

Summary Changes to Montecito CDD Parking and Towing Rules

1.3.1 On-street parking in the District is limited to the following locations and hours, otherwise it is strictly prohibited:

(a) Guests and visitors of residents may park for a maximum of eight (8) continuous hours in any one twenty-four (24) hour period;

(b) Commercial vehicles may park for the limited purposes of loading or unloading goods and other materials to a resident for a period not to exceed four (4) hours in one twenty-four (24) hour period; and

(c) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his designee. (Note: This previously said on-street parking of non-commercial vehicles was restricted to the portions of the District Right-of-Way paved for vehicular traffic.)

1.3.2 (Note: This would be a new section inserted between the former 1.3.1 and 1.3.2. Subsequent subsections would be renumbered.) A permit may be obtained from the District for on-street parking for residents, guests and visitors of residents for additional time under certain limited circumstances to be determined by the District Board of Supervisor ("Board")s. The resident making the request for a permit shall submit to the District Manager in writing the reason for the request and also submit an administrative fee of twenty (\$20.00) dollars for the Board to consider the request. The request shall be limited to one (1) vehicle per resident household for a maximum duration of seventy-two (72) consecutive hours.

1.3.6 (Note: This was previously numbered 1.3.5) ... recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.... (Note: This was previously 3 hours.)

1.5 Any vehicle parked in violation of the District Parking and Towing Rules shall be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, will receive a warning affixed to the vehicle or vessel. Towing shall be available only after the first offense and each subsequent offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile is acceptable) from the District Manager, the Club Manager, or a designee of either the District Manager or Club Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. (Note: This previously said towing was available after a warning of at least 12 hours had been affixed to the vehicle. The reference to the Florida Statute has also been added.)

Summary Changes to Montecito CDD Amenity Center Rules

Page 3 Section 1: Increased annual user fee for non-residents from \$2500 to \$2750.

Page 3 Section 2: Increased cost to replace lost access cards from \$20 to \$25.

Page 6 Amenity Facility Operations: Please verify/update the phone number for the district manager.

Page 7 Section 3: Updated to state “The swimming pool chair lift is for use by disabled Patrons and Guests only and designed for self-use by the Patron or Guest. District staff will not be provided for assisting any Patron or Guest with the chair lift. Any use of the chair lift by non-disabled Patrons or Guests is prohibited and considered a violation of the rules.” (This is reworded from “Playing or hanging on the chair-lift is prohibited.”)

Page 7 Section 5: Updated to state “See Section 514.021, Florida Statutes and Rule 64E-9.008, Florida Administrative Code.” (This is reworded from “Swimming after dusk is prohibited by the Florida Department of Health.”)

Page 7 Section 7: Added “See Section 514.021, Florida Statutes and Rule 64E-9.008, Florida Administrative Code” with regard to alcohol glass containers being prohibited.

Page 7 Section 8: Added “See Section 514.021, Florida Statutes and Rule 64E-9.008, Florida Administrative Code” with regard to food and drink being prohibited in the pool and within 5 feet of the pool edge.

Page 7 Section 11: States that pool hours are “dawn to dusk, unless otherwise indicated by posting of specific hours.” (This is reworded from “Swimming pool hours will be posted.”)

Page 8 Fitness Training Room Policies: Updated to state “**Eligible Users:** Patrons and Guests sixteen (16) years of age and older are permitted to use the District fitness training room during designated operating hours. Any Patron or Guest under sixteen (16) years of age must be accompanied by an adult that is twenty-one (21) years of age or older, and shall be properly supervised by said accompanied adult. Patrons who are under twenty (20) years of age may only bring one (1) guest to the fitness training room during any one visit.” (This is reworded from “Patrons and Guests fourteen (14) years of age and older are permitted to use the District fitness training room during designated operating hours. No children under the age of fourteen (14) are allowed in the District fitness training room at any time.”)

Page 11 Fishing and Lake Policy: Added that the accompanying adult must be “twenty-one years or older” with regard to no children under the age of 14 being allowed on pond banks unless accompanied by an adult.

Page 11 Added new section called Use of District Property as stated below.

“No trash, debris, lumber, metals, bulk materials, garbage or other waste material or refuse shall be kept, placed, stored and/or allowed to accumulate on any part of the District Property, except building material during the course of any previously approved residence improvement by the Master Homeowner’s Association, Single Family Homeowner’s Association and/or Townhomes Association, as set forth in the Sections 9.5 and 9.8 of the covenants to the Master Homeowner’s Association.

The misuse, disabling, modification, tampering, interference of any District property, including, but not limited to irrigation pumps, timers, valves, gates, security system, air conditioning system and controls, pool pumps and systems, furniture, kitchen equipment, decorations, lighting and lighting controls, internet, audio visual equipment, fitness equipment, playground facilities, District’s rights-of-way, road verge, District’s landscaping, District’s signage is strictly prohibited.

Any violation of this section shall invoke the Suspension and Termination Privileges section set forth herein and possibly subject the violator to the imposition of costs and administrative fees for the removal of offending items and repairs or replacement of any District property damaged.”

Page 12 Related to District Policies and Fee for All Amenity Facilities: Added the paragraph as stated below:

“In order to properly document any alleged violation of the District’s policies and rules, a complaint form shall be completed by the individual making the complaint, including but not limited to Patrons, Supervisors and District staff. The complaint form is attached hereto as Exhibit C. The complaint form should be completed in substantial form and provided to District Manager or his designee, as indicated on the form.”

Page 13: Need to update the date the rules are amended and add Exhibit C to the list of Exhibits.

Page 14 Exhibit A: Updated to reflect the increase in fees for Annual Non-Resident User to \$2750 and for Replacement Key Card to \$25.

Page 16: Need to create the complaint form referenced above (Exhibit C).