

SAN SIMEON COMMUNITY OWNERS ASSOCIATION

RULES AND REGULATIONS

ADOPTED MAY 7, 2002

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1.0 PARKING AND VEHICLES

1.0.1

Temporary parking only is allowed of delivery trucks, service vehicles and other commercial vehicles being used in the furnishing of goods and services to the association or to the owners and occupants.

1.0.2

No recreational vehicle, trailer, camper, and no motorcycle, motorbike, moped, terrain vehicle, motorized bicycle-type vehicle of any kind, bicycle, boat, trash dumpster or aircraft is permitted to be parked other than on an Architectural Review Committee approved pad, screened from adjacent homes and the street. Vehicles may not extend beyond the front or rear of the home. Recreational Vehicles owned by an Owner or occupant may be parked on the street while being loaded or unloaded for a period not to exceed forty-eight (48) hours in a seven (7) day period. Recreational Vehicles visiting an Owner or occupant may be parked in front of Owner/occupant house for a period not to exceed seven (7) days with prior Board approval.

1.0.3

No vehicle in an inoperable condition shall be parked on the common area at any time.

1.0.4

Any foreign substance spilled or leaking from any vehicle on the driveway or street, such as motor oil, will be the responsibility of the owner for prompt cleanup.

1.0.5

Any vehicle which is towed will be at the expense of the owner/tenant.

1.0.6

No repair or restoration of a motor vehicle, boat, trailer, aircraft or other vehicle or equipment shall be conducted upon any street or any portion of any Association Property, except totally within an enclosed garage or in area described in Section 1.0.2.

1.0.7

Vehicle garage doors should not be left open for extended periods.

2.0 GENERAL COMMUNITY

2.0.1

No owner shall permit or suffer anything to be done which obstructs or interferes with the rights of quiet enjoyment of the other occupants, or annoy them by unreasonable noises or otherwise, nor will any owner commit or permit any nuisance on the premises.

2.1 COMMON AREA CONDUCT

2.1.1

Each owner shall be responsible to the Association for any damage to the common area that may be sustained by reason or negligence or willful misconduct of the owner, his family, tenants, guests, invitees or agents.

2.1.2

No obnoxious or offensive activities shall be permitted upon the common area, nor shall anything be done within the common area which would become a nuisance or an annoyance to residents or guests within the community.

2.1.3

Bicycles and skateboards must not be parked on any roadway, curbside or block a sidewalk or driveway.

2.1.4

No resident shall be permitted to borrow or remove any equipment or property from the common area.

2.1.5

No explosive or flammable fluids in unsafe containers shall be brought into or upon the common area.

2.1.6

No owner or occupant of a residence shall affix or place any item or thing on or against, alter, use, or play against the wall of the residence improvements and any neighboring residence bounding his residence or any portion thereof.

2.1.7

Owners and/or tenants shall be responsible for the action of their family and guests at all times.

2.1.8

Obstruction of common areas is prohibited.

2.1.9

No owners, tenants, their families or guests are permitted on the formally landscaped or posted areas or any portion of the Association Real Property.

2.1.10

Any damage to any common area property caused by tenant, their family, guests or employees/contractors, shall be the responsibility of the applicable owner.

"Please note that the costs for maintenance requirements by the homeowners association on common property will depend in large measure on the care and consideration exercised by each and every homeowner/tenant and their guests."

2.1.11

Driveways to individual homes must be kept free of all stains and rust.

2.2 EXTERIOR APPEARANCE

2.2.1

External items, such as antennas, shall not be erected or maintained unless screened from view of any public or private street and approved in writing by the Architectural Review Committee. Satellite dishes must be mounted as close to the structure as possible, consistent with reasonable reception of the satellite signal.

2.2.2

No drying of clothes or rugs is permitted on balconies, patios, porches, garage doors, or other visible areas.

2.2.3

No article shall be hung from doors, garage doors, windows, balconies, patios or other areas with the exception of wreaths, name plates, identification plaques, thermometers, etc.

2.2.4

No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any portion of the Properties or any Lot, without the prior written consent of the Architectural Review Committee, except for the following signs so long as they comply with applicable City ordinances: one (1) nameplate or similar Owner name or address identification sign for each Lot which complies with ARC rules; two (2) signs for a Lot advising of the existence of security services protecting a Lot which complies with ARC rules; one (1) sign which may be displayed on each Lot advertising the Lot for sale or lease;

provided that such for sale or lease signs comply with the following requirements: the sign is not larger than twenty-four inches (24") by twenty-four inches (24") in size; the sign is attached to the ground by a conventional single vertical stake which does not exceed two inches (2") by three inches (3") in diameter (i.e. posts, pillars, frames or similar arrangements are prohibited); the top of the sign is not more than two feet (2') in height above the ground level; the sign is of a color and style authorized by the ARC; and other signs or displays authorized by the ARC.

2.2.5

Only curtains, drapes, shutters and shades may be installed as window covers. No window shall be covered by paint, foil, sheets or similar items. Window covers must be installed within six (6) months after move-in.

2.2.6

Single family owners may paint the exterior of their home; but if there is a change of color, owner must obtain approval from the Architectural Review Committee.

2.2.7

Water hoses are to be coiled at the hose bib location.

2.2.8

Exterior holiday lights or decorations can be displayed from Thanksgiving Day through January 15th. All decorations must be fire safe.

2.2.9

Portable basketball apparatus must be moved up to the garage after each use. This item will not be left on the streets or the sidewalks.

2.2.10

All homes must have front and back yard landscaping.

2.3 OWNER RESPONSIBILITY WHEN RENTING OR LEASING PROPERTY

2.3.1

Any agreement for the leasing or rental of a Lot shall provide that the terms of such lease shall be subject in all respects to the provisions of the Association Management Documents and any applicable agreement between the Association and any of the Federal Agencies.

Said lease shall further provide that any failure by the lessee thereunder to comply with the terms under these Rules and Regulations, Declarations, Articles and Bylaws of the Association shall be deemed a default under the lease.

2.3.2

The owner shall provide the Association with the tenant's name, phone number, number of occupants and vehicle description as soon as possible after tenant(s) occupy.

2.3.3

The owner of a unit shall be ultimately responsible for insuring that his or her lessee complies with the Association's Declarations, Articles, Bylaws and these Rules and Regulations.

2.3.4

All violations of the CC&Rs by tenants shall be the responsibility of the owner. If an owner cannot control the behavior of his tenants, the owner shall be required to remove the tenants from that unit. If the owner fails to rectify problems caused by his tenant and fails to evict a tenant within sixty (60) days of demand by the Board, the Association shall have the right to bring action for breach of CC&Rs at the owner's expense.

2.3.5

Owners must furnish a copy of these Rules and Regulations to all tenants, lessees and/or renters, and they must comply with all SAN SIMEON COMMUNITY OWNERS ASSOCIATION rules.

2.4 HAZARDOUS STORAGE

2.4.1

Flammable material of any nature may not be stored in any part of a dwelling unit, garage or any area unless in an approved container. Common household items are exempted.

3.0 PETS

3.0.1

County ordinances pertaining to pets shall apply to this Association and provide in part that pets must be held on a leash or confined within the owner's unit. All animals must be the responsibility of their owners, and their owners must clean up animal waste products immediately. Damage to shrubbery or other common area by animals will be at the expense of the owner.

3.0.2

No household pet of any kind shall be kept within the Association if it is determined that such pet unreasonably annoys, disturbs, or is a menace to other owners or residents of the Association.

3.0.3

Every person bringing an animal upon or keeping an animal at the Association shall be liable, pursuant to the laws of the State of California and the Rules and Regulations of San Simeon Community Owners Association, to each and all persons for any injury or damage to persons or property caused by such animals.

4.0 ENFORCEMENT

4.0.1

All residents shall be entitled to one (1) written warning for a particular violation prior to any action being taken against them.

4.0.2

Observed violations of the Rules and Regulations or CC&Rs should be reported in writing by the owner/tenant to the Board in care of the management company, who will then take appropriate action.

5.0 REMEDIES

5.0.1

If the warnings enumerated in Section 4.0 do not remedy the violation, a hearing may be called and fines imposed.

5.0.2

The Board of Directors will appoint three (3) owners, who may or may not be Board members, to sit on the Hearing Committee as necessary.

5.0.3

The Hearing Committee will hear both sides of the reported violation and make a recommendation to the Board of Directors within 48 hours of the hearing.

5.0.4

All hearings and notices shall be given within California State Law.

6.0 FINES

6.0.1

The following categories will be used as a guideline to determine fines to be levied against owners determined to be in violation:

CATEGORY	MAXIMUM FIRST TIME FINE
Parking and Vehicles	\$ 50.00
Disturbance/Nuisance	50.00
Appearance	50.00
Safety	100.00
Other Violations	50.00

6.0.2

Second and subsequent fines for the same offense can be levied at twice the previous fine, plus costs for corrective action.