

RANCHO LAS PALMAS HOMEOWNERS ASSOCIATION  
SUMMARY OF SERVICES PROVIDED BY THE ASSOCIATION

LOCATIONS COVERED: Common areas surrounding each unit up to the golf course out-of-bounds markers, swimming pools, spas and surrounding areas. All streets and drives, security gates and guard houses, and the entire unit exterior including master bathroom skylight. Exclusions include windows and frames, gated courtyards, extended patios, patio garden walls, atriums, garage door hardware, and any architectural improvements.

SERVICES PROVIDED BY THE ASSOCIATION:

BUILDING MAINTENANCE: This includes repair and maintenance to unit exteriors such as stucco repair, kitchen pass-through shelf tile repair and original garage door maintenance (excluding hardware).

LANDSCAPING: This includes maintenance of all common areas, and yard maintenance in the front and back to the golf course. Also includes maintenance of shrubbery around patios, unless a patio wall has been constructed, in which case anything inside the patio wall is the homeowner's responsibility. Also, bi-annual flower planting and annual tree pruning. Plant and tree replacements if applicable.

LIGHTING MAINTENANCE: Includes maintenance, repairs, and bulbs for all street, ground, address and security light fixtures. Lighting checks are performed year round to insure that residential security and address lights are functioning.

PEST CONTROL: This includes spraying of the exterior condominiums on a monthly basis. Termite and rodent extermination is handled by the Association at the owner's request.

POOL AND SPA MAINTENANCE: Includes cleaning and maintenance of pools, spas and pool decks three times weekly.

RANCHO LAS PALMAS RESORT & SPA: All hotel extensions may be reached by dialing (760) 568-2727.

REFUSE DISPOSAL: Burrtec Waste & Recycling is responsible for trash and recycling pickup on Monday morning starting at 6:30 a.m. On national holidays, trash pickup will be Tuesday. Trash may not be left outside of the unit before Sunday afternoon, or a violation notice or fine will be issued. Four trash dumpsters are located in the R.V. lot at the end of Alfaro Drive for homeowner use. To obtain recycling bins, call Burrtec at (760) 340-2113.

ROOF MAINTENANCE: Includes an annual maintenance program, tile and repairs as needed.

SECURITY: Security may be reached by dialing (760) 346-7155.

STREET MAINTENANCE: Includes weekly street sweeping by Black & White Street Sweeping.

TIME WARNER CABLE: Please call Time Warner Cable at (760) 340-2225 with any cable television problems.

THE FOLLOWING ITEMS ARE THE HOMEOWNERS RESPONSIBILITY:

Hardware, Fixtures of all Doors, and Weather Stripping.  
Broken Windows, Screens, Sliding Tracks & Frames, and Thresholds.  
Atrium and Gated Courtyard Maintenance.  
All Residential Slabs, Extended Patios, Patios, Patio Garden Walls, and Stoops.  
Sewer Line breaks above Slab and within any portion of the Residential Building, and/or Stoppages unless caused by Common Area Tree Roots.  
Air Conditioning and Heating Units (Replacements must be approved by the Architectural Committee).  
Skylights other than Master Bathroom Skylight.  
Electrical and Plumbing.  
Architectural Improvements.