCA Activities and Communications Coordinator will organize and advertise Village wide yard sales for all Residents and Renters twice per year (Spring and Fall).

5. In an effort to protect our Residents from unlicensed, unbonded, and potentially substandard contractors, we encourage Residents to check with the Village Office for a recommendation before proceeding with any project that goes beyond small repairs.

6. Peddling and soliciting are not permitted within the Village.

#### 7. Vehicles and Parking

Unless otherwise specifically permitted by Management or pursuant to rules and regulations adopted by the Board:

- a. residential driveways in the Village shall only be routinely used for parking operable personal passenger vehicles, including golf carts;
- b. residential driveways may be used to park boats, commercial vehicles, recreational vehicles, trailers, or other similar vehicles for no more than forty-eight (48) hours total during any thirty (30) day period;
- c. recreational vehicles parked in driveways may not be occupied;
- d. no vehicle of any kind may be driven or stored on any yard or green space, including golf carts;
- e. no street parking is allowed except for pickups and deliveries; and, when driveway parking is unavailable, street parking may be permitted only to the extent that it does not impede normal traffic flow;
- f. jacking, storing, and repairing of vehicles is not permitted within the Village.

8. The use of WBCA property is restricted to WBCA Residents, Renters, their guests, organizations and institutions of The Wesleyan Church, and such others as may be approved by Management. Guests under 14 years of age may not use Village facilities unless accompanied by an adult.

## RESIDENTS AND RENTERS RESPONSIBILITIES

1. Residents and Renters in the Village agree to abide by the Covenants of WBCA and federal, state, and local laws. Violation of any of these Covenants or laws may be grounds for revocation of any contract or lease and for the eviction of the Resident or Renter.
2. Each Resident and Renter is responsible to see that all of the Association's Covenants are complied with by their guests. Absence from the property at the time of the violation does not remove the responsibility for securing compliance with the Covenants. Violation of any of these Covenants by any guest may be grounds for revocation of that guest's permission to stay in Wesleyan Village.
3. Any person who owns, rents, or leases property in Wesleyan Village shall be responsible to pay for their own utilities as outlined in the Village utility policy.
4. Each Resident in Wesleyan Village shall keep his/her lot, yard, patio, and driveway neat and clean at all times. All trash shall be stored in secure containers and placed at the points designated for collection. Properties which Management deems non-compliant with this paragraph will be given written notice of 30 days to comply. Failure to comply within 30 days will subject the Resident to sanctions as outlined in the "Enforcement" section of these Covenants.
5. Residents who are going to be away for a considerable period of time shall arrange for their lots to be mowed. If no such arrangements are made, or if they are not fulfilled, the Association reserves the right to enter upon the property to do whatever is necessary to meet the requirement established for Wesleyan Village and charge the costs to the owner as a Benefited Assessment.
6. Each Resident and Renter shall be responsible for arranging the delivery of his or her mail, subject to Postal Service regulations and those of WBCA.

## ASSESSMENTS AND FEES

1. Assessments are levied against Residential Units in consideration of Association expenses. The Board considers four (4) types of Assessments:
  - a. Base Assessments: to fund general Association expenses;
  - b. Benefited Assessments: for the benefit of designated Residential Units;
  - c. Reserve Assessments; and,
  - d. Special Assessments.
2. No Resident may exempt himself or herself from liability for any Assessment by non-use of Village facilities or programs, abandonment of his or her Residential Unit, or any



other means. The obligation to pay Assessments is a Covenant on the part of each Resident.

3. Assessments are due the first day of each month. If the assessment is not paid by the 15th of the month, a late fee, to be set by the Board no more often than annually, will be charged to that account. Residents may sign up for an auto pay option to pay the monthly assessment.

4. Resident accounts remaining in arrears after two months will be charged accumulated late fees. Residents whose accounts remain in arrears for four months may receive notice of a potential lien to be filed against their property. Residents whose accounts remain in arrears for six months may have a lien filed against their property. The Board retains the authority to initiate foreclosure procedures against any property whose Assessment is greater than one year in arrears. Liens filed by the WBCA shall take priority over all other liens to the fullest extent allowable by Florida law.

5. In no case shall any lien be filed nor any foreclosure procedures initiated unless a representative of Management first attempts to contact the property owner for the expressed purpose of offering assistance from the Village's benevolence program. The WBCA benevolence program offers financial aid for persons with verified need.

6. When more than two (2) individuals are approved to occupy the same residence at the same time in the Village, an additional charge, to be set by the Board no more often than annually, shall be added to the Residents' monthly Assessment for each additional individual. At no time shall Management permit occupancy of any Residential or Rental Unit to exceed two (2) persons per the number of bedrooms in that residence.

7. Each guest of a Residential Unit may stay up to a total of 30 days in any calendar year without incurring additional charges to a Resident's account. It is the responsibility of the Resident to receive written permission from Management for any guest who stays beyond 30 days. Additional fees will be charged to the Resident's account as noted in #6 above.

8. Invoices will be sent to Residents and Renters for any non-assessment charges (e.g. water, electric, taxes). If the balance due is not received within 30 days from the date of the invoice, a late fee to be set by the Board no more often than annually, will be charged.

9. The "Membership fees" referred to in the Articles of Incorporation (Article IV), shall be set by the Board of Directors no more often than annually.

10. All charges assessed by the State of Florida, Hernando County, or any other authority having jurisdiction shall be paid to the proper authority or agency, in addition to the regular charges fixed by and payable to the Wesleyan Bible Conference Association.

## SAFETY REGULATIONS

1. Operators of motor vehicles (including golf carts) are expected to drive with care for the safety of pedestrians. They shall obey all traffic laws (which include stop signs, speed limits, one-way streets, etc.) and avoid excessive noise. Vehicles are not to be driven upon grass areas. Due to the narrow nature of Village streets, no passing is allowed. Drivers of golf carts are encouraged to pull to the side of the road to allow other vehicles to proceed. Only when the driver of the golf cart has pulled to the side of the road and acknowledged the other vehicle, may the driver of that other vehicle proceed past the golf cart.
2. Golf carts are welcome in Wesleyan Village, but, according to Florida law, they may not be driven on public roads or highways. Roads inside Wesleyan Village are private, not public.
3. Guests without a valid driver's license may not drive a golf cart in Wesleyan Village unless accompanied by a responsible adult. The owner of a golf cart is responsible for any damage and/or any injury that might ensue in an accident where the driver of their cart is at fault.
4. Firearms/weapons of any kind shall not be discharged in Wesleyan Village except as permitted by applicable governmental rules, regulations, ordinances and laws.
5. The discharge of fireworks in the Village is prohibited.

## PERSONAL CONDUCT

1. Each Resident and Renter is expected to reverence the name of God and to honor the Lord's Day by divine worship and spiritual edification; participating in those activities which contribute to the spiritual, mental, and physical well-being of humankind. The WBCA encourages its Members to observe the Lord's Day in an appropriate manner. Except for emergencies, maintenance of buildings, vehicles, and grounds, (e.g. construction, remodeling, lawn care, etc.) are not permitted on Sunday.
2. Alcoholic beverages, tobacco, and vaping, are prohibited on Wesleyan Village property.
3. When in public, Residents, Renters and their guests shall dress in a manner which is modest and appropriate.

4. Each Resident, Renter and guest, shall respect his/her neighbors at all times. Residents, Renters, and their guests must keep any noisemaking at a reasonable level. Quiet hours are from 9:00 p.m. to 7:00 a.m.
5. Residents and Renters in Wesleyan Village shall be responsible:
  - a. to see that the behavior of their guest/s within the Village conforms to that of an adult Christian community and to these rules and practices;
  - b. to provide competent adult supervision of children at all times; and,
  - c. to remind their guests (both adult and children) to exercise care in all recreational and leisure time activities on Village property for everyone's safety.

## PROPERTY TRANSACTIONS

### Property Sales

1. A buyer of property within Wesleyan Village must become a Full Member of the Association prior to the closing of sale on any property.
2. No lot, Residential Unit, or RV shall be sold without prior written approval by the Association.
3. Full Members may request that their property be included on the Association's listing of saleable properties which will be available to prospective buyers.
4. Only properties that are clean, in good repair, and ready to be shown to prospective buyers will be listed for sale.
5. If a home owner obtains a buyer on their own, forms must be completed, approved by Management and registered in the Association office prior to the closing of sale.
6. No realtor shall be employed in any property transaction within Wesleyan Village.
7. No advertising shall be placed on MLS (Multiple Listing System).
8. No commissions are paid to anyone assisting in the sale of properties in the Village.
9. All buyers are strongly encouraged to have a professional inspector inspect the home prior to signing any contract.
10. Wesleyan corporations shall be allowed to own property in Wesleyan Village with prior approval by Management.

11. Deposits made on property owned by the WBCA will be held for a maximum of ninety (90) days. If the sale is not closed within that period of time, the deposit will be forfeited or refunded, depending upon Management's consideration of the circumstances.

12. The minimum deposit will be not less than one thousand dollars (\$1000).

13. No property may be occupied and no improvements, remodeling, or other changes made to the property until final closing is completed.

14. WBCA reserves the right to reject any offer to purchase when it is deemed in the best interest of the total community to do so.

15. The purchase of a recreational vehicle listed on the Village website, or the receipt of a recreational vehicle through "Transfer of Property", does not guarantee a buyer/recipient the right to maintain the RV lot. If approved as a Member (Full or Affiliate) the buyer/recipient may make application to reserve a lot in the Village RV park. The buyer/recipient will be placed on the rental request list as of the purchase/transfer of title date. If no lot is available at the time the buyer is placed on the rental request listing, he/she may be required to remove the RV from the Village or pay to place the RV in the Village storage lot. RV's either purchased or received through "Transfer of Property" that are deemed by management to be substandard, may be required to be removed from the Village at the owners' expense.

16. Manufactured homes acquired either through purchase or "Transfer of Property", which were built prior to 1976, or those deemed by management to be substandard, may be required to be removed from the Village at the owners' expense.

17. Homeowners in Wesleyan Village may purchase additional property for the purpose of improving that property for resale or for use as a rental. However, the purchase of any additional property for either purpose will require prior authorization from the Board of Directors.

#### Transfer of Property

1. Through death or incapacitation, prior approval may not be possible and property may be transferred from existing owners to estates, trusts or family members who are not members of the Wesleyan Bible Conference Association (WBCA) as required by the Governing Documents.

2. In such case, the recipients of the property may apply for Membership and, if approved, occupy the property. If they do not desire Membership or do not qualify for Membership, they must either list the property for sale through the Property Sales Coordinator or make it available for rent.

3. Ownership of property does not automatically qualify a person for either Membership or residency.
4. In all cases, owners of the transferred property are required to keep all payments of Assessments and taxes current and to maintain the property within the guidelines of the Governing Documents.

### RENTAL & RESERVATION GUIDELINES

1. Assignments for seasonal rentals of Wesleyan Village apartments and RV lots, including requests for the Thompson apartments made by qualifying pastors, will begin March 1<sup>st</sup> of the prior year.
2. Seasonal Renters wishing to reserve an apartment or RV space for the next season will have their reservations guaranteed if they will sign a rental agreement and pay a deposit equal to the first month's rent. Only in the case of an emergency, and if the property can be rented to another party for that same period of time, will the deposit be refunded.
3. The following principles apply regarding rental reservation requests:
  - a. first priority given is based upon length of stay requested; with longer requested stays being granted priority; and,
  - b. if two parties request the same length of stay for the same or overlapping periods of time, priority consideration will be given to persons based upon their rental/residential history in Wesleyan Village.
4. Rental unit rates are based on two (2) people per unit. When more than two (2) people are approved to occupy the same unit for the same period of time, extra charges shall apply.
5. When an occupant of property in Wesleyan Village rented or leased from the Association does not wish to renew the rental or lease contract, he/she shall give the Association written notice of such intention sixty (60) days prior to the expiration of the contract. Failure to provide proper notice may incur additional charges.
6. If a Renter is in a property owned by Wesleyan Village that is listed for sale, the sale of the property will take precedence over the rental agreement. If this should happen, every effort will be made to move the Renter to another suitable home. If this is not possible, any deposit will be refunded.
7. Renters in Wesleyan Village may not sublet or give over that property for the use of others.

8. Residents must receive approval from Management prior to renting their home. A Rental Request application form, obtained from the Village office, must be completed and the application fee paid. The Renter occupying the home must be pre-approved as a Member of the Association. No Resident is permitted to rent a residence to more than four (4) separate tenants during any consecutive twelve (12) month period.

9. The Association may evict any tenant on the following grounds:

- a. non-payment of rent. If a tenant fails to pay rent when due, and if the default continues for three days after delivery of a written demand by the Association for payment of rent, the Association may terminate the tenancy; or
- b. conviction of a violation of federal or state law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other Residents, Renters or guests; or
- c. violation of a Village rule or regulation.

### RESIDENTIAL CONSTRUCTION AND MODIFICATION GUIDELINES

#### 1. Residential Construction/Modifications

No new construction or modification/enlargement/remodeling, which will alter the exterior appearance of any existing structure, shall be started without prior written permission from the Association.

- a. The application must include a clear description of the proposed construction/modification.
- b. All construction/modifications shall conform to the Hernando County codes.
- c. Hernando County permits must be obtained as required.
- d. Permission for modifications which require prior approval include, but are not limited to: features such as a porch, patio, enclosure of a patio, fence, solar panel(s), storage shed, deck, swimming pool, wall, driveway or driveway extension, garage, greenhouse, lanai or privacy screens.
- e. Approved modifications will be reported to Wesleyan Village residents twice each month.
- f. No contracts should be signed until the Modification and Compliance Committee has approved the modification request.
- g. Exterior painting of a home does not require permission.

#### 2. Storage Sheds and Accessory Buildings

Only one (1) storage shed or accessory building per property will be allowed in Wesley Manor, Wesley Commons, Wesleyan Homes, and at manufactured housing sites.

- a. Sheds or accessory buildings must be kept neat in appearance.
- b. Sheds or accessory buildings may not have items stacked outside of the shed.

- c. New sheds or accessory buildings permitted in these areas must be placed at the rear of the homes so not readily visible from the street.
- d. New sheds or accessory buildings will need a building permit from Hernando County.
- e. New sheds or accessory buildings may not exceed 120 (SF) with a maximum height of 10 feet at the peak.
- f. No storage sheds or accessory buildings will be allowed in Epworth Estates or Good Shepherds Court.
- g. No storage sheds or accessory buildings will be allowed in Phillippe Park or the RV park; except for one (1) storage shed per property in the manufactured home area.
- h. In Phillippe Park non-manufactured homes or in the RV park, existing sheds or accessory buildings will be “grandfathered” but must be removed when ownership or title of that property changes hands.
- i. Any property that contains more than one shed or accessory buildings must have any additional shed/s removed at the owner’s expense prior to the sale or transfer of that property.

### 3. Fences/Hedges

- a. A Hernando County permit must be obtained prior to the installation of a fence.
- b. Homeowners must comply with all Hernando County fence regulations. Any regulation not specifically addressed in this covenant shall accede to the county code.
- c. Fences are not permitted in Wesley Manor (Manufactured homes).
- d. Fences are permitted only on the sides and rear of the property, and must be located inside the property line. Setbacks from property lines will follow Hernando County guidelines.
- e. Fence heights shall not exceed six feet (6’). Fence heights in a rear yard bordering a common area shall not exceed four feet (4’).
- f. Only decorative type fences are permitted. No wire, chain link, or any other type of fencing prohibited by Hernando County shall be permitted.
- g. Well-maintained hedges up to eight feet (8’) in height are permitted between lots.
- h. Any property that contains fencing in excess of six feet (6’) in height must have that fence removed at the owner’s expense prior to the sale or transfer of that property.

### 4. Clotheslines

- a. Only single post clotheslines approved by the Village may be erected.

## 5. Solar Panels

- a. In Florida, solar panel(s) can be placed in one's yard or on one's roof.
- b. Modification requests for installation must be approved by the Modification and Compliance Committee.
- c. Approvals must be obtained from all appropriate entities in Hernando County (e.g., county office, SWFMWD, etc.).
- d. Solar panels may not be placed in yards owned by the WBCA.
- e. Solar panels with mechanics liens cannot be installed in Wesleyan Village.
- f. The Modification and Compliance Committee reserves the right to collaborate with anyone installing solar panels to have them placed at the location with the greatest aesthetic appeal as well as the greatest functional capacity.

## 6. Hot Tubs

- a. To install a hot tub, approval must be obtained from the Modification and Compliance Committee.
- b. Hot tubs require additional electrical equipment to assure safety from electrical issues and must meet all national and local electrical codes.

## 7. No Waiver of Future Approvals

Each owner acknowledges that the persons reviewing applications will change from time to time and that opinions on aesthetic matters, as well as the interpretation, application and enforcement of the modification guidelines, may vary accordingly. Approval of proposals, plans and specifications, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, subsequently or additionally submitted for approval.

## 8. Limitation of Liability

The standards and procedures established in this guideline are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Association. Review and approval of any application pursuant to these guidelines shall not constitute responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners.

## 9. Residential construction

The Association, the Board, any committee, or Member of any of the foregoing shall not be held liable for any defects in plans approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition or quality of work of any contractor



or its subcontractors, employees or agents; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any dwelling unit. In all matters, the Board, the Modifications/Construction Committee, and the Members of each shall be defended and indemnified by the Association.

### LANDSCAPE MAINTENANCE

1. All lawns are to be kept well-groomed year-round.
2. After a lawn is cut, a weed whip or other similar tool must be used to trim the lawn.
3. If grass is thrown in the street or on a neighbor's property, it must be cleaned up.
4. Flowers and shrubs must be trimmed and kept neat year-round.
5. Trees on property you own must be trimmed as necessary. Diseased trees and/or those that need to be removed due to damage shall be removed at the homeowner's expense following written permission from Management. In some cases, it is also necessary to obtain approval (often including the requirement of replacement) from Hernando County before a tree is removed.
6. To enhance the ecology of Wesleyan Village, no trees shall be cut down without the written permission of the Association and of the local government, when required. If approved construction necessitates the removal of a tree from its original location or its being cut down, the property owner is encouraged to plant another tree to compensate for the loss.
7. Grass trimmings, leaves, branches, etc. are to be appropriately bagged and/or tied up in small bundles for regular lawn debris removal, and left at the front of your property. These are not to be put in the same bag with trash. The County landfill requires that these items be disposed of separately. Do not tie the bags containing lawn debris, because the debris must be removed from the bags prior to dumping at the land-fill.
8. Because of possible interference with, destruction of, or damage to underground utilities, Residents shall secure permission from the proper authorities, both of government and of the Association, before construction, planting trees and shrubs, or digging for any purpose. WBCA reserves a ten-foot-wide easement bordering all streets.
9. The costs of all the above items are the responsibility of the Resident unless such cost is included in the Resident's monthly assessment.

## TRASH, RECYCLING & YARD WASTE PICK-UP

1. Curbside trash, recycling, and yard waste pick-up is provided for all areas of the Village, with the exception of the RV park. The cost is included in the Resident's monthly assessment and Renter's rental fee.
2. The weekly schedule for pick-up includes:
  - Curbside Trash
  - Curbside Recycling
  - Curbside Yard WasteTrash, recycling and yard waste will not be picked up on designated holidays, including New Year's Day, Independence Day, Thanksgiving Day and Christmas Day.
3. Trash and Recycling bins located in the RV park are to be used by persons renting space in the RV park.
4. Do not mix trash, recycling and yard waste in the same bag or container.
5. Curbside placement shall be no earlier than 4:00pm on the day prior to the designated collection day and no later than 7:00am on the pick-up day. Emptied carts must be removed from curbside by 9:00pm of pick-up day.
6. Commercial waste is not collected curbside. Please take all commercial waste to the Northwest Waste Management Facility for disposal. Appropriate fees will apply.

### Curbside Trash

7. Trash must be bagged and placed in the designated secure container at curbside. Trash left outside of the cart and overflowing carts will not be collected.
8. Carts must be placed at least three feet from the curb with the arrows facing toward the street and the handle facing away from the street. Do not place cart in the street. The lid must be closed. Carts must be placed at least three feet away from other obstacles, such as mailboxes, cars and other carts, and should not have any overhead obstructions, such as powerlines or tree limbs. Carts that are not properly placed may not be serviced.
9. Trash carts are uniquely identified by serial number. To avoid confusion, it is recommended that residents use stickers to place their address under the handle of the cart. Only use the cart assigned to your address. It is considered illegal dumping to place your trash in a container or dumpster that is not your own.

10. Residents are responsible for keeping containers clean and sanitary. Areas where trash containers are kept shall be maintained in a clean sanitary manner, free of spilled trash, wastewater and odors.

11. Containers will be repaired/replaced as a result of normal wear and tear only. Replacement containers for any other reason will incur an additional charge to the Resident.

#### Curbside Recycling

12. Curbside recycling is once-per-week and includes one bin for collection of paper and cardboard items, and a second bin for items such as plastic, aluminum, and tin. All items to be recycled must be emptied and rinsed.

13. Residents must make arrangements with the Village office to receive recycling bins.

#### Curbside Yard Waste

14. Lawn clippings, leaves and small branches must be placed in secure containers. All containers will be emptied and replaced curbside for the occupant to retrieve.

#### Bulk Waste Pick-up

15. Bulk waste items such as furniture, appliances and other large items will be picked up four times per year. The Resident must call the vendor to arrange pick-up.

### ENFORCEMENT

1. The Board may impose sanctions for violations of the Covenants and establish a range of penalties for those violations. Such sanctions may include:

- a. suspending a person's right to use any or all of the Wesleyan Village facilities;
- b. suspending any or all of a Member's rights listed in Article IV of the Articles of Incorporation;
- c. levying Benefited Assessments to cover costs incurred in bringing a Residential Unit into compliance with Village rules and regulations; and/or,
- d. imposing monetary fines.

Amended: March 16, 2021

Effective Date: June 29, 2021

### History of Revisions

Rental & Reservation Guidelines, page 19, #8:	<i>Revised January 18, 2022</i>
Trash, Recycling & Yard Waste Pick-Up, pages 23-24:	<i>Revised April 19, 2022</i>
Residential Construction and Modification Guidelines, page 20, #3:	<i>Revised November 15, 2022</i>
Residential Construction and Modification Guidelines, page 19, added #1 e., f. and g.; page 21, added #5 and #6:	<i>Revised November 14, 2023</i>
Residential Construction and Modification Guidelines, pages 19-20, #2 Storage Sheds, added “and/or accessory buildings”:	<i>Revised January 16, 2024</i>

## **DEFINITIONS**

*The terms in the Governing Documents shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.*

Activities and Communications Coordinator: Employee of the WBCA responsible for coordinating activities in Wesleyan Village and maintaining channels of communication with Village Residents and Renters.

Articles of Incorporation: The legal document granting authority for the fundamental governance of the WBCA.

Assessments: Four types of fees established by the Board of Directors and payable by Residents of Wesleyan Village.

Base Assessment: A fee levied on Residents to fund the common expenses of operating and maintaining the community.

Benefited Assessment: A fee levied on Residents for expenses incurred to:

- a) provide benefits or special services to a Residential Unit; or,
- b) cover the costs of bringing a Residential Unit into compliance with the terms of the Governing Documents.

Reserve Assessment: A fee levied on Residents to place funding in reserve to cover the cost of planned periodic major projects within the Village.

Special Assessment: A fee levied on Residents to cover the cost of major projects not covered by planned reserve funding.

Association: see Wesleyan Bible Conference Association.

Board of Directors (Board or BOD): Governing body of the WBCA and Wesleyan Village.

Brooksville Wesleyan Church (BWC): A church located adjacent to Wesleyan Village serving as the center of spiritual life for many Village residents. BWC is a member of the Florida District of The Wesleyan Church. Its facilities include a 900-seat sanctuary, 150-seat chapel, classrooms for Christian education, and a spacious foyer for fellowship.

Bylaws: Rules adopted by the Board of Directors for the governance of its meetings and the regulation Village business. Bylaws are included in the Governing Documents.

Chamberlain Office Complex: Wesleyan Village offices.

Community Chaplain: Employee of the WBCA responsible primarily for coordinating and conducting religious activities within Wesleyan Village.

Community Manager: Employee of the WBCA responsible for the daily management of Wesleyan Village.

Covenants: Rules and regulations adhered to by all Members of the WBCA as published in the Governing Documents.

Discipline of The Wesleyan Church, The: The official legal document governing the beliefs and practices of The Wesleyan Church and providing authority for the existence and operation of the WBCA.

Doctrinal Statement: A statement of faith published in the Articles of Incorporation and affirmed by Members of the WBCA. (see [www.wesleyan.org/about](http://www.wesleyan.org/about) "Our Beliefs")

Elliott Community Center: Wesleyan Village clubhouse containing a lounge, game room, coffee bar, fitness center, and space for activities for up to 300 people.

Epworth Estates: Residential area of Wesleyan Village consisting of private homes and undeveloped land currently comprised of Epworth Drive and Aldersgate Drive.

Finance Committee: A Board elected committee responsible for reviewing finances, and making recommendations to the Board regarding budgets, Assessments and fees.

General Board of The Wesleyan Church: The chief governing body of The Wesleyan Church in the interim of General Conference sessions. The General Board exercises oversight of subsidiary corporations of The Wesleyan Church, including the WBCA.

General Conference of The Wesleyan Church: The supreme governing body of The Wesleyan Church composed of an equal number of ordained ministers and lay members of The Wesleyan Church. The WBCA is allotted one (1) delegate to this conference.

Governing Documents: Legally binding documents which govern the operation of the WBCA and Wesleyan Village. They include: Articles of Incorporation, Bylaws, and Covenants.

John Wesley Manor: Residential area of Wesleyan Village consisting of manufactured housing.

Legal Agents: Persons designated by the Board to fulfill legal obligations for the WBCA as authorized in the Governing Documents.

Management: The Board of Directors is the responsible governing agent of the WBCA and Wesleyan Village. The Board delegates management responsibility through official Board action.

Membership Committee: Board committee of the WBCA responsible for screening and approving members of the WBCA.

Membership: Full Member/Affiliate Member: Members of the WBCA as defined in Article IV of the Articles of Incorporation.

Nicholson Center: Houses the Wesleyan Village food services operation with a modern kitchen and a seating capacity of 400. Other special events are often held in this facility.

Nominating Committee: A Board elected committee responsible for presenting nominations for positions on the Board of Directors.

Phillippe Center: Lounge, media center/library and small meeting room.

Phillippe Park: Residential area of Wesleyan Village consisting of private homes.

Property Sales Coordinator: Employee of the WBCA responsible for coordinating the sale of properties within the Wesleyan Village.

Renter: as defined in the Bylaws

Resident: as defined in the Bylaws

Residential Unit: a single-family home, townhouse, life-lease unit, or manufactured home, owned by either a Member of the WBCA or by WBCA.

Roberts Rules of Order: Manual of parliamentary procedure which governs the conduct of Board meetings.

RV Park: Rental spaces for recreational vehicles.

Shepherds Court: Residential area of Wesleyan Village consisting of private homes, quads and duplexes/townhouses and land for developing additional units.

Supervisor of Buildings and Grounds: Employee of the WBCA responsible for managing building maintenance, groundskeeping, and other duties.

Supervisor of Support Services: Employee of the WBCA responsible for managing Wesleyan Village rental units, housekeeping services, and other duties.

Wesleyan-Arminian: A theological position within the evangelical Protestant tradition of the Christian faith transmitted through John Wesley which forms the doctrinal basis for the beliefs of The Wesleyan Church.

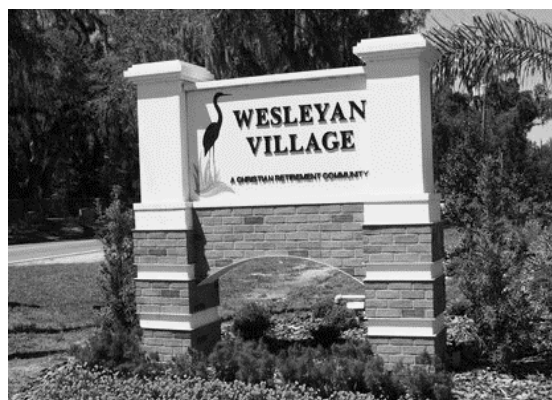
Wesleyan Bible Conference Association (WBCA or Association): A subsidiary corporation of The Wesleyan Church. The Wesleyan Bible Conference is the legal entity responsible for the administration and operation of Wesleyan Village, Brooksville, Florida.

Wesleyan Church, The: Parent corporation of the Wesleyan Bible Conference Association. The Wesleyan Church has its principal place of business and general office in Fishers, Indiana. (For more information visit [www.wesleyan.org](http://www.wesleyan.org))

Wesley Commons: Residential area of Wesleyan Village consisting of private homes, manufactured housing, and life-lease units.

Wesleyan Homes: Residential area of Wesleyan Village consisting of life-tenancy homes for retired missionaries, rental units and private homes.

Wesleyan Village (WV or Village): A deed restricted community operated by the Wesleyan Bible Conference Association for Christian senior adults. Wesleyan Village comprises approximately 270 acres of land consisting of eight residential sections with additional sections designated for future development. During the peak season (January – March), over 700 persons representing more than 30 states and 3 Canadian provinces reside in Wesleyan Village. Amenities include: a heated indoor pool, pickleball courts, a golf driving range, a nature trail, fitness center, a community center with pool tables, ping pong tables, game tables, TV viewing area and a coffee shop. Weekly activities include crafts, concerts, line dancing and numerous other fellowship opportunities. Wesleyan Village is a place where residents can enjoy a safe, clean, wholesome and attractive environment that contributes to their spiritual, physical, emotional and relational well-being.





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*Governing Documents*  
*6.29.2021*



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*An Active Adult Christian Community*