

The Rules Committee met Thursday, March 2, 2017

Present: John Nychis, Alex Hang, Sue Tetrault, Stu Silberman, Mike McConnell

The Rules Committee of San Simeon Association has reviewed the existing shutter guidelines and has suggested the following:

1. All residents must have some form of approved hurricane protection installed on all windows, lanai sliding glass doors and glass block within 72 hours prior to the predicted arrival of a hurricane.
2. Approved hurricane protection cannot be installed more than 72 hours prior to the predicted arrival of a hurricane and must be removed within 72 hours after the passage of a hurricane.
3. Owners may paint their storm panels which were supplied at the time of purchase. The approved colors (which match the window trim color) are: DR Horton-cream Leavitt-beige
4. If an owner is part-time at their residence, it is the owner's responsibility to either contract a company to put up and take down their hurricane shutters within the approved timeframes as mentioned above or ask a neighbor, another owner, friend or relative in the area to do the same.
5. Any owner who wishes to install hurricane/security shutters on the inside of their lanai screen, must submit the plans to the Architectural Control Board for approval. The approved colors are: DR Horton – Bronze Leavitt – White
6. Owners who were approved by the Architectural Control Board and install hurricane/security shutters placed on the inside of the lanai screen will be allowed to keep them down at any time.
7. Lack of installing hurricane protection to the residence and thus causing damage to the residence is the owner's responsibility.

**\*\*THIS IS OUR FINAL REVISION OF THE SHUTTER RULES AND ARE ASKING THE BOARD TO PASS AND INCORPORATE THESE RULES AS PART OF THE SAN SIMEON RULES AND DOCUMENTS.**

**\*\*THE COMMITTEE DEvised THESE RULES ON THE BASIS OF BEING FAIR AND NEIGHBORHOOD FRIENDLY TO ALL RESIDENTS.**

**\*\*RESPECTFULLY SUBMITTED BY THE RULES COMMITTEE**

## **SAN SIMEON PARKING POLICY**

**PARKING:** Parking areas on Community property shall be used only by residents, their guests and invitees in the manner described in this section as listed below:

1. No parking is allowed in front of fire hydrants or mailboxes.
2. No parking is permitted at any time in the driveway in front of the garbage and recycling facilities.
3. Parking is allowed on any streets within the Community EXCEPT between the hours of 10PM – 6AM. Violators will be towed, without warning, at the owner's expense.
4. Overnight parking of licensed vehicles is allowed in the Amenity Center parking lot.
5. No parking is permitted on the grass or sidewalks owned by the Association under any circumstances. Cars MUST fit within the driveway boundaries.
6. No vehicles with visible commercial lettering shall be parked within the Community except within a closed garage. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making deliveries or while used in connection with providing services to any unit or Community property. No loading or unloading activities are to occur between 10PM – 6AM. Vehicles used by government law enforcement agencies are also permitted.
7. The parking of any vehicle on the entrance road leading to the main entrance gate of the Community or on adjacent property bordering the entrance road is prohibited. Vehicles parked in this area will be towed immediately due to safety hazards.
8. No vehicle that is unlicensed, inoperable and/or not deemed road worthy by state and local laws shall be kept or stored on the Property unless kept fully enclosed inside a closed garage.
9. All state regulations that apply on public streets shall apply to the Community owned streets. All vehicles, including motorcycles, mopeds and mini-bikes must be properly licensed and all operators must be licensed as well. No one under age is allowed to operate a motorized vehicle of any type on the grounds of the Community at any time. ATV's (all terrain vehicles), dirt bikes and go carts are not permitted to be operated within the Community.
10. Campers, RV's, boats, motor homes and trailers are only permitted to be parked in the owner's driveway during daylight hours. None of these conveyances are permitted to be parked in the Community overnight.
11. No perpendicular parking is permitted at the end of driveways.

**ENFORCEMENT:** A Board Member shall make the sole determination if vehicles are in violation of the rules as outlined above. Penalties will consist of warnings and towing as outlined in the Florida Statute.

A Board Member or a designated employee (Management or Contracted Towing Company) shall affix the warnings to vehicles found in violation of the parking rules. A Board Member shall be the only contact with the Towing Company with authority to authorize a tow.

**SIGNAGE:** The Board will provide and install towing signage as specified by the towing company and approved by the Association Attorney. The towing company information is below:

RED's O.K. Auto & Truck Repair, Inc  
10050 Deer Run Farms Road Fort Myers, FL 33911  
239-936-4461