



SAN SIMEON NEWSLETTER

Nuisances and Pet Policy/Garbage Reminder

Dear Residents of San Simeon,

FYI Nuisances, Pet Policy Reminders that are in the San Simeon HOA Documents:

Section 5: *Nuisances*

No noxious or illegal activity shall be carried on upon any Lot or Common Areas, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood or any other Lot Owner. In the event of any questions as to what may be or become a nuisance, such questions shall be submitted in writing to the Board for a decision in writing, which decision shall be final. In addition, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain on any Lot; and in the event that an Owner shall fail or refuse to keep his Lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, then the Association may enter upon said premises and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass. All garbage or trash containers must be placed in areas so that they shall not be visible from adjoining Lots or from the street. Provided, however, any portions of the Property not yet developed by Developer, shall be maintained in a clean condition but shall not be expected to be maintained in a manicured condition.

Section 9 of Article XI - *Animals and Pets (Amended November 21, 2014)*

No reptiles, animals, livestock or poultry of any kind may be raised, bred, kept or

permitted on any Lot, with the exception of dogs, **other than pit bulls**, cats, or other usual and common household pets not to exceed a total of two (2) in number regardless of the type. The keeping of a dog or other domestic pet is not a right of an owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Property.

This license is subject to the following conditions:

- A. Pets shall be kept on a leash **at all times when outside a building** and not enclosed within a fenced-in area, if such fenced-in area is permitted or has been approved by the ACB.
- B. Pets are permitted to have excrements upon the Common Areas provided that the Owner shall immediately remove such excrement from the Common Areas with a "Pooper Scooper" or other appropriate tool and deposit said Waste in an approved trash receptacle.
- C. The owner of a pet shall be responsible, and by virtue of ownership, assumes responsibility for any damage to persons or property caused by his/her pet(s).
- D. Any pet whose owner violates the provisions and intent of these rules shall be deemed a nuisance and subject to removal in accordance with the provisions of this Declaration.

Information in the San Simeon Purchase Application also states: **Pet(s) you plan to bring to San Simeon Phase 1 Residents' Association, Inc. (No pit bull, pit bull or Rottweiler mix permitted)**

The Lease Application clearly states: **I understand pets of any kind are prohibited.**

GARBAGE - We have asked numerous times to please stop putting garbage in the roofers dumpsters. We will be charged an extra fee for doing this. Your cooperation is appreciated.

-San Simeon HOA Board of Directors

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