

**SAN SIMEON PHASE 1 RESIDENTS' ASSOCIATION, INC.  
ARCHITECTURAL GUIDELINES**

**A RESOLUTION OF THE BOARD OF DIRECTORS ADOPTING  
ARCHITECTURAL STANDARDS FOR PATIO EXTENSION AND  
PAVERS WITHIN SAN SIMEON COMMUNITY**

**BE IT HEREBY RESOLVED** by the Board of Directors of San Simeon Phase 1 Residents' Association, Inc., that on March 26, 2013, the Board of Directors adopted the following provisions to be added to the previously adopted architectural standards as the approved architectural criteria for the community:

Rear Patio Extension Guidelines (the following are guidelines that the architectural committee will follow unless special circumstances apply that may affect the approval or disapproval of the request):

All Pavers must match the color of current pavers in San Simeon.

**DR Horton Homes**

Pavers may be approved up to 10' beyond an existing patio as long as the following conditions apply:

- o Pavers may not extend beyond a homeowners property line.
- o Pavers may not encroach into any public areas.
- o Pavers may not encroach into any recorded easements.
- o Pavers may not be constructed if it would detrimentally affect any existing trees.
- o If shrubs or other plants are affected the homeowner would be responsible for the replacement and/or replanting of said landscaping.
- o The irrigation piping and fittings must be relocated by the landscaping company contracted by the HOA at the owner's expense.

Pavers may be approved up to 12' beyond rear entrance if there is no existing patio.

New screened patios may be approved if they are to be constructed in a manner consistent with other screened patios already approved and constructed on DR Horton homes.

**Levitt Homes**

Pavers may be approved up to 4' beyond the privacy wall with or without a screened patio extension as long as the following conditions apply:

- o Pavers may not extend beyond a homeowners property line.
- o Pavers may not encroach into any public areas.
- o Pavers may not encroach into any recorded easements.
- o Pavers may not be constructed if it would detrimentally affect any existing trees.
- o If shrubs or other plants are affected the homeowner would be responsible for the replacement and/or replanting of said landscaping.
- o The irrigation piping and fittings must be relocated by the landscaping company contracted by the HOA at the owner's expense.

Screened patio extensions may be approved if they are to be constructed in a manner consistent with other screened patios already approved and constructed on Levitt homes.

Screened patio extensions may not extend beyond the privacy wall.