

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

PREAMBLE

IN AN EFFORT TO MAINTAIN A RESPONSIBLE AND SUCCESSFUL COMMUNITY, THESE RULES & REGULATIONS HAVE BEEN CREATED AS A COMPLIMENT AND SUPPORT TO THE ASSOCIATION COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S). BOTH DOCUMENTS AID IN THE PROTECTION AND CONTINUING APPRECIATION OF EACH HOMEOWNER'S INVESTMENT.

YOUR COOPERATION IN ABIDING WITH THESE POLICIES WILL BE APPRECIATED. PLEASE PLACE A COPY OF THIS DOCUMENT IN YOUR RESIDENCE FOR YOUR GUESTS AND RENTERS REFERENCE PURPOSES.

GENERAL RESPONSIBILITIES

The Association is divided into either "common" areas or "private use" areas. The common areas are maintained by the Association and the private use areas are the individual homeowner's responsibility.

COMMON AREA LOCATIONS: Common areas are the exterior boundaries surrounding each condominium including the lawns up to the golf course "out-of-bounds" markers, swimming pools, spas and surrounding areas, landscaping, building exterior, perimeter walls, utility buildings, streets and drives, security gates and guard houses, and the unit exterior including the master bathroom skylight.

PRIVATE USE AREAS: Items excluded from common area domain are the interior of the condominiums, screens, windows and sliding glass doors and surrounding frames, gated courtyards, extended patios and patio garden walls, atriums, garage door hardware, and any architectural improvements. The Association is not responsible for window damage caused by wayward golf balls.

The common areas are maintained by the Association for the exclusive use of the residents and their guests. Residents are defined as Homeowners or renters residing within the complex. Please note that renters and guests are subject to the same rules and regulations as the Homeowners. All actions of renters and guests are solely the responsibility of the Homeowner. Discretion and consideration must be used with respect to the number of guests to avoid monopolizing the facilities.

Any person who cannot demonstrate that they have rightful access to the common area and facilities will be asked to leave the area. If such party fails to leave the area, the local authorities will be summoned to remove the individual(s).

Infractions of the rules should be reported to the security officer at the Bob Hope gate at 760-346-7155. Serious and/or repeat violations should be brought to the attention of the Board of Directors.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

The Board of Directors has the right to hold Homeowners liable for damage to the common area property, including buildings, equipment, and furnishings as a result of negligence, carelessness, misuse, or violation of the rules through their actions or those of their renters or guests.

VIOLATION PROCEDURES

PER THE CC&R'S DEFAULT and REMEDIES: In the event that any Homeowner, members of their family, their guests or invitees, or a lessee of their Condominium fails to comply with any such terms and provisions of the Architectural Rules and other Governing Documents, the Association shall have the rights and remedies hereinafter provided.

Rules & Regulations: This is subject to owners, renters, and/or guests

FIRST OFFENSE: Warning letter and a request to correct violation (if applicable). Possible fine not to exceed **\$150**, special assessment to reimburse the Association for costs incurred in compelling compliance, suspension of privileges.

SECOND OFFENSE: Possible imposition of fine not to exceed **\$350**, special assessment to reimburse the Association for costs incurred in compelling compliance, suspension of privileges. Filing of lawsuit.

THIRD OFFENSE: Possible imposition of fine not to exceed **\$750**, special assessment to reimburse the Association for costs incurred in compelling compliance, suspension of privileges. Filing of lawsuit.

If the seriousness of the possible Non-Compliance warrants immediate action, an Expedited Hearing Notice is sent to the owner, stating the date, time, and place where the Owner may be heard before the Board of Directors.

ARCHITECTURAL RULES

Before starting any remodel, addition, or change please refer to the Architectural Guidelines for the proper procedure and fees required. Copies of the guidelines are available in the HOA office.

A fine up to \$1,500 will be imposed on the Homeowner if construction, including any demolition work, commences without Committee approval, and all work shall cease and desist until further notice.

Homeowners considering an alteration, addition, or modification to any part of the exterior of their, residence or adjacent appurtenances must obtain prior Committee approval. Applications are available at the Homeowner's Association Office and on the Association's website:

www.rancholaspalmshoa.com. Management will present the completed Applications, M & I Agreements, Plans, Handouts, and/or Attachments to the Committee at their following meeting.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Homeowners considering an alteration, addition, or modification to any part of the interior of their residence are required to submit an Application for Committee review no later than the week prior to the Committee meeting week. Applications are available at the Homeowner's Association Office and the website: www.rancholaspalmashoa.com. Upon review, if it is determined that the modification requires additional documents and/or plans to be submitted, Management will notify the Homeowner of the additional requirements, which must be submitted no later than the week prior to the next Committee meeting week. Minor interior modifications such as painting, installation of kitchen and/or bath cabinetry, installation of appliances not requiring modified electrical or plumbing work, and modifications involving the installation of carpet, tile, marble, or wood flooring, do not require Committee approval. However, it is recommended that the Homeowner notify the Homeowner's Association Office staff to make them aware of such modifications.

Any change and/or addition must conform to Rancho Mirage City building codes, ordinances, and regulations. It is the obligation of the Homeowner to ensure that any required permits have been obtained prior to commencement of construction.

ASSESSMENT COLLECTION AND FULL PAY POLICY

Summary of Policies and Procedures of Lien Rights and other Legal Remedies for Default in Payment of Assessments

REGULAR AND SPECIAL ASSESSMENTS: Regular assessments are due and payable, in advance, on the first day of each month. If imposed, special assessments shall be due and payable on the due date specified by the Board.

LATE CHARGES: Regular and special assessments are delinquent 15 days after they become due, A late charge of ten percent (10%) per month will be applied if payment in full is not received 15 days after the payment is due.

INTEREST: Interest at the annual rate of 10% may be charged on all sums due that are thirty (30) or more days delinquent.

ADDITIONAL CHARGES, COSTS AND ATTORNEYS FEES: Pursuant to Civil Code Section 1366(d)(1), the Association is entitled to recover reasonable collection costs, including reasonable attorney fees, liens, foreclosure proceedings etc. incurred in connection with collection.

APPLICATION OF PAYMENTS ON DELINQUENT ASSESSMENTS: Payment's received on delinquent assessments will be applied first to the regular or special assessments owed, and then applied to interest, late charges, collection expenses, administration fees, attorneys' fees, reimbursement assessments, and any other amount due to the Association in connection with collection of delinquencies.

PAY OR LIEN LETTER: Any Homeowner who is more than thirty (30) days delinquent in the payment of his or her assessments will receive a payer lien letter, via

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

regular and certified mail, The letter will be sent at least thirty (30) days prior to a lien being recorded against the homeowner's property, and will notify the Homeowner of record in writing of the following, pursuant to Civil Code Section 1367.1:

- a) A general description of the collection and lien enforcement procedures of the Association and the method of calculation of the amount;
- b) An itemized statement of the amounts owed, including delinquent assessments, fees and reasonable costs of collection, reasonable attorneys' fees, any late charges and interest if any;
- c) The homeowner's right to inspect the Association's records to verify the debt;
- d) The homeowner's right to request a meeting with the Board, as set forth below.

HOMEOWNER'S DISPUTE OF DEBT/REQUEST FOR MEETING WITH BOARD

PRIOR TO LIEN: Pursuant to Civil Code Section 1367.1, within fifteen (15) days of receiving the pay or lien letter, and Homeowner may do the following:

- a) **Dispute of Debt:** If the Homeowner disputes the debt, he or she may submit a written explanation of the reasons for such dispute. The Board will respond in writing to the Homeowner within fifteen (15) days of the postmark of the homeowner's written explanation, if such was mailed no later than fifteen (15) days after the postmark of the pay or lien letter.
- b) **Request to Meet With Board to Discuss Payment Plan:** The homeowner may submit a written request to meet with the Board to discuss a payment plan for the debt owed. The Association will provide any standards it has adopted regarding payment plans to Homeowners. The Board will meet with the homeowner in executive session in conjunction with a regularly scheduled Board meeting, within forty five (45) days of the postmark of the request, if such was mailed no later than fifteen (15) days after the postmark of the pay or lien letter, if there is no regularly scheduled Board meeting within that period, the Board may designate a committee of one or more members to meet with the homeowner.

LIEN/NOTICE OF DELINQUENT ASSESSMENT: If the delinquent homeowner does not bring the account current within thirty (30) days of the Pay or Lien Letter, and unless a dispute over such debt has been resolved or payment plan has been entered as set forth above, a lien (also referred to as Notice of Delinquent Assessment) will be recorded against the property. Such lien will set forth the amount of delinquent assessments and all other sums owed, such as late charges, costs and reasonable attorneys' fees, a legal description of the property, name of the record homeowner, and the name and address of the trustee authorized to enforce the lien by sale. Such lien will include any delinquent monetary penalty imposed by the Association to reimburse it for damage to the common area caused by the homeowner or homeowner's guests or renters. A copy of such lien will be mailed to the homeowner within ten (10) days after recording of the lien. The lien is subject to non-judicial foreclosure,

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

and the property may ultimately be foreclosed upon and sold without court action to satisfy the debt owed. Reasonable attorneys' fees and costs may be collected in connection with preparing and recording the lien. Civil Code Section 1366.3(a).

DISPUTE OF CHARGES AFTER LIEN: Upon a lien being recorded, if a homeowner disputes the Assessments and related charges, the homeowner may do the following:

- a) Pay in full all delinquent assessments, late charges, interest, attorneys fees and costs; and,
- b) Provide written notice by certified mail to the Association not more than thirty (30) days after recording of the Notice of Delinquent Assessment/Lien that the amounts are being paid under protest.

Upon the timely receipt of the certified notice, the Association shall inform the homeowner that the Owner may resolve the dispute through Alternative Dispute Resolution (ADR") as set forth in Civil Code Section 1354, by civil action, or other method of resolution offered by the Association, (A homeowner may not utilize ADR more than two times in any single calendar year and not more than three times within any five calendar years).

FORECLOSURE: If payments remain delinquent for thirty (30) or more additional days after the Lien/Notice of Delinquent Assessment has been recorded, the matter will be turned over to legal counsel for non-judicial foreclosure.

PAYMENTS AFTER LIEN: Once an account has been turned over to the law firm. PLEASE DO NOT SEND ANY ASSESSMENT PAYMENTS TO THE ASSOCIATION. ASSESSMENT PAYMENTS MAY ONLY BE ACCEPTED BY THE LAW FIRM. Any payments delivered to the Association will be sent to the attorney's office for proper crediting.

FORECLOSURE: If a Homeowner is delinquent for thirty (30) additional days after the Lien/Notice of Delinquent Assessment is recorded and sent to the delinquent Homeowner, non-judicial foreclosure will begin, pursuant to the CC&Rs, and Civil Code Sections 1367 and 2924, et seq.:

- a) Notice of Default and Election to Sell ("NOD"): A Notice of Default and Election to Sell ("NOD") will be recorded at the County Recorder's Office. A ninety (90) day time period starts by which the Homeowner is required to pay all charges owed. Attorneys' fees of \$215.00 per hour may be imposed at this stage. A title/lot book report would be obtained at a cost of approximately \$215.00 per hour.
- b) Notice of Sale ("NOS"): If the delinquency is not cured within ninety (90) days after the NOD is recorded, (and a lawsuit has not been filed) the attorney will proceed with the recording and publishing of a NOS. Attorney fees up to \$110, in addition to publication, recording, posting and mailing costs are charged to the Homeowner.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

LAWSUIT: The Association may at any time decide to file a personal lawsuit against the delinquent Homeowner to recover all delinquent charges. All costs and attorneys fees in connection with the lawsuit, in addition to the delinquent charges, will be recovered from the delinquent Homeowner.

RELEASE OF LIENS UPON PAYMENT: Within twenty-one (21) days of payment in full of all delinquent assessments and charges, or if it is determined that a lien previously recorded was in error, the attorney will prepare a Release of Lien which will be recorded in the County Recorder's Office, and will provide Homeowner with a copy of such release or notice that the delinquent assessment has been satisfied.

RIGHT TO RECEIPT: When a Homeowner makes a payment, the Homeowner may request a receipt and the Association will provide same, which shall indicate the date of payment and person who received such payment.

OVERNIGHT PAYMENTS: Payments may be made by overnight mail to the following address:

If account is being handled by Association: Rancho Las Palmas Association, Inc.
c/o Desert Resort Management
Attn: Collection Department
42-001 Bob Hope Drive
Rancho Mirage, CA 92270
Phone: (760) 568-6427

If account is being handled by Attorney: Peters & Freedman, L.L.P.
Attn: Collection Department
191 Calle Magdalena, Suite 220
Encinitas, CA 92024
Phone: (760) 436-3441

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

GARBAGE COLLECTION POLICY

COLLECTION PROCEDURES: Garbage collection is on Monday morning at approximately 6:00 A.M. by Burrtec Waste & Recycling. Garbage set out prior to Sunday afternoon will be subject to a \$25 fine. Garbage cans must have handles and must not exceed 32 gallon capacity, or plastic bags securely tied, each not to be filled over 50 lbs. **ABSOLUTELY NO PAPER BAGS.** Empty cardboard boxes must be flattened and tied securely in bundles - not to weigh over 50 lbs. or over 4 feet long. Garbage containers should be placed near the curb off of the grass, but not placed as to hinder mail delivery. Garbage containers must be put inside garage immediately after trash has been picked up.

RECYCLING: A curbside container for recycling is available by calling Burrtec Waste & Recycling at (760) 340-2113. We suggest every Homeowner participate in this program.

DUMPSTER LOCATION: Four (4) dumpsters are located along the north wall of the RV Lot at the end of Alfaro Drive for residents needing to dispose of garbage on days other than the regular pickup.

USAGE:

- a) The dumpsters are for Homeowner and renter use only.
- b) No contractor dumping allowed.
- c) Only household trash in a tied-off plastic bag (30 GALLON OR LESS) may be disposed of into a dumpster.
- d) Under no circumstances shall anything be placed 1) On top of these dumpsters, 2) On the ground adjacent to these dumpsters, or 3) Anywhere else in the RV Lot.
- e) Only three trash bag per day (30 GALLON OR LESS) may be disposed of by any Homeowner, renter or guest-which is Homeowner responsibility, from any one address in Rancho Las Palmas.
- f) Trash disposal only allowed during 7:00 A.M. - 6:00 P.M. Monday – Sunday, **NO EXCEPTIONS!**
- g) The dumpster lids must be closed after use.
- h) No dumping of the following:
 - a. **FURNITURE:** beds, mattresses, chairs, sofas, tables, desks, lamps, electronics, etc.
 - b. **APPLIANCES:** refrigerators, water heaters, stoves, dishwashers, washers, dryers, fans, etc.
 - c. **GREEN WASTE:** flowers, grass cuttings, tree trimmings, etc.
 - d. **BUILDING or REMODELING MATERIALS**
 - e. windows, coverings, mirrors, large decorator items, art work
 - f.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Any large bulk items listed above may be appropriately disposed of by calling Burrtec at (760) 340-2113 OR The Salvation Army at (760) 202-1009 or (800) 958-7827

GARBAGE & DUMPSTER FINES:

Homeowners, their renters and guests (which are Homeowners' responsibility) and contractors, will be fined for violation of these rules and regulations as follows:

FIRST OFFENSE: \$250-\$500 applies to homeowners, renters or guests, and/or contractors

SECOND OFFENSE: \$500 -\$1000 subsequent offenses

A hearing notice to appear before the Board or Appropriate Committee will be sent to the party in violation thirty (30) days prior to receiving any fine.

Contractors will be fined \$500 for each offense and will be barred from doing any new business in Rancho Las Palmas after the second reported violation.

GATE ACCESS RULES

Rancho Las Palmas Association has implemented an access control program, which will electronically track all individuals entering and exiting the property. The access device is referred to as a "transponder tag" and is a passive, battery operated device approximately the size of a credit card.

In order for the tag to become operational, Homeowner and vehicle information must be programmed into the IAS computer located at the Homeowner's Association Office. A tag will be required for each vehicle requiring access onto the property. Each tag will be encoded with specific information such as make, model, and license number for that particular vehicle. Tags may not be switched from one vehicle to another.

Improper use of a tag may result in deactivation of that tag. Gate arms and mechanisms will be made inoperable, and that vehicle may thereafter not be allowed future access unless receiving security clearance and authorization.

GUEST AUTHORIZATION: Homeowners must contact Security to provide authorization for their guests prior to their guest's arrival. Homeowners are encouraged to update their "permanent guest list" computer file with the Homeowner's Association Office as needed.

VENDORS AND SERVICE VEHICLES: Homeowners must contact Security to provide authorization for their vendor or service personnel prior to their arrival.

NON RESIDENT MEMBERS & RENTERS WITH AUTHORIZATION:

These persons may purchase tags for their vehicles at the Association's cost from the Homeowner's Association Office, once a tag has been purchased, the tag is property of the Purchaser, there will be no refunds. Guests and short term (less than one month) renters may obtain access through the Bob Hope gate and will be provided with a temporary pass.

GENERAL

The Association contracts with an outside company for gate access and enforcement services ("Services"). Gate access and control personnel ("Gate Staff") regulate access to the community in accordance with the Post Orders approved by the Board of Directors of the Association.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Owners, their guests, family, trade people, invitees and tenants (and/or tenants' guests, family, trade people, and invitees) are subject to these Gate Access and Enforcement Rules and Regulations and are required to cooperate with the Gate Staff in carrying out their duties. All parties must drive safely, abide by the posted speed limits and adhere to all vehicle safety codes.

GATE ACCESS CONTROL

Definitions.

1. Permanent Visitors: A family member or close friend, or trusted housekeeper. (see below)
2. Temporary Visitors: Those having a limited duration of stay, authorized in advance by Owner's permission. They include guests, family members, and similar invitees.
3. Service workers: housekeepers, gardeners, care takers, care givers and the like.
4. Contractors: including but not limited to: licensed plumbers, electricians, carpenters, handymen, building contractors, repairmen and the like etc.
5. Tenants: both short term (less than a month) and long term renters.
6. Non-Resident Members: golf or tennis club members who live elsewhere.

Designating Permanent and Temporary Visitors.

1. Permanent Visitors
 - a. Only owners may designate Permanent Visitors. To add a person to the Permanent Visitor list, owners must provide the HOA management office, in writing, their permanent visitor's first and last names, telephone numbers, and any special instructions. Service workers (see above) may be designated as permanent visitors. Permanent visitors remain authorized to enter the community until the Association is notified by the Owner, in writing. Contractor (s) may not be designated as permanent visitors.
2. Temporary Visitors
 - a. Owners, Permanent Visitors and Tenants must designate Temporary Visitors by providing the Gate Staff, in advance of arrival, your own name and address, the name or business name of each temporary visitor, the anticipated arrival date and time, the anticipated departure date, and any special instructions.
 - b. The Gate Staff/HOA office has the authority to deny access to anyone trying to gain access to Rancho Las Palmas without the proper advanced notice as describe above and in the event that an attempt to contact the Owner, Permanent Visitor, or Tenant for approval is unsuccessful.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Duration of Passes:

1. For Temporary Visitors, short term Tenants, and Contractors: passes may be issued for up to thirty (30) days, as designated by the Owner. Passes must be renewed every thirty (30) days thereafter. Upon expiration of the pass, the name of the Temporary Visitor, Tenant or Service worker will automatically be purged and further access will be denied.
2. For Non Resident Golf/Tennis members and Tenants renting for more than 30 days: a transponder tag may be purchased for access through both the Bob Hope and Monterey gates. The tag is property of the purchaser and there are no refunds.

Contractor and Service Worker Rules:

1. Except in an emergency situation, trades people will only be admitted to the community as follows: Monday through Saturday, 7:00 a.m. to 6:00 p.m. No access is allowed on Sundays or holidays except for service workers.
2. Contractors, their subs, trades people, and service workers must enter through the Bob Hope gate and shall proceed directly to the Residential Lot where they are providing services and shall not go to any other Residential Lot or Common Area, unless invited by another Homeowner and the Gate Staff is notified in advance.
3. Contractors and service workers are directly subject to these rules and regulations, as well as the enforcement procedures and processes. Failure to comply may result in expulsion from the premises and denial of future access.

ENFORCEMENT PROCEDURES

Enforcement Entity: The Rancho Las Palmas Association Board of Directors is responsible for enforcing these Rules, as well as the other Governing Documents of the Association.

A. Complaints: If a complaint is received by a Rancho Las Palmas Board member, the Community Manager, or another designated representative of Rancho Las Palmas, the complaint will be investigated and the Board will determine what action if any should be taken. Non-written complaints will generally not be acted upon. If a citation is issued by Gate Staff for a violation, verification shall be deemed accomplished by the issuing officer. The Board may take action against the Owner as described below. NOTE: Nothing in these enforcement procedures requires the Board to take any action against an Owner.

B. Due Process: Prior to the imposition of any disciplinary action, the Owner shall be given notice and an opportunity to be heard, either in person or in writing, before the Board, as set forth in *Civil Code* section 1363 or any successor statute.

1. The Board shall provide written notice to the Owner by either personal delivery or first class mail, at least ten (10) days prior to the hearing at which the violation(s)

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

and disciplinary action will be discussed.

2. The notice shall set forth the date, time and place of the meeting, the nature of the alleged violation and a statement that the Owner has a right to attend and address the Board at the meeting.
3. At the Owner's request, the Board may meet with the Owner in executive session.
4. At the hearing, the Board shall make specific findings as it relates to the violation of the Governing Documents. The decision of the Board and action recommended/taken shall also be noted.
5. If the Board imposes discipline on an Owner, the Board shall provide written notice to the Owner of the action to be taken within fifteen (15) days of the hearing. If no violation is found, then no remedy is required, and the Board will not issue a written decision to the Owner.

C. Enforcement Process:

GENERALLY, though not necessarily, the Association will adhere to the following schedule:

1. First Offense: Warning Letter and Request to Correct Violation. Possible fine not to exceed \$150, reimbursement assessment to reimburse the Association for costs to compel compliance, suspension of rights and privileges, deactivation of transponder, revocation of Permanent Guest list and all visitor passes.
2. Second Offense: Possible imposition of fine not to exceed \$250, reimbursement assessment to reimburse the Association for costs to compel compliance, suspension of rights and privileges, deactivation of transponder, revocation of Permanent Guest list and all visitor passes. Institute Alternative Dispute Resolution and/or Internal Dispute Resolution. Filing of lawsuit.
3. Third Offense: Possible imposition of fine not to exceed \$750, reimbursement assessment to reimburse the Association for costs to compel compliance, suspension of rights and privileges, deactivation of transponder, revocation of Permanent Guest list and all visitor passes. Institute Alternative Dispute Resolution and/or Internal Dispute Resolution. Filing of lawsuit.

Depending on the severity and frequency of the violations and violator, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary.

HOMEOWNER BUILDING FACILITIES RULES

The Association has a Social Room, Conference Room, and Fitness Center located in the Homeowner's Association Office Building adjacent to the Clubhouse parking lot.

SOCIAL OR CONFERENCE ROOM USE: If you are interested in using the Homeowner's Association Office Social Room or Conference Room for private parties or meetings, please

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

contact Management one week in advance to make the necessary arrangements regarding scheduling. The association policy for use of these facilities is available upon request at the Homeowner's Association Office.

FITNESS CENTER: The Fitness Center is open 24 hours per day to Homeowners, Homeowner guests and renters. This facility is located behind the Homeowner's Association Office Building and may be accessed with a key card. Rules for this facility are posted inside the Fitness Center. All rules must be followed or the offending party may not be allowed to use this facility in the future.

LANDSCAPING RULES

COURTYARD, ATRIUM, AND WALLED PATIO MAINTENANCE: These areas are the responsibility of the Homeowner to trim and prune all plant material within. Regular preventative maintenance and upkeep are to be paramount. The following is applicable:

Homeowner's trees, vines, shrubs, and plants which may come in contact with the fascia or roofs or threaten the roof are to be maintained at least 6 inches below roof fascia. Plant material may not become overgrown, unsightly, a nuisance or grow over walls which adjoin another unit. Plant material used as screens along the front of the patios is not allowed inside or outside of walled or un-walled patios.

Homeowners may select plant preferences within their courtyard and inside their walled patio area. However, vines that adhere to any surface with tendrils of a vine in a bracing fashion or by clasping or cementing itself to the structure are not allowed.

Any tree that may cause structural damage within these areas must be removed at the homeowner's expense.

Irrigation systems and time clocks must be maintained by the homeowner to prevent flooding. Connecting onto or tapping into the common area irrigation system is not permitted.

Potted plants are not permitted outside walled patios, open patios, or courtyard entrances. Planted pots only are permitted on top of back patio walls and are not to exceed six. The pots are to be of uniform size, shape and recommended colors of all terra cotta or all earth tones, as long as they do not detract from the overall appearance of the common areas. All plant material must be maintained in attractive manner. Pots with dead plants to be removed from patio walls. Imitation flowers/plants are not allowed on top of patio walls.

Homeowner Association violation letters will be sent to the Homeowner after Fall and Spring Inspections should any of these areas be in violation. Homeowners will have thirty (30) days to correct the violation. Further action will be addressed if the corrections are not made.

COMMON AREA LANDSCAPING: Common areas are the exterior boundaries surrounding each unit including the lawns up to the golf course "out-of-bounds" markers. All of these areas including plants, trees, etc., are maintained by the Homeowner's Association. Should a Homeowner alter this area without approval, they will be required to remove the alteration(s).

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Homeowners may not fertilize, prune, transplant, plant or otherwise disturb the Homeowners Association plant materials in the common area. The Homeowner's Association has scheduled maintenance procedures for these areas.

No shrubbery, trees or other plant material may be moved, removed, or planted in the common areas. Potted plants are not permitted outside walled patios, open patios, or courtyard entrances. No object may be placed or hung within Association Common area.

Open Non-Walled Patio plant material is maintained by the Homeowner's Association. Homeowners may not remove plant material without the approval of the Landscape Committee.

Should a Homeowner obtain Architectural Committee approval for a wall erected around the patio on the golf course side, they may select the plant material to be installed on the golf course side of the wall from a selection provided and maintained by the Homeowner's Association.

TREE REMOVAL AND REQUEST POLICY: The Board of Directors has enacted the following policy with respect to tree removals. No established tree will be removed unless it is deemed to be dying, dead, diseased, damaged, or fallen. If the owner requests a tree replacement, owner must get neighbor approval and owner agrees to the costs for the replacement tree. Neighbor and owner shall agree on location in writing.

DYING/DEAD/DISEASED/DAMAGED/FALLEN: Determination for removal will be made by the Homeowner's Association, Landscape Chairman, and Landscape Contractor. Trees will be removed at the Homeowner Association's expense. The Homeowner will be notified in writing.

TREES CAUSING STRUCTURAL DAMAGE: Homeowners requesting removal for this reason should contact the Homeowner's Association Office. Final determination for removal will be made by the Homeowner's Association, Landscape Chairman, and Landscape Contractor.

Fully-grown trees that are obstructing a view can be trimmed or pruned as necessary. However, this will not be justification to remove a tree.

The Landscape Committee is to be notified of any and all tree removals. Any tree removal request other than those listed above will need approval by the Homeowner's Association and the Landscape Committee. If the tree removal is approved the Homeowner will be required to pay removal fees plus the cost of a 24 inch box tree replacement for same location or somewhere in the community.

CITRUS TREES: All citrus trees that are in the common area are maintained by the Association. The fruit from these trees are for the enjoyment of all property owners.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

PARKING

GARAGE PARKING: Residential vehicles should be parked inside the garage area. If your passenger vehicles are in excess of the garage capacity, the additional vehicle(s) may be temporarily parked in the driveway. Off street parking is encouraged to allow security to patrol as close to the residences as possible.

DRIVEWAY PARKING: No vehicle may be parked in a stationary position in the driveway in excess of 72 hours. This is to discourage abandoned vehicles from using the driveway as a permanent storage area.

STREET PARKING: Per the City of Rancho Mirage, no vehicle may be parked in a stationary position in the street in excess of 72 hours (subject to towing). Guests should park in front of the residence that they are visiting. No vehicle may be parked in front of the mailboxes.

COMMERCIAL AND OTHER VEHICLE PARKING: No trailer, equipment on trailers, commercial vehicles, oversized vehicles, unregistered off-road vehicles, unlicensed vehicles, or equipment may be parked in the streets, driveways or any other open area within Rancho Las Palmas. Vans may be temporarily parked in the driveway subject to being a non-commercial vehicle with no lettering on the sides.

GENERAL COMMERCIAL AND SERVICE VEHICLE RULES: These vehicles are only allowed within the complex between the hours of 7:00 AM to 6:00 PM and only while providing services.

No Vehicle repair(s) of any kind are to be made in the streets or driveways.

VEHICLES / GOLF CARTS

ALL STREETS HAVE A SPEED LIMIT OF 25 MPH: Speeding within our complex has increased to the point that your Board of Directors has purchased a radar gun.

Vehicles must yield to golf carts and pedestrians at cart crossing paths.

GOLF CART AGE RESTRICTIONS: No person may operate a golf cart on the roadways or in the common areas without possessing and carrying a valid driver's license. Should this violation occur, the parents or responsible adult at that homeowner's residence will be subject to the fine schedule. Golf carts on Association streets must obey all speed limits & stop signs.

These warning/citation notices will expire one year from the date issued. The fine will be recorded to the unit in which the individual is residing. If a guest/renter of a Homeowner receives a warning/citation, the Homeowner will be responsible for the warning/citation.

FIRST OFFENSE:	Warning or \$100 if over 30 MPH with hearing
SECOND OFFENSE:	Citation \$250
THIRD OFFENSE:	Citation \$500

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Warning/citation notices will expire one year from the date issued. A hearing notice to appear before the Board or Appropriate Committee will be sent to the party in violation thirty (30) days prior to receiving any fine.

RV PARKING LOT

All RV vehicles must register with the association's office prior to parking in the RV parking lot. No Reservations. Spaces are based on availability. "Frist come first served".

No vehicle repairs are to be made in the RV lot. No partially and/or completely disabled vehicles are allowed.

Any vehicle which has not followed the aforementioned procedures will be subject to towing at the homeowner's expense.

No boat parking permitted at any time.

There is a non-prorated monthly parking fee. Please contact the Association's Office for this fee.

Owners and guests are subject to Vehicle Code provisions and City of Rancho Mirage ordinances.

All RVs parked in the designated area must display a Vehicle Decal (provided by the Association Office on an annual basis). To be eligible for the designated parking, Residents, Owners and/or Lessees must pay in advance the entire year and provide all required documentation including but not limited to: Insurance, vehicle registration, etc. Any vehicle(s) that does not have a current decal will be issued a violation notice and may be subject to disciplinary action in accordance with the Association's Enforcement Procedure.

An owner parking in the designated area is responsible for parking at their own risk and is subject to any parking violations of tenants and guests. Owners assume all liability to parking and/or to vehicle itself.

Recreational vehicles are prohibited from using any electrical or water services except for loading and unloading. Camping in any recreational vehicle while parked within the Community is prohibited.

An Owner must submit prior to occupying the space a valid copy of current registration and insurance.

All vehicles must have current tags and license plate(s).

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

PETS

Pets must be on a leash at all times when outside the residence. Pets not on leash are in violation of Rancho Mirage Animal at Large Statue 6.08 and will be removed to an animal control facility.

It shall be the homeowner's responsibility to keep their pets from creating a noise disturbance. Homeowners are responsible for cleaning up after their pets and properly disposing of waste.

Pets are not allowed on the golf course or patio side of the residence. Pets must be walked on the street side only.

SECURITY LIGHTS

The patio security lights must remain on at all times. The light is controlled by a photocell and automatically goes on with nightfall and off in the day light. Please keep your light switches in the "ON" position to insure that the light is operable. Electric power to these lights costs approximately \$5 per year and they are a proven deterrent to burglars. As these lights are operated by an interior switch, if your light is not working, please contact the Homeowner's Association Office.

SWIMMING POOL RULES & REGULATIONS

Pools and spas are open between 6:00 AM and 10:00 PM.

Pool equipment and controls must not be tampered with under any circumstances.

Children under 14 years of age must be accompanied by a person 18 years or older.

Use of the Spa is prohibited for anyone under 14 years of age, per recommendation of the Riverside County Health Department. Adults should be prudent in the use of the Spa for a reasonable period after eating or drinking.

Pool furniture may not be reserved and must not be removed from the immediate pool deck.

No radios unless utilized with headphones.

Glass containers of any kind are not permitted to be used in the pool area.

Pets are not allowed in the pools or pool areas.

Please respect the privacy of persons who reside in close proximity to the pool areas.

No running, pushing, wrestling or other horseplay. No yelling. Please keep noise levels to a minimum.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

Swimmers have priority over floatation devices.

Appropriate bathing attire must be worn at all times: No cutoffs or nudity. Children in diapers or pull-ups are not permitted in pools or spas.

All trash must be disposed of in waste containers.

Owner, their guests, and tenants must observe all posted rules. There is no lifeguard on duty. Swim at your own risk.

Admission to the pool will be discouraged to all persons having any infectious disease, open sores, bandages, or any other ailment which could endanger their well-being and others.

PATIO and COURTYARD MAINTENANCE

All objects or furniture placed on the patio or within the courtyards must be maintained in a good state of repair. Courtyards and patio area must be kept clean and free of debris. Molded plastic or PVC furniture in patios is not allowed. Patios and courtyards are not to be cluttered with miscellaneous items such as statuary, artificial plants, brooms/mops and windsocks. Faded, frayed and/or torn flags must be removed. Any sports/exercise equipment must be stored out of site.

SPORTS APPARATUS

No basketball backboards or other fixed sports apparatus shall be constructed or maintained on the property without the written approval of the Board of Directors. Any portable sports equipment must be stored out of sight when not in use.

CLOTHESLINES

No visible clotheslines or visible clothing, towels, etc. maybe hung within or on the common areas.

FLAG POLES/FLAGS

Flag poles are not permitted. Temporary flag holders are allowed. (1) One flag no larger than 3 feet x 5 feet may be displayed per residence. Faded, frayed, and/or torn flags must be removed.

FLOWER BOXES, DECORATIVE POTS and ORNAMENTAL OBJECTS

No object may be placed or hung within the Association common areas without previous authorization of the Committee. Items that are not maintained will be removed by the Homeowners Association and placed behind privacy walls or patio areas.

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

GENERAL SIGNAGE

The use of balloons or reflector devices is prohibited within the development including the Bob Hope and Monterey gate areas.

Other: Signs are prohibited on the golf course side of the property. Balloons and reflective devices are prohibited. No other sign, poster, display billboard, or other advertising devices of any kind shall be displayed on any portion of the property of any lot without prior written consent of the Committee.

SECURITY AND ALARM SIGNS

One security sign no larger than 12" x 12" on a post may be placed under the address light. One security company sticker may be displayed inside any window that is not on the golf course side of the property.

REAL ESTATE SIGNAGE

Shall be displayed as outlined below:

Two 18" W x 12" H "FOR SALE", "FOR RENT", or "FOR LEASE" signs shall be permitted to be displayed on the center of the garage door no higher than 66 inches from the garage slab surface. The second sign may only be placed on the inside of the window at rear golf course side of unit. Once the property has been sold, rented, or leased the sign must be removed immediately.

- a) All signs must be professionally manufactured, i.e. No hand lettered signs are permitted.
- b) No company logo or website references shall be permitted.
- c) The signs shall be 18" W x 12" H metal or magnetic, with a standard beige background and brown lettering with Helvetica-medium font, with the specific font size.
- d) Only four (4) lines maximum of information are allowed as outlined herein:

FOR SALE - 2" Helvetica font

COMPANY Name - 1 ½" Helvetica font with spaces between

AGENT'S Name - 1" Helvetica font

TELEPHONE NUMBER (one) – 1 ½" Helvetica font

If an owner is advertising the residence privately, the same sign, conforming to the same specifications as above, is allowed but shall read:

FOR SALE

OFFERED BY OWNER

OWNER'S NAME

OWNER'S TELEPHONE NUMBER

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

OPEN HOUSE SIGNAGE

Two 18" W x 6" H magnetic sign riders can be used. One placed above the "FOR SALE" sign on the garage door, and the other in or on a parked vehicle in the driveway. Both signs must conform to the following specifications:

- a) The signs must conform to the same specifications as above and contain only the words "OPEN HOUSE" with a 3 ½" Helvetica font.
- b) The signs can be posted only when persons are on the premises to conduct the Open House.
- c) The OPEN HOUSE signs must be removed by 6:00 p.m. on the day of the Open House, and posted only in the specified locations.
- d) No displays are allowed on the common areas giving directions to the location of an Open House, such as flags, arrows, balloons, marked automobiles, etc.

Font type must be Helvetica Font and sign must be 12" X 18"

<p>FOR SALE</p> <p>COMPANY NAME</p> <p>AGENT NAME</p> <p>(760) 555-5555</p>
<p>FOR RENT</p> <p>COMPANY NAME</p> <p>AGENT NAME</p> <p>60) 555-5555</p>

RANCHO LAS PALMAS RULES & REGULATIONS

Revised & Adopted September 26, 2015

HOMEOWNER CONDUCT

Improper conduct, obscenities, verbal or physical threats by Owners, tenants, family and/or guests will not be tolerated. Actions by any person of any nature, particularly in the Common Area which may be dangerous, create a health or safety hazard, create a hostile environment, or disturb others are not permitted. This includes noise, intoxication, use of illegal substance, quarreling, threatening, fighting, offensive or abusive language or behavior.

Owners are responsible for the conduct of their residents, guests, family, and/or renters, and all service personnel, vendors, contractors, and any other invitees.

All Owners, their residents, tenants, family members and/or guests are presumed to conduct themselves as ladies and gentlemen, with due consideration for each other and towards any members of the Association, the Board of Directors, their respective committee members, employees of the Association, members of the Association's management company as well as employees of Association vendors (hereinafter "staff"). The Board of Directors has the power to discipline any person for any conduct which in its opinion tends to endanger the welfare, interest or character of the Association, as well as for violations of any of the Association's rules and regulations.

Should persons causing or participating in inappropriate behavior refuse to cease their activities and leave the premises promptly when so directed, the person in charge of the facility at the time (i.e. Board Member or duly Board-authorized representative such as community patrol officer or pool monitor), shall seek the assistance of the local law enforcement agency to maintain order. A copy of the official law enforcement report of the incident should be obtained and delivered to the Association as soon as possible.

No person shall damage or destroy the Association's common area property. The Owner of each Residential Lot shall be liable to the Association for all damage to the common area or to any improvements thereon to thereto, cause by the Owner, Owner's family, tenants, guests or invitees. After due process, the Board may levy a Fine Assessment against an Owner and/or Residential Lot to reimburse the Association for costs incurred in repairing any damage to the common area for which the Owner was found responsible. Said Fine Assessment shall be collected in the same manner as regular and special assessments and may be liened and foreclosed.

The Association considers a violation of any of the foregoing rules a serious violation which will subject the violating Member to immediate disciplinary action. Said disciplinary action shall include possible imposition of a monetary penalty, suspension of the Owner's voting rights and/or suspension of the Owner's privileges for use of the common area and recreational facilities.