

# Amended and Restated Rules & Regulations

IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (p) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE RE-MOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

## Attachment

## Size

[97-113 Amd Rstd Rules FH Dec 1 2009 TOC.pdf](#) 419.96 KB

## I. General Information

### A. Purpose and Legal Status

The Sun City Palm Desert Community Association (“Association”) is a nonprofit mutual-benefit California corporation. Its purpose is to operate and maintain facilities and develop and facilitate activities that promote an active adult lifestyle within the Sun City Palm Desert community. The word “Community” is defined as the entire community known as “Sun City Palm Desert,” including all Lots and Common Areas (inclusive of Recreational Facilities) which are subject to the Restated Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (“Declaration”).

The Association has the duty and power prescribed by California law, the Declaration, the Articles of Incorporation, Restated Bylaws, Design Guidelines, these Amended and Restated Rules & Regulations (“Rules”) and Compliance Procedure of the Association (collectively “Governing Documents”). Terms used in the Rules shall have the same meaning as defined in the Declaration. The Association takes all action through its Board of Directors (“Board”), unless otherwise specified in the Governing Documents. As prescribed by the Governing Documents, members of the Association have specific privileges in the use and enjoyment of Association Common Areas and Recreational Facilities. The Association has the right to reasonably regulate and control its facilities and property.

### B. Management Structure

#### 1. Governing Board

The Association is governed by a Board. The Board is empowered by the Governing Documents and California law to administer and operate the Association’s affairs. The Board is elected by the Owners and presently consists of seven directors.

#### 2. Senior Management

The General Manager and the General Manager’s senior staff are responsible for the Association’s day-to-day operations. These individuals provide a full scope of management authority by effecting and implementing the policies and procedures of the governing Board.

### **3. Committees**

The Association, through its Board, has established committees to act in an advisory capacity, unless otherwise provided by the Governing Documents.

The Board may choose to review the committee charters and may create new committees and eliminate or change existing committees, as it deems appropriate, unless otherwise provided by the Governing Documents.

## **II. General Rules**

### **A. Conduct Code**

Each Owner is responsible for acquainting family members, Renters or Residents, Guests including, but not limited to, all invitees, commercial visitors, service personnel and contractors (collectively, "Service Providers") with the Governing Documents of the Association.

Each Owner responsible for any property damage to the Common Areas, Recreational Facilities, and/or violations of the Governing Documents caused by or resulting from Owner's own actions, and/or the actions of his/her family members, Renters, Residents, Guests, invitees, agents and/or Service Providers for all amounts incurred by the Association, but not to exceed twice the amount of any existing Association insurance deductible limits for property damage (under the Association's Master Policy of Property Insurance) provided there is insurance coverage for the property damage at-issue. A Lot Owner shall only be responsible for the actions of a Service Provider if the Service Provider was entering the Community solely for the purpose of providing service/materials to that Lot Owner.

Each Owner, his/her family members, Renters, Residents, Guests, invitees, agents and employees, as well as Association staff and employees, vendors and their respective employees shall be respectful and courteous with due consideration for others.

The use of obscenities, derogatory comments based on race, color, religion, disability, sexual orientation, gender, national origin, or ancestry and/or verbal or physical threats, or attacks, directed toward any Owner, his/her family members, Renters, Residents, Guests, invitees, agents and employees, or to Association Staff and employees, will not be tolerated. Action by any person within the Community, including but not limited to all Common Areas (such as the golf course, clubhouses and related Recreational Facilities) which may be dangerous or create a health or safety concern, hostile environment, turmoil, disruption or disturbance among Owners, family members, Renters, Residents, Guests, invitees, agents and/or employees is not permitted.

All complaints regarding service rendered by any Association Staff member must be made to the General Manager of the Association for appropriate handling.

The Association considers a violation of this Conduct Code to be a serious and reportable matter. Violations by Owners or the Owner's family members, Renters, Residents, Guests, invitees, agents and/or employees will subject the responsible Owner to disciplinary action in accordance with the Association's Compliance Procedure. Violations by Association staff and employees must be reported to the General Manager of the Association for appropriate handling.

### **B. Resident ID Cards**

All Residents of the Community are required to have a Resident ID Card.

Each Dwelling Unit will receive up to two cards, one card per person. If more than two Residents occupy the Dwelling Unit, the Owner may purchase additional Resident ID Cards for each additional Resident. Each such Resident shall also be a Qualified Resident or Qualifying Permanent Resident or Permitted Health Care Resident as defined in the Declaration. The Board may at any time adopt a limit on the number of Resident ID Cards that may be issued for each Dwelling Unit.

The Resident ID Cards may be required to be shown prior to using any of the Association Common Areas and Recreational Facilities. If, upon request of an Association representative, a person cannot produce a valid Resident ID Card, access to Common Areas and/or Recreational Facilities may be denied.

Resident ID Cards are not transferable and are for the exclusive use of the Resident whose name and photo appears on the front. Use by anyone other than the Resident to whom it was issued may subject the Owner to disciplinary action.

Owners who own multiple Dwelling Units will only receive two Resident ID Cards issued to the Dwelling Unit in which they reside.

Lost or stolen Resident ID cards should be reported to the Association office immediately. A re-placement Resident ID Card will be issued for a fee.

A signature card signed by all Owners of the Lot must be on file with the Association office in order to use the ID Card to charge food, beverages, guest passes, event tickets, merchandise, golf fees, etc., to the member's account. Charging privileges are only available to those Lots where the Owners are in good standing.

## **C. Renter ID Cards**

The Owner of a Lot may rent or lease the entire Dwelling Unit on such Lot from time to time, subject to the provisions of the Declaration and these Rules and provided that the rental or lease period is for at least thirty days.

If the Dwelling Unit is leased, at least one Qualified Resident must reside in the Dwelling Unit throughout the entire rental period. All other occupants of the Dwelling Unit must be either Qualifying Permanent Residents or Permitted Health Care Residents as those terms are defined in the Declaration.

While such Dwelling Unit is rented or leased, the Owner is responsible for payment of all Assessments, but neither the Owner nor his/her family will be permitted to use the Common Area and Recreational Facilities, except the golf course when open for general public play, in which case the Owner and his/her family will pay the applicable public rates for use. All Resident ID Cards and/or Renter ID Cards issued to all prior occupants of the intended rental property shall be turned in to the Association office. A legible copy of a signed lease agreement shall be submitted to the Association office.

If a portion of the Dwelling is leased, the Owner must remain in residence and the Renter must be either a Qualifying Permanent Resident or a Permitted Health Care Resident. The Owner shall maintain all Common Area and/or Recreational Facility privileges provided, however, that the Renter shall be able to use such Common Area and/or Recreational Facilities as provided below.

Before any Renter will be permitted to utilize the Common Areas and/or Recreational Facilities, and/or participate in club activities, he/she must purchase a Renter ID Card from the Association office for the term of the rental agreement. The Board may, at any time, adopt a limit on the number of Renter ID Cards as well as a total number of ID Cards that may be issued for each Dwelling Unit.

Renter ID Cards are not transferable and are for the exclusive use of the Renter whose name and photo appears on the front of the card. Use by anyone other than the Renter to whom it was issued may subject the Owner to disciplinary action, and the Renter ID Card may be confiscated.

## **D. Guest ID Cards**

In order to utilize the Rec Centers, any Guest 18 years of age and older must possess a valid Guest ID Card or be accompanied at all times by the host Resident. Additional fees are required for Guests to play golf and/or participate in special activities. Use of Association Common Areas and/or Rec Centers and equipment by Guests is subject to certain age and use restrictions as specifically set forth in these Rules.

Guests under the age of eighteen shall be accompanied at all times by the host Resident or responsible adult Guest with valid Guest ID Card.

There are two types of Guest ID Cards available at the Association office or the fitness centers for purchase by the Resident:

1. A nonrefundable Guest ID Card issued in the name of the Guest (eighteen years of age or older) for a specific day.
2. A nonrefundable twelve-punch Guest ID Card issued in the name of the host Resident. The Guest ID Card is punched on a per-Guest/per-day basis and has no expiration date.

## **E. Change of Address**

The Owner of the Lot is obligated to immediately notify the Association, in writing, of any change of mailing address, whether such change is temporary or permanent. Failure to do so may delay delivery of account statements, Association notices and other time-sensitive material sent out by the Association.

## **F. Hours and Fees**

The Board of Directors shall review and approve hours and fees associated with the Common Area amenities. These hours and fees are subject to change and shall be posted in the News & Views, Community Directory and at the various Common Area Facilities.

## **G. Refunds**

No portion of the fees levied by the Association, except as noted under the golf program, including fees for Resident ID cards, Renter ID Cards, Guest ID Cards, or any other fee or assessment, will be refunded for any reason (medical or otherwise).

## **H. Gate Access**

Any Owner and/or Resident who experiences a problem with the license plate recognition system shall contact the Association office at the Mountain View clubhouse.

## **1. Resident and Guest Access**

Each Resident is required to register all their vehicles including recreational vehicles and golf carts. Residents are also permitted to register vehicles belonging to family members and frequent guests. The primary driver must be identified. Residents are responsible for ensuring list accuracy at all times.

License plate access is available for all registered vehicles. Resident decals will be issued only to vehicles that belong to Residents and/or Owner(s) of the Lot where the Resident resides.

Violations and disciplinary action incurred by any vehicle registered by a particular Resident will be the responsibility of the Resident and/or the Owner of the Lot where the Resident resides.

When selling or purchasing a vehicle, an Owner and/or Resident shall contact the Association office to have the license plate information added or removed from the database.

## **2. Access by Commercial Visitors**

Vendors, contractors and other service providers (“Commercial Visitors”) are permitted entry only for the purpose of work at a designated project or delivery to a particular Lot/Dwelling Unit address. Entry for other purposes is prohibited, and violators will be prosecuted for trespassing.

To perform routine (non-emergency) outdoor residential construction or maintenance service, Commercial Visitors may be granted access into the Community, except on Sundays according to the following schedule:

October thru May: 7:00 am to 5:00 pm

June thru September: 7:00 am to 6:00 pm

Commercial Visitors may be granted access into the community at any time to perform emergency services. An “emergency” shall mean an unforeseen occurrence that a reasonable person could expect to result in severe damage to the Dwelling Unit or surrounding property without immediate service by a professional contractor or service vendor.

Commercial Visitors who have registered may access the community by the license plate reader through any gate during scheduled hours. All other Commercial Visitors require a Guest Pass and must enter the community through the guest lanes at either the Main Gate or the North Gate.

Non-registered Commercial Visitors will be required to go through the guest lane, be on a Residents list, and will be issued a guest pass. Residents are responsible to notify the front gate for their Commercial Visitors.

Commercial Visitors such as UPS, Burrtec, Utility Companies and FedEx will not be registered. (These types of vendors frequently have different vehicles and keeping track would be too difficult. They are also easily identifiable and can be contacted if there is an issue).

Registration will require that the Commercial Visitor have a valid Driver’s License and proof of insurance.

Any Commercial Visitor that does not register will be required to go through the guest lane and be on a Resident’s list and will be issued a guest pass.

Commercial Visitors will be required to re-register on an annual basis on the anniversary of their registration date. Decals will be issued. At the time of re-registration, a strip with the current year will be issued.

## **I. Rules for Commercial Visitors**

Commercial Visitors are not allowed to bring firearms or alcohol into the Community, nor are they permitted to solicit work or distribute flyers or other advertising material.

Use of noise-producing equipment and tools, including but not limited to leaf blowers, landscape va-cuums, lawnmowers, edgers, hammers and power tools, is only permitted between the hours of 7:00 am and 5:00 pm except in the case of an emergency. An “emergency” shall mean an unforeseen occurrence that a reasonable person could expect to result in severe damage to the Dwelling Unit or surrounding property without immediate service by a professional contractor or service vendor.

All Commercial Visitor vehicles must cover their landscape debris with a tarp while in transit within the confines of the Community.

Commercial Visitors shall clean up any trash or debris daily, including site debris that blows off the site and mud tracked onto roadways. Dumpsters shall be covered at all times when work is not being performed. All damage shall be reported to community patrol staff. Emergency or dangerous situations should be reported to community patrol staff immediately.

## **J. Sale of Home**

A fee will be charged by the Association as part of the closing costs of any sale of a Lot/Dwelling Unit. This fee covers costs associated with setting up the new Member’s membership account, as well as providing other information to the new Owner. The Association office shall be notified at the time a Lot/Dwelling Unit is sold. Upon completion of the sale, the Owner will relinquish Res-ident ID Cards and/or Renter ID Cards and provide a forwarding address. Thereafter, future Assessments for the Lot will be the obligation of the new Owner.

State law obligates the Owner/seller to provide purchasers with copies of the Governing Documents (CC&Rs, Bylaws, Articles of Incorporation, Rules, Compliance Procedure, Collection and Full-Pay Policy and Design Guidelines) as well as a statement showing the status of the Owner’s account with the Association.

## **K. Holiday Decorations**

Exterior holiday decorations are permitted. The design and quantity of the decorations shall be in good taste, and the Lifestyle Enhancement Committee, in its sole discretion, has the right to de-terminate if such decorations are contrary to good taste. Exterior decorations may be put up no more than ten days prior to the holiday and must be removed within five days after the holiday, with the exception of Hanukkah or Christmas exterior decorative lights which may be present between Thanksgiving Day and January 10 of the holiday season. Holiday decorations should not cause light glare or other safety hazards related to vehicular or pedestrian traffic.

## **L. Collection Sites on Residential Lots**

Residential Lots may not be used as a collection site for charities or other altruistic efforts if any attributes of

the collection efforts are apparent from the exterior of the Dwelling Unit.

## **M. Trash Containers**

All trash and recycling containers will be covered and will be stored in the garage. Containers are to be put out no earlier than 4:00 pm the day before pickup and may not be left out after 10:00 pm on the day of pickup. Owners and/or Residents whose trash containers are set out too early prior to pickup or left out too late after pickup are subject to a Compliance Assessment.

## **N. Outdoor Lighting Requirements**

As a safety measure, the Association requires that certain outdoor lights (including garage lights, address lights, mailbox lights, golf-cart storage lights and NCC-102 villa driveway and sidewalk lights) be illuminated from dusk to dawn 365 days of the year. These lights are controlled by a sensor and automatically turn on at dusk. It is the Owner's responsibility to ensure these lights are in working order and to replace the bulbs promptly when they burn out. Failure to comply may result in an imposition of a compliance assessment.

## **O. Traffic and Parking Regulations**

### **1. General**

- a. While the Community is a private subdivision, certain California vehicle laws apply to the Community. Motor vehicles as defined by the California Vehicle Code shall only be operated by a person having a valid vehicle operator's license.
- b. Driving or parking any passenger, commercial or recreational vehicle is specifically prohibited on pedestrian paths, sidewalks, landscaped areas, construction areas and any other area that would constitute a safety hazard or interfere with the use of or access to Association, Common Area and Recreational Facilities. Association vehicles, communi-ty-patrol vehicles or emergency vehicles are exempt from this requirement.
- c. Any and all persons operating and/or parking a motor vehicle in the Community are required to comply with these traffic and parking regulations, the Declaration, as well as certain portions of the California Vehicle Code. The Board considers violations of the Association's vehicle and parking regulations to be a serious matter critical to the safety and welfare of the Owners.
- d. The Association and community patrol officers may enforce these Rules.
- e. The Association and its community patrol service provider assume no liability for damage to persons or property arising from having been permitted access to the Community. Compliance assessments for violations of the Association's traffic and parking regulations will be consistent with the Association's Compliance Procedure.
- f. No person may abandon, wreck, dismantle, rebuild or render inoperable any motor vehicle in any outdoor area within the Community.
- g. No person shall attempt to or in fact alter, deface, knock down or remove any official traffic or parking control devices or any inscription, shield or insignia thereon, or any part thereof.

- h. All non-registered vehicles must display a guest pass.
- i. For the safety of all residents, employees, guests, visitors and commercial visitors, posted speed limits are enforced by the use of radar.

## 2. Vehicle Operation

- a. Reckless operation of any vehicle is prohibited.
- b. Except for golf carts, unlicensed motor vehicles are not permitted on Community streets.
- c. Any Resident or Guest with a valid driver's license may drive a golf cart within the Community including Common Areas, Community streets, parking lots and the golf course. A Guest fifteen years of age with a valid instructional permit may drive a golf cart within the Community provided he/she is accompanied by an adult with a valid driver's license. Golfers without a valid driver's license may only drive a golf cart on the golf course (and no other location) with the express permission of the Head Golf Professional.
- d. All Residents, Guests and Commercial Visitors that are stopped for a moving violation may be asked by the Community Patrol Officer to show a valid driver's license.
- e. All vehicles, including golf carts and bicycles, must stop for posted stop signs and comply with all other traffic or parking signs.
- f. All vehicles, including golf carts and bicycles, must stop for pedestrians at all cross-walks. Pedestrians will be given the right of way at all times in the Community.
- g. Vehicle ID stickers are issued to Residents of the Community. These stickers are to be applied in the lower left corner of the front windshield. This allows quick identification of Residents' vehicles by community patrol officers and provides the means to quickly access information on the resident in case of an emergency or parking violation. If the vehicle is sold or otherwise disposed of, the Resident must remove the Resident sticker from the vehicle.
- h. Golf cart stickers are issued only to Residents with golf carts. These stickers should be applied to the left rear bumper area of the golf cart. Special handicap decals for golf carts are also available to handicapped Residents who possess a DMV-issued handi-capped placard or license plate. These stickers should also be applied to the left rear bumper area of the golf cart.
- i. There shall be no loud noises or noxious odors from any vehicle (including motorcycles and off-road vehicles) which may unreasonably interfere with the quiet enjoyment of the Community.
- j. Whenever a vehicle alarm is sounding and does not reset in a reasonable amount of time or continues to sound after resetting, the following steps will be taken by the community patrol:
  - 1) If the Owner can be identified in a reasonable amount of time, regardless of his location or the hour of the day/night, the community patrol will try to notify the Owner of the vehicle to silence the alarm.
  - 2) If the Owner cannot be located in a reasonable amount of time, the alarm will be disabled, if possible. A note will be left on the vehicle explaining what transpired and a citation issued for "Alarm Failure to Reset."
  - 3) If an attempt to locate the Owner and silence the alarm is unsuccessful, the vehicle will be towed at the Owner's expense.



k. The following speed limits have been established by the Association and are to be observed at all times in the Community:

- 25 mph on all streets (exceptions listed below)
- o Del Webb Boulevard: 35 mph
- o Rainbow Drive: 10 mph
- o Parking lots: 15 mph

l. All vehicles must yield to all emergency vehicles that emit a red emergency light and/or sound a horn or siren.

m. All vehicles must yield to community patrol vehicles that emit a yellow or amber light and/or sound a horn.

n. Anyone who attempts to evade or “outrun” a community patrol vehicle creates a severe hazard to the Community and is subject to possible further disciplinary action. In addition to the foregoing, failure by anyone to stop and/or cooperate with a community patrol officer may be considered by the Compliance Committee when contemplating disciplinary action.

## 3. Parking

### a. Definitions

1) As used in these Rules, and pursuant to Section 4.1.24 of the Declaration, “passenger vehicles” shall be defined as station wagons, family sedans, compacts, SUVs, subcompacts, golf carts and similar passenger vehicles, pick-up trucks of one ton or less capacity (and, if they have shells, not exceeding seven feet in height measured from ground level), all of which must fit in the garage or on driveway without blocking the sidewalk, and mini motor homes and passenger vans not exceeding seven feet in height and eighteen feet in length used on a regular basis for basic transportation which are parked as provided in these Rules and Section 4.1.27 of the Declaration.

2) As used in this section, “recreational vehicles” shall include, without limitation, travel trailers, boats, boat trailers, campers, trailer coaches, buses, motor homes or any other similar type of equipment or oversized noncommercial vehicles as well as any recreational vehicle type A, B or C.

3) As used in this section, “commercial vehicles” shall be defined as a truck and/or any vehicle with a sign displayed on any part thereof advertising any kind of business or on which materials and/or tools are visible or with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof. The type of motor vehicle license plate shall not be material to the foregoing definition.

4) As used in these Rules and pursuant to Section 4.1.24 of the Declaration, “non-conventional vehicles” shall be defined to be motor vehicles classified by manufacturer as having a capacity of more than one ton, any vehicle with a camper shell of more than seven feet in height (measured from ground level) as well as any motor vehicle (including but not limited to passenger vans and mini motor homes) that exceed seven feet in height and eighteen feet in length.

5) “Short-term non-conventional and recreational vehicle parking” shall mean the parking of a non-conventional or recreational vehicle in front of the Owner’s Lot or in Owner’s driveway as provided in these Rules.

6) “Temporary parking” shall mean parking for a short period of time for the purposes of furnishing services

to an Owner or Resident or for loading and unloading purposes, related to the Resident's Lot.

7) "Overnight" shall mean the hours between 2:00 am and 6:00 a.m.

## b. Parking Rules

The Association shall have the power, but not the obligation, to have any vehicle parked in violation of the Association's Governing Documents towed from the Community at the vehicle owner's expense.

1) Except for short-term non-conventional and recreational vehicle parking, no vehicles of any kind may be parked overnight upon any street within the Community. Vehicles of all Owners, Residents, Guests and invitees shall be parked within the Lot Owner's enclosed garage or upon the driveway of the Lot, as long as no part of the vehicle or any extension of the vehicle protrudes beyond the driveway. Vehicles shall not extend into the sidewalk / driveway apron area.

2) Vehicles may not be stored (parked without using the vehicle) on the driveway of a Lot in excess of thirty consecutive days.

3) No vehicle shall be parked facing the wrong direction on the streets within the Community.

4) Parking must be in full accordance and compliance with the signs posted, the Association's Governing Documents and these Rules.

5) No parking is permitted in the Common Areas except in established and marked parking areas.

6) Parking is specifically prohibited in the following areas:

Pedestrian walkways

Sidewalks

Landscaped areas

Blue hatched areas adjacent to handicapped parking spaces

Red zones

Fire lanes

In front of resident mailboxes (6:00 am – 6:00 pm excluding Sundays and holidays)

Any area that would create a safety hazard or interfere with access to or use of Association facilities

7) Special parking areas:

**Blue Zones:** These spaces are reserved for handicapped persons who properly display an authorized handicapped placard or license plate.

**Green Zones:** These spaces are reserved for loading or unloading passengers or freight, not to exceed twenty minutes.

**White Zones:** These spaces are reserved for loading/unloading passengers or freight, not to exceed five minutes.

**Yellow Zones:** These spaces are reserved for commercial loading and unloading during the designated posted hours.

8) On-street parking prohibitions enumerated herein may be waived by the General Manager during busy holiday periods.

- 9) Temporary parking shall only be permitted during normal business and construction hours as may be identified by the Association from time to time.
- 10) Except for Temporary parking as defined in this section, commercial vehicles shall not be permitted to remain within any area of the Community unless parked within an enclosed garage.
- 11) Notwithstanding any provisions contained within the Governing Documents to the contrary, when necessary and appropriate, the Association may allow parking of commercial vehicles, non-conventional vehicles and equipment within any portion of the Community to facilitate maintenance, repairs, and general operation of the Community.
- 12) Except as otherwise provided, no vehicles shall be parked in a Rec Center parking lot overnight.
- 13) A Guest or invitee of an Owner or Resident may, with written permission from the Association, park a passenger vehicle at the Mountain View Rec Center parking lot for a cumulative period not to exceed 72 hours in any calendar month or 72 hours in any single session. A special Association parking pass must be obtained and displayed at all times in the lower left corner of the front windshield while the vehicle is parked at the Mountain View Rec Center parking lot, not adjacent to any Dwelling Unit. This section shall not be construed to permit the parking of any vehicle whose parking in the Community is prohibited or the parking of any inoperable vehicle.
- 14) An Owner or Resident may, with an appropriate Association approval, park a passenger vehicle in designated areas located within the Mountain View Rec Center parking lot for a cumulative period not to exceed seven days in any thirty-day period of time or seven days in any single session. This section shall not be construed to permit parking of any vehicle whose parking in the Community is prohibited or the parking of any inoperable vehicle. This section excludes parking in areas designated for handicapped access.
- 15) Short-term non-conventional and recreational vehicle parking shall only be permitted for a cumulative period not to exceed 72 hours in any calendar month or 72 hours in any single session for the purposes of cleaning, loading or unloading. The number of hours that non-conventional and recreational vehicles are parked, with prior written approval from the Association, at the Mountain View Rec Center parking lot shall not apply or count toward the 72-hour limitation for short-term recreational vehicle parking.
- 16) Recreational and non-conventional vehicles parked on any Association street may not deploy awnings or slide-outs except for one brief fifteen-minute period to allow quick access or cleaning. During the time of deployment, one person must remain outside to caution any vehicle or sidewalk traffic of the obstruction.
- 17) During short-term non-conventional and recreational vehicle parking, any hoses, cables, line or other equipment used to clean, stock, repair or otherwise maintain any recreational and non-conventional vehicle which extends into Common Areas such as sidewalks or streets must be appropriately covered with reflectivetape (duct tape is a suitable substitute) and marked with cones to alert pedestrians to potential hazards.
- 18) Recreational and non-conventional vehicles parked on Association streets or in designated Rec Center parking lots must deploy orange/red cones or triangle safety reflectors at the front and rear of the vehicle. Triangle safety reflectors must be located at the front and rear of the vehicle during overnight parking.
- 19) Except for short-term non-conventional and recreational vehicle parking, no recreational and/or

non-conventional vehicle shall be permitted to remain within an area of the Community, including, but not limited to streets, Common Areas, Rec Center parking lot, driveways and/or the side and rear yards of a Lot, unless parked within the enclosed garage of the Owner's Lot or, with prior written approval from the Association, in the Mountain View Rec Center parking lot.

20) An Owner, Resident, Guest or invitee may, with written permission from the Association, park a recreational and/or non-conventional vehicle at the Mountain View Rec Center parking lot for a cumulative period not to exceed 72 hours in any calendar month or 72 hours in any single session. An Association parking pass must be obtained and displayed at all times in the lower left of the front windshield while the recreational vehicle is parked in the parking lot designated by the Association for such parking. No slide-outs may be deployed while a recreational or non-conventional vehicle is parked at the Mountain View Rec Center.

21) Camping and/or overnight living in any recreational vehicle, commercial vehicle, passenger vehicle, non-conventional vehicle, truck, boat, trailer, van or garage is strictly prohibited while located within the Community.

No passenger vehicle, golf cart, recreational vehicle, commercial vehicle, non-conventional vehicle or any other motorized vehicle may be dismantled, rebuilt, repaired, abandoned, disabled, serviced or repainted within the Community, unless same can be done inside an Owner's garage with the garage door closed. These restrictions shall not prevent temporary parking for loading or unloading of vehicles or washing and polishing of passenger vehicles.

22) Golf carts measuring fifty inches or less in width shall park in such a manner as to accommodate two carts in one parking space. Golf carts wider than fifty inches may park one cart per parking space. All other vehicles shall be parked one vehicle per marked parking space.

23) Only golf carts may park in spaces so designated.

24) Golf carts may not be parked/stored outside a residence unless on a pre-approved concrete slab. Parking a golf cart in an exterior courtyard or on the landscaping is not permitted.

### III. Common Areas

Common Areas shall mean all real property owned by the Community Association as defined in the Governing Documents.

Recreational Facilities include the three Rec Centers, the Mountain Vista golf course with its two eighteen-hole championship golf courses (the Santa Rosa course and the San Gorgonio course), three putting greens, one eighteen-hole putting course, a driving range, four chipping areas, tennis and paddle courts, bocce courts and ramada, outdoor party pavilion, catch-and-release fishing lakes, softball field, two pet parks, and a children's play area.

Rec Centers include three clubhouses with multi purpose rooms (Mountain View, Sunset View and Lake View), two fitness centers, one indoor pool and spa, three outdoor swimming pools and spas, locker rooms, dance and aerobics studio, library, ballroom with theatrical stage, billiard room, computer lab, art studio, ceramics room, sewing studio, stained glass studio, model railroader room, Speakers Hall, two restaurants and bars, (Ventana and Boulevards) a snack bar (Vista Grille) a coffee/pastry/cocktail bar (The Daily Grind/Martini's Lounge) and catering facilities.

## A. General Rules

Subject to the Governing Documents, the Association's Recreational Facilities and Common Areas are available to Owners (including his/her family members, Renters, Residents and Guests, on a first-come, first-served basis. (See exception under section entitled "Billiard Room") Recreational Facilities may be utilized for private gatherings subject to certain restrictions and payment of certain fees. Arrangements for such usage can be made through the Events Department.

All participation in Association programs and facilities is voluntary. Since participation in sport, recreational and craft activities involves the assumption of some personal physical risk, participation in such programs and activities by an owner, resident or guest is an implied acknowledgment and acceptance of that risk.

Use of the Common Area and Recreational Facilities is limited to the posted hours of operation and hours of accessibility to the facilities. Use of the Common Area and/or Recreational Facilities during non-posted hours of operation is prohibited and shall constitute a trespass.

Use of the Common Areas and Recreational Facilities may be restricted by the Board for violation of the Association's Governing Documents, delinquent assessments, deliberate abuse of Common Areas and Recreational Facilities or member discipline by action of the Board.

The Association reserves the right to close any Common Area and/or Recreational Facility at any time in order to repair, clean or maintain the premises.

## 1. Alcoholic Beverages

The distribution and sale of alcoholic beverages is controlled and regulated by the California State Alcoholic Beverage Control (hereinafter the "ABC"). The following is the ABC policy as it relates to Association facilities:

- a. California law prohibits the sale or service of alcoholic beverages to minors under the age of 21. If alcoholic beverages are served at a function held at an Association facility, persons under the age of 21 may attend only with parental permission and supervision.
- b. Under California law, only the licensee, Sun City Palm Desert Community Association, may sell alcoholic beverages at an Association facility. It is illegal for anyone to bring in distilled spirits, beer or other malt beverage for consumption at a facility covered under the Association's liquor license. Alcoholic beverages must be purchased through the Food and Beverage Department. Wine may be brought in for consumption at a facility covered under the Association's liquor license only if the Association collects a "corkage fee".
  1. The Association's liquor license covers the Mountain View Rec Center and Sunset View Rec Center, including the clubhouses, parking lots, restaurants, pro shops, golf courses, fitness center, pools, spas, tennis courts, bocce courts and ramada and party pavilion.
  2. The Association's liquor license does not extend to the Lake View Rec Center or to Building D located by the tennis courts at the Mountain View Rec Center. Groups reserving space in any of the Lake View Rec Center rooms and Building D must disclose intent to serve and consume alcoholic beverages.

## 2. Outside Caterers Prohibited

Outside catering may not be used to provide food, beverages and/or services at any function held on Association Common Areas and/or within Association Recreational Facilities without prior written authorization of the General Manager or designee, except as noted in the paragraph en-titled Potluck Parties. It is not considered a catered event if an outside restaurant delivers food and does not serve.

### **3. Potluck Parties**

Districts, Chartered Clubs and Resident Groups may reserve multipurpose rooms in the Recreational Facilities for “potluck” parties. “Potluck” parties are defined as any gathering where food is provided and served by the attending Residents and their Guests.

### **4. Smoking**

SCPDCA prohibits smoking in any building owned, leased or rented by SCPDCA (“Association Buildings”); outdoor area(s) within 20 feet of an Association Building entrance/exit; vehicles owned, leased or rented by SCPDCA (excluding golf carts); and inside the gated areas of all SCPDCA pools (“Gated Pool Areas”). Smoking is prohibited on the outside patio of Boulevards restaurant. Smoking on the golf course is permitted. Smoking in outdoor areas (other than Gated Pool Areas) which are beyond 20 feet from an Association Building entrance/exit is permitted, unless otherwise posted. Smokers shall extinguish and dispose of cigarettes,

### **5. Association Mail Tubes**

Adjacent to each mailbox is an “Association mail tube” which may be used for the distribution of information from the Association or its Board, Association committees, District Delegates, Chartered Clubs, Resident Groups and others as authorized by the Association. These guidelines are only intended to regulate the use of the Association mail tubes and are in no way intended to infringe upon a person’s constitutional right to freedom of speech or ability to communicate via the U.S. mail.

Except as noted below, use of the Association mail tubes by individual residents is restricted to the distribution of greeting cards, invitations and correspondence of a personal nature only.

The Association mail tubes may not be used for solicitation purposes or for the distribution of advertisements of any kind.

Use of the Association mail tubes by Chartered Clubs and Resident Groups is limited to the distribution of club- or group-related information to their respective membership only; distribution of club/group information via the Association mail tubes of non-members must first be approved by the Board or the General Manager.

Use of the Association mail tubes for any other purpose or by any other persons is prohibited unless written authorization has been obtained from the Board or General Manager of the Association.

Distributions by those authorized to use the Association tubes must be free of libelous content.

Also see the Association’s Election Campaign Guidelines for use of the Association mail tubes in relationship to distribution of APPROVED campaign materials and/or invitations.

Anyone deviating from this policy shall be subject to sanctions and monetary penalties (which could include

an amount up to the cost had U.S. mail been used for such distribution) and/or suspension of privileges in accordance with the Association's compliance procedure.

## 6. Dress Code

While specific requirements are identified in the individual sections, the following basic guide-lines apply:

- a. All persons using the Association facilities shall dress in a fashion befitting the surroundings and atmosphere of the facility.
- b. A shirt must be worn during all non aquatic indoor/outdoor activities within all Rec Centers.
- c. Swimsuits and swimsuit cover-ups may not be worn in any of the Rec Centers. Exception: An appropriate swimsuit cover-up may be worn at the Vista Grille and the outside dining area at Boulevards.

## 7. Garages/Garage Sales/For Sale Items

### a. Garages.

Garage doors must be kept closed when unattended, however doors may be kept ajar a distance of 1 to 2 feet to remove excess heat from garage. Garage doors must be kept in good repair, and may not have slots or openings for mail, pet access, or any other uses that are visible from the street.

### b. Garage Sales.

No garage sales may be conducted on Association Common Area. Garage sales are not permitted on residential Lots within the Community.

### c. For Sale Items.

Automobiles, motorcycles, motorbikes, golf carts or other vehicles shall not be parked on any Association Streets, Common Areas or parking lots with the intent of advertising the sale of such vehicles.

Owners and Residents may advertise items for sale in the News & Views or the "for sale" bulletin/display board at the Association's Business & Postal Center for a small fee.

## 8. Estate Sale Policy

- a. A written application to conduct an estate sale must be completed and turned in to the Compliance Office at least ten (10) days before the proposed start date of the estate sale.
- b. The homeowner/executor/heir must be present during all hours of the estate sale. Renters are not permitted to hold an estate sale at any time.
- c. All activity relating to the items for sale must occur within the Dwelling Unit, garage (with the door closed) and/or backyard.
- d. The maximum duration of an estate sale is limited to three (3) consecutive days.

e. Estate sales may begin at 8 am and must conclude by 6 pm.

f. Estate sales are limited to one (1) time per Lot in conjunction with the sale of the Lot or when the owner(s) is/are vacating the Dwelling Unit but retaining ownership.

g. Signage is limited to one (1) sign (maximum size of 1½ sq feet) which is mounted on a free standing steel stake and placed within the front yard of the Lot during the day(s) of the estate sale. Signs may not be placed or mounted on any portion of the structure, walls, mailboxes, etc. Advertising in News & Views and/or a posting on the Association's "for sale" bulletin board are permitted. Except as provided herein, no other signage or advertising is permitted within the Community including, but not limited to, Association's property along Washington.

h. Following approval of the application, the Compliance Office will notify Community Patrol of the scheduled estate sale. Community Patrol will be provided with the following information a minimum of one (1) week in advance of the estate sale commencement date:

- Home owner name and address
- Date(s) and hours of the estate sale

i. Owners are responsible for any parking and/or other violations of the Association's governing documents including, but not limited to, any property damage caused by attendees and/or others associated with the estate sale.

## 9. Charitable Activities

Charitable organizations and/or Residents on behalf of such charitable organizations are not permitted to use the Common Areas for collection and/or solicitation for charitable purposes.

Charitable organizations and/or Residents on behalf of such charitable organizations are not permitted to solicit to resident groups, chartered clubs, support groups, delegates or the Board of Directors unless they are invited to do so by the Board or General Manager.

Outside groups are not permitted to use the Common Areas for fundraising.

Chartered clubs, resident groups and support groups are permitted to host charity functions during their meetings. All donated items are to be removed from their meeting area at the end of the meeting.

Charitable organizations and fundraising groups may purchase an advertisement in News & Views. Such advertisements will include the words "paid advertisement".

In the event of a national or local disaster, the Board may authorize an onsite disaster relief program such as a collection drive for a recognized organization at a designated Recreational Facility.

## 10. Use of Association Common Area

Owners, Residents, Guests and other invitees shall not designate for their respective exclusive use and/or exclusively use any portion of Common Area without written permission of the Association's General Manager. Written permission from the General Manager may be obtained for District parties, clubs and other group functions.



## **11. Use of Recreational Facilities by Gamers**

Playing cards and/or board games is not permitted in the restaurants or in open-access areas of the Recreational Facilities.

## **12. Peaceful Demonstrations**

Peaceful demonstrations or similar conduct may be a nuisance and could interfere with the quiet enjoyment and use of Lots/Dwelling Units, Common Areas and/or Recreational Facilities by Owners or Residents. Nevertheless, a peaceful demonstration, including picketing, shall be permitted to occur within the Common Areas as long as the Rules and Procedures for Peaceful Demonstrations, dated July 1999 (hereinafter, "Peaceful Demonstration Rules"), are followed, which Peaceful Demonstration Rules are incorporated by this reference. The Peaceful Demonstration Rules include a Peaceful Demonstration Advisory Form which must be completed at least two days prior to any demonstration. The Advisory Form requires name, address, telephone number of responsible persons and dates and times of demonstration as well as identifies the procedures and fine provisions should violations of the Peaceful Demonstration Rules occur. A copy of the Peaceful Demonstration Rules is available at the Association office upon request.

## **13. Solicitation Prohibited**

Solicitation is prohibited within the Community unless prior written approval is obtained from the Board or General Manager. This includes use of Association-generated lists of resident email addresses, the mail tubes (see section on Association mail tubes found within these Rules for further clarification), door-to-door solicitation and solicitations at Chartered Club, Resident Group, Board, district and other Association meetings held at Association Recreational Facilities.

Use of the Association Roster for commercial mailing is not permitted.

## **14. Wildlife**

Owners shall NOT feed, supply water or perform any other act of harboring wildlife (including ducks, coots, geese and other water fowl as well as roadrunners) within the community, provided however, Owners MAY feed all other birds such as songbirds, hummingbirds and other similar type of birds.

## **B. Fishing Lake**

The fishing lake (located at Del Webb Boulevard and Sunrise Canyon Avenue) is restricted to "catch and release" shoreline fishing only with standard fishing equipment (pole, line, hook, bait.). The lake can also be used for non-gas-powered remote-control boats; however, fishing takes precedence over remote-control boat activity, and anyone participating in the latter must relinquish use of the lake when others are fishing.

## **C. 18-Hole Putting Course**

1. The Putting Course is open daily from 8:00 am until sunset.
2. A host Resident or responsible Adult Guest with valid Guest ID Pass must supervise children under the age of 18 at all times.
3. Golf carts are prohibited on the Putting Course at all times.
4. Only flat-heeled shoes may be worn on the Putting Course.
5. Retrieval of balls, other than the player's ball, from the lake is prohibited.
6. No chipping is allowed on the Putting Course.
7. Posted rules of play shall be observed.

## **D. Pets and Pet Parks**

### **1. General**

Any pet not on the Lot of their Owner or within the confines of a designated pet park must be re-strained by a leash at all times. No pet shall be left unattended in the Association Common Areas, including pet parks. County ordinances regarding leash laws will be strictly enforced.

Pets are not permitted on any golf course at any time. No pets, other than legitimate service animals, are permitted in the Recreational Facilities. Pets are not allowed on the Lot of another Owner without permission and should not be allowed to soil another Owner's property. Pet owners are responsible for the removal and proper disposal of their pet's litter from Association Common Areas, including pet parks.

No Owner or Resident may raise or keep pets that interfere with, or have a reasonable likelihood of interfering with, the rights of any other Owner or Resident to the peaceful and quiet enjoyment of such Dwelling Unit. Excessive barking or other animal noise is a nuisance and is prohibited. A pet that may become dangerous or attack or otherwise interfere with the freedom of movement of persons and other pets on the Common Areas is a nuisance. The Association shall have the right to ban any animal that constitutes a nuisance from the Common Areas.

Owners of pets shall be fully responsible, either by financial reimbursement or corrective action to be determined by the Board, for any damage or disturbances that their pets cause including, but not limited to, damage to Residents and/or their pets, individual Lots, Common Areas and/or Re-creational Facilities.

### **2. Pet Parks**

The Association has two fenced pet parks reserved for Residents and their pets. One pet park is located in the northeast section of the Pineknoll greenbelt between Turnberry Isle Drive and Sunrise Mountain View. The second pet park, located in the North Channel greenbelt in the northeast corner of the Community off Falsetto Drive, is comprised of a "small pets only" section and an "all pets" section.

The Board shall review and approve hours associated with the pet parks. These hours are subject to change and shall be posted in the News & Views, Community Directory and at the pet parks.

Pets may only be taken off the leash when inside the confines of the pet park. Owners of small pets must use extra caution so that their pets do not escape the confines of the pet park. Each pet owner is responsible for removing the pet's litter, including fecal matter, from the pet park and disposing of it in the appropriate container in the pet park or at home.

Female dogs in season are not allowed in the pet parks. Pets that attack or otherwise present a danger or interfere with the freedom of movement of persons and/or other pets shall constitute a nuisance. The Association shall have the right to prohibit from the pet park any animal that constitutes a nuisance.

Chairs and water bowls inside the pet parks are donated by the Pet Lovers' Club and are placed there for the Residents' convenience. Chairs must be stacked and left in an orderly fashion upon leaving the park.

The pet parks may be closed from time to time for over-seeding or other landscape maintenance.

## **E. "Tot Lot" Playground**

The "tot lot" playground, located outside the Mountain View Recreational Facility, is designed for children under the age of twelve. The playground is open during daylight hours only.

### **1. General**

- a. Children in the playground area must be supervised at all times by a host Resident or other responsible Adult Guest with a valid ID Card and shall comply with posted rules.
- b. The supervising adult should inspect the play area before use.
- c. No pets are allowed in playground area.
- d. No tricycles, bicycles, roller skates, skateboards or scooters are allowed in the play-ground area.
- e. No bare feet are allowed in playground area; shoes shall be worn at all times.

## **F. Business and Postal Center**

The Business and Postal Center is located in the Mountain View Recreational Facility. This postal center is an official contract postal unit of the United States Postal Service, providing the identical products, services and information that are available at all U.S. post offices, stations and branches. Additional products and services available include Federal Express, United Parcel Service, California State Lottery gaming, photocopy and fax service and small sundries (e.g., postcards, greeting cards). Owners and Residents can also purchase replacement bulbs for their outdoor garage lights, address lights, mailbox lights and golf-cart storage lights. A coin-operated, self-service copy machine is located near the postal center.

The Business and Postal Center is open Monday through Friday, except holidays, from 9:30 am to 3:30 pm. Hours are subject to change.

## **G. Rec Center Rooms**

There are fees for use of all rooms in the Rec Centers for private gatherings, non-Chartered Club group activities and special functions. Rec Center use policies and fees are adopted by the Board and implemented by the Events Department. All room reservations shall be made through the Events Department.

## **H. Dance and Aerobics Studio**

The Dance and Aerobics Studio located in the Sunset View Rec Center is designed for a multi-tude of dance, aerobic and exercise activities and classes.

### **1. Age Restrictions**

Children 14 through 17 years of age may be allowed to participate in dance and aerobics classes and other activities that are held in the studio (i.e., table tennis) when accompanied and super-vised for the entire duration of use by a host Resident or responsible Adult Guest with valid Guest ID Card.

### **2. Operating Policies**

- a. Proper medical clearance should be obtained before engaging in dance and aerobics ac-tivities.
- b. Classes have preference over individual self-directed activities.
- c. During aerobics classes, appropriate athletic apparel and athletic shoes are required. Upper-body garments must be worn at all times. No street shoes may be worn (i.e., loa-fers, pumps, sandals and boots).
- d. For dance classes and other dance-related activities, street shoes with non-marking soles may be worn. High heels are discouraged.
- e. No food or drink is allowed in the dance/aerobic studio except proper sport water bottles that cannot spill.
- f. Proper clearance for special activities requires the approval of the General Manager. Advance reservations for the studio must be made with the Events Department.

## **I. Billiard Room**

### **1. Age Restrictions**

- a. Children under 12 years of age are not allowed in the billiard room.
- b. Children under 16 years of age are not allowed to play / use the billiard tables in the bil-liard room.
- c. Children 16 through 17 years of age must be signed in and supervised for the entire du-ration of use by a host Resident or responsible Adult Guest with valid Guest ID Card.

### **2. Operating Policies**

- a. The billiard room is open during posted hours for the Sunset View Recreational Facility. Note: All tables, except for Table 1, are reserved for Billiard Club member play from 1:00 pm to 5:00 pm daily.
- b. All Residents/Guests shall sign in on the sheet provided in the billiard room before play and must comply with posted rules.
- c. For the protection of the billiard equipment, no food or beverages may be placed on the billiard tables.
- d. No distilled spirits, wine, beer or other malt beverage may be brought in from the out-side. Alcoholic beverages may be purchased from Boulevards Bar & Grill.

# J. Library

## 1. General

The library is open during hours posted for the Sunset View Rec Center, where it is located.

- a. All persons borrowing library books, puzzles, books on tape, DVDs and video tapes must have a Resident or Renter ID Card. All borrowed items should be returned within a reasonable amount of time.
- b. Checking out of reading materials, puzzles, audio/video tapes and DVDs by those with a Resident or Renter ID Card is on the honor system.
- c. Reference materials, magazines in binders and newspapers may not be removed from the library.
- d. No food, uncovered beverages, radios, CD/tape/MP3 players, cell phones, loud conversations or other disruptive behavior is permitted in the library.
- e. Guests under the age of 18 must be accompanied and supervised at all times by the host Resident or responsible adult Guest with valid Guest ID Card.

## 2. Association Documents and Financial Statements

Reference copies of the Association documents listed below are posted in the library and are not to be removed. Photocopies of documents may be provided upon an Owner's written request to the General Manager and payment of the Association's cost to photocopy the documents re-quested by Member.

- a. Current monthly financial statement (balance sheet and income statement)
- b. Current year's annual budget
- c. Most recent annual audit by external CPAs
- d. Board meeting minutes
- e. Delegate Council meeting minutes

# IV. Food and Beverage Operations

Food and beverage operations consist of The Daily Grind, Boulevards Bar & Grill, Ventana Restaurant, Martini's Lounge and a full-service catering department. These are open to and for the use of all Residents and Guests, as well as the general public. Vista Grille, while on site, is a leased facility and not an Association restaurant.

## A. General

1. No outside food or beverage will be allowed in the Association restaurants or bars. The Association reserves the right to charge for any food and/or beverages brought in from the outside.
2. Seating in The Daily Grind/Martini's Lounge and Boulevards is on a no-reservation basis. Reservations at Ventana may be required.

## **B. Catering Department**

1. Banquet and catering services are available to all Residents and the general public. Contact the Catering Department for complete details, including menus and pricing. All prices are subject to applicable California state sales tax and a taxable service charge.
2. Outside catering may not be used to provide food, beverages and/or services at any function held on Association Common Areas and/or within Association Rec Center without prior written authorization of the General Manager or designee, except as noted in the paragraph entitled Potluck Parties.
3. A nonrefundable deposit and a signed contract may be required for catering department functions. The catering department will provide complete details upon request.
4. Charges will automatically be billed to the Member account of the Resident who signs the catering contract, so long as the account is in good standing. Otherwise, payment by cash, check or credit card is required.

# **V. Swimming Pools and Spas**

## **A. Operations**

The Board shall review and approve hours and fees associated with the Common Area amenities. These hours and fees are subject to change and shall be posted in the News & Views, Community Directory and at the various Common Area Facilities.

## **B. Age and Other Pool Restrictions**

1. For safety reasons, all children under the age of 18 must be accompanied at all times by a host Resident or responsible Adult with a valid Guest ID Card, who shall be responsible for supervising the children to ensure their safety and compliance with the Rules.
2. Children under four years of age are not permitted in any of the indoor or outdoor swimming pools or spas nor the pool and spa areas at any time.
3. Children under 14 years of age are not permitted in any of the spas at any time.
4. Children 4 through 17 years of age are only permitted in the Mountain View pools/pool areas during specified hours.
5. The pool and spa at the Lake View Rec Center and Sunset View Rec Center are for adults only, 18 years old and above.
6. Access to the pool and spa at the Sunset View Rec Center is controlled by a swipe card system. Unaccompanied Adult Guests, with or without a valid Guest ID Card, are not permitted in the pool or spa at Sunset View Rec Center at any time.
7. The NCC-103 ("California Casuals") outdoor pool and outdoor spa are for use only by Residents who occupy a Dwelling Unit within NCC-103 and their respective Guests. Guests must be accompanied by the host Resident while in the California Casuals pool or spa area.

## C. General Safety

1. There are no lifeguards on duty at any Association pools. Owners, Residents and Guests using the pools do so at their own risk. Life buoys and shepherd's crooks are readily available at poolside if any emergency should arise.
2. Small children (ages four years and older) under the direct supervision of an adult may wear inflatable arm devices as a precautionary safety measure.
3. There is a 911/security phone located at each pool. Users should pick up the handset and press the 911 button for a police, fire or medical emergency or press the button marked "Security" to call the main gate.
4. Any Owner, Resident or Guest not abiding by stated or otherwise obvious safety-related rules will be asked to leave.
5. Standard, single-body pool floats (not exceeding 27" in width x 72" in length, without accessory attachments and/or overhangs, roofs or umbrellas) are permitted in the Sunset Pool provided, however, that such floats are not permitted in the lap lanes. Except as permitted at the Sunset Pool and/or as used in Association-sponsored classes, floats (excluding pool noodles), balls, toys, inner tubes and inflatable devices, etc., are not permitted in the Common Area pools or pool areas unless required due to a medical problem. In such instances, a letter from a qualified physician prescribing use of such device shall be submitted to the fitness director and kept on file.
6. Absolutely no diving is permitted in the pools.
7. Portable radios are permitted only if earphones are used.
8. Glass containers are not permitted in the pool areas at any time.
9. Running, jumping, hanging/sitting/climbing on lane dividers, swinging/hanging/sitting on hand rails or other types of loud or erratic behavior are not permitted in any of the pool areas.
10. California law requires that all Common Area pool access gates remain locked at all times when not in use. Gates shall not be propped open.

## D. Use of Handicap Devices

Wheelchair ramps and pool access lifts are self-service and may be used at the discretion of the Resident or Guest. Instructions for using the lifts are available at the fitness center desk. A water wheelchair is available for use.

## E. Sanitation

1. All persons are required to shower before entering the pool and after use of any suntan or other body oil or lotion prior to re-entering the pools.
2. Only proper swimming attire is permitted. Cut-offs, underwear or street clothing may not be worn in the pools.

3. Incontinent persons of any age are not allowed to use the swimming pools or spas at any time unless wearing appropriate waterproof pants. Non-compliance could result in the pool and/or spa being closed for cleaning or draining because of a potential health hazard, and such cost for cleaning/draining may be levied upon the Owner for non-compliance.
4. No bandages of any type may be worn in pools.
5. Food, canned beverages or plastic cups may be used in the sun lounge area and those areas provided with tables. There will be no food or drink allowed in the pools or within four feet of the water. Waste must be disposed of properly.
6. No pets are allowed in the pools or within fenced pool areas.
7. No person shall use the pools and/or spas who has an infectious condition that could be transmitted to other persons through water which has been chlorinated at Riverside County Standards of one part per million.

## F. Lap Swimming

1. A minimum of three lanes will be identified for lap swimming at all pools except the Mountain View outdoor pool. Lap swimming is permitted in the outdoor pool at Mountain View unless it interferes with the social enjoyment of the pool.
2. Lap lanes are designated for lap swimmers only; they are not for conversation, socializing, or casual water-walking. Serious water-walkers may use open lap lanes but must yield when lap swimmers are waiting.
3. There is a maximum time limit of thirty minutes when others are waiting. Lanes may be shared if and only if the current swimmer is willing to share. There are swimmers of all levels and some swimmers are not comfortable sharing a lane and feel that lane-sharing can be a safety concern. Courtesy to neighbors and fellow swimmers is expected. If no one is waiting for a lane, the thirty-minute time limit will not be enforced.
4. Lap swimming may be available during organized water-exercise classes if, and only if, the class does not require the use of the lap lanes.
5. Water aerobics participants, when classes are in session, are to use the open area of the pool. However, when their number justifies, they may use the swimming lanes adjacent to the open area. Organized water classes take precedence over lap swimming for scheduled class periods.
6. Kickboards and noodles may be used for lap swimming.

## G. Temperature

While the temperature may vary (upwards or downwards) slightly, the indoor pool water temperature will be maintained at a range of 83° - 86 ° F.

Outdoor pools will be heated to 86° F during the winter months. However, during the summer months, the heater will automatically shut off, due to natural heating by the sun.

Outdoor pools may have a temperature of more than 86° F in the hot summer months. The water temperature in all spas, both indoors and outdoors, will be maintained between 102° and 104° F.



## H. Special Activities

Scheduling of special events will attempt to avoid heavy use hours and will be posted well in advance.

1. Pool events for a designated group may be allowed and will be posted well in advance.
2. Those events sponsored by a designated group but open to the entire Community may be scheduled to coincide or overlap with normal pool hours.
3. The General Manager will approve any special events through the Fitness Director. Emphasis will be placed on satisfying the majority of Residents, while minimizing in-convenience and/or disruption to the minority.

## VI. Sports and Fitness Facilities

### A. General

#### 1. Age Restrictions

- a. Children under 14 years of age are not permitted in the cardiovascular or strength training equipment areas. Children ages 14 through 17 may use the equipment only when supervised for the entire duration of use by a host Resident or responsible Adult Guest with a valid Guest ID Card.
- b. Children under 18 years of age may use the tennis courts and bocce courts only when supervised for the entire duration of use by a host Resident or responsible adult Guest with a valid Guest ID Card.

#### 2. Informed Consent, Release and Waiver

All Guests are required to sign an "Informed Consent, Release and Waiver" before participating in fitness center activities.

#### 3. Clothing and Footwear

Proper attire must be worn at all sports and fitness facilities, including t-shirts, shorts, sweat suits or other appropriate athletic clothing and footwear. Street shoes and/or sandals are not allowed. Shirts must be worn at all times except at the swimming pools or spas. Only proper swimming attire is permitted in swimming pools and spas. Cut-offs, undergarments, and street clothing may not be worn in the pools or spas.

#### 4. Locker Rooms

The lockers in both the men's and ladies' locker rooms are for use while frequenting the Recreational Facilities. At all fitness centers, the lockers are available for day use only. Residents and Guests may bring in personal locks to secure belongings for that day only. Each night the locker rooms will be cleaned and any locks left on a locker will be cut off, and the items will be bagged and tagged. These bagged items will be held for a period of three days, at which time the items may be donated to charity. It is suggested that valuables be left at home. Lockers will be used on a first-come/first-served basis.

No clothing or personal effects are to be left in the dressing or shower areas, on the benches or on the floor in the locker room. Belongings should be placed in lockers or cubbies. The Association assumes no responsibility for lost, stolen or misplaced personal property. All personal items brought to the fitness centers and/or pool areas are at risk.

Proper sanitation methods should be followed in the dressing areas.

## **B. Mountain View and Lake View Fitness Centers**

All Residents must present a Resident ID card and electronically log in at the fitness desk. Unac-companied Guests must present a valid Guest ID Card to the monitor on duty. Guests may not use the facilities during scheduled activities/classes or periods of heavy Resident use. Guests may be asked to relinquish the use of any Recreational Facility or equipment when Residents are wait-ing to use such equipment.

### **1. Operations**

The Board shall review and approve hours and fees associated with the Common Area amenities. These hours and fees are subject to change and shall be posted in the News & Views, Community Directory and at the various Common Area Facilities.

### **2. Cardiovascular and Strength-Training Areas**

- a. Prior to using either area, cardiovascular or strength training, all Residents should obtain proper medical clearance and should attend an orientation class where they will be in-structed on the proper use of the equipment and any safety issues regarding all equipment and facilities.
- b. All Residents and their Guests using the fitness facilities do so at their own risk.
- c. Use of treadmills, cross-trainers, bicycles and all other cardiovascular equipment is li-mited to thirty minutes per person unless no one is waiting to use the equipment. A sign-up board is provided for waiting users. Please note that any waiting user not present when called will lose his or her turn. Such users must remove their names from the sign-up board before starting their workouts.
- d. All equipment should be wiped down with a towel following use and portable equip-ment returned to its proper places.
- e. Appropriate athletic clothing and footwear must be worn. Upper-body garments must be worn at all times. No loafers, pumps, sandals, boots or street shoes are allowed. Ex-ceptions may be made for medical conditions, in which case a note from a qualified physician is required to be on file.
- f. No food or drink is allowed in the cardiovascular or strength-training areas, except water in plastic non-spill bottles.
- g. No pets are allowed in the training areas.

### **3. Lake View Indoor Walking/Running Track**

- a. Children under the age of 14 are not allowed on the track.
- b. Children 14 through 17 are allowed to use the track only if accompanied by the host Resident or responsible Adult Guest with a valid Guest ID Card. Adult supervision must be provided for the entire duration of use. Children are discouraged from using the track during periods of heavy use and may be asked to relinquish use of the track by the fit-ness monitor.
- c. Only athletic shoes may be worn.
- d. Manual wheelchairs are allowed but electric scooters are not.

- e. Runners/joggers should use inside lanes; walkers should use outside lanes.
- f. When passing, users should signal by announcing “on your right” or “on your left.”

## **C. Bocce Courts**

### **1. Age Restrictions**

Children under the age of 18 may use the bocce courts only when accompanied and supervised for the entire duration of use by a host Resident or responsible Adult Guest with valid Guest ID Card.

### **2. General**

- a. Soft-soled shoes shall be worn to play bocce.
- b. Bocce reservations for special events must be handled through the Events Department.

## **D. Tennis & Paddle Tennis Courts**

### **1. Age Restrictions**

Children under the age of 18 may use the tennis and/or paddle courts only when accompanied and supervised by a host Resident or responsible adult Guest with valid Guest ID Card.

### **2. General**

The Board shall review and approve hours and fees associated with the Common Area amenities. These hours and fees are subject to change and shall be posted in the News & Views, Community Directory and at the various Common Area Facilities.

- a. Court times for Racquet Club play will be posted at Building D. At all other times, courts are open on a first come, first served basis. A sign up board is posted for tennis doubles and singles play. There is a one-hour time limit for a singles match and a ninety-minute time limit for a doubles match.
- b. Only Residents and their Guests may use the courts. All Residents must have their Res-ident ID Cards in their possession. Guests must be accompanied by a host Resident or possess a valid Guest ID Card. Guests may be asked to relinquish the use of a court when all such courts are in use and Residents are waiting
- c. All players must wear proper attire while on the courts. Upper-body garments must be worn at all times. All players must wear tennis shoes.
- d. Food or drinks are not allowed on the courts. Beverages in plastic bottles may be consumed courtside.
- e. Pets are not allowed on the courts.
- f. Tennis and paddle tennis courts are for racquet sports only. Roller skates, “heelines”, roller blades, scooters, skateboards or bicycles are not allowed on court surfaces or the surrounding area at any time.

## **VII. Mountain Vista Golf Course and Pro Shops**

### **A. GENERAL**

1. All players must check-in and pay the appropriate green fees at the pro shop no later than fifteen minutes prior to their scheduled tee time.
2. Guest tee times must be reserved by their Resident sponsor.
3. Golfers under the age of 12 must be approved for play by the golf professional on duty before they step to the tee box.
4. Groups larger than 4 players will not be authorized to play unless approved by the golf professional.
5. All players must have their own set of golf clubs (personal or rental).
6. Practicing outside designated practice areas is strictly prohibited.
7. Hours of play, typically denoted as “daylight hours,” shall be established by the head PGA professional. However, the course may be closed at any time by the golf professional on duty due to unfavorable conditions.
8. Walkers, joggers, bicyclists and social golf carts are not allowed on the golf course during hours of play.
9. Range balls shall not be removed from the driving range or the chipping green.
10. Golf balls are not to be retrieved from private property, including but not limited to residential Dwelling Units/Lots. Any ball lying on private property is out of bounds.

### **B. DRESS CODE**

1. Proper golfing attire shall be worn at all times.
2. Soft-spiked golf shoes are mandatory.

### **C. GOLF CARTS**

1. Electric golf carts are mandatory. Golfers may not walk the course unless permitted by the head golf professional.
2. Only two golf carts are permitted per foursome, unless approved by the golf professional.
3. No more than two sets of clubs and/or passengers are permitted per cart.

### **D. PHYSICAL ASSISTANCE FLAGS**

1. Any golfer may obtain a Physical Assistance Flag from the Pro Shop upon providing one of the following:
  - A valid DMV Handicap Parking Permit, either permanent or temporary.
  - A current letter from a licensed physician acknowledging the golfer’s physical impairment.

2. The Physical Assistance Flags will be numbered and assigned annually to the golfer for a security deposit. The Flags must be returned by the end of the fiscal year (June 30).
3. All golf carts displaying a Physical Assistance Flag must remain a minimum of 30 feet from the outer edge of all greens and tee boxes. Where possible, golf carts should approach greens from the sides to prevent damage to fairways directly in front of the greens.
4. Golf carts may not be driven between bunkers and the green. Access to Par 3 fairways is allowed using the 90-degree rule.
5. When golf courses are being played "Cart Path Only," Physical Assistance Flags will not be allowed.

#### **E. COMPLAINTS AND ENFORCEMENT**

1. Complaints regarding other players, golf staff or course maintenance, as well as problems requiring immediate attention, shall be addressed to the head PGA professional. Players should not chastise or admonish any employee directly.
2. All players shall be financially responsible for any damage they may cause to private property including, but not limited to, residential Dwelling Units/Lots. The Association assumes no financial responsibility or liability for any loss or damage to the property of others.

## **VIII. Chartered Clubs**

Any group of Owners and/or Residents interested in pursuing a particular hobby, craft or special field of interest may join together and apply to the Board to be a Chartered Club.

- A. Club constitution and bylaws will not conflict with the Governing Documents of the Association or Chartered Club Rules and Regulations.
- B. Charters will not be issued to more than one club of similar purpose.
- C. Only Owners, Residents and Renters with valid ID Cards can be extended membership in any chartered club.
- D. Clubs are permitted to publicize meetings, events, etc., on the Association's community information channel. Each club is limited to use of one screen at any one time due to limited screen availability and to encourage resident viewing.
- E. Clubs are permitted to publicize meetings, events, etc., through use of the clubhouse kiosks, flyer racks, Association web site, telephone teams and flyer distribution via Association mail tubes to their membership. Clubs may place an article in the News & Views.
- F. Club event posters are allowed in a designated display case but must be submitted for approval prior to display in the clubhouse. A copy of the Guidelines & Policies for Poster Display, which defines size, duration of display, etc., may be obtained from the Events Department. It is recommended that this information be reviewed early, as all posters must meet this guideline before approval will be given.

## IX. Resident Groups

Only Resident Groups that are officially recognized by the Board are entitled to the privileges listed below in accordance with Association Resident Group Guidelines, fee schedules and/or rules, as appropriate. A Resident Group shall not promote or have as part of its mission statement and/or platform, and/or shall not be a chapter of a national organization that has a mission statement and/or platform which promotes, racism and/or intolerance of others based upon race, color, religion, sex, marital status, disability, national origin or ancestry.

Each Resident Group may use the following means for publicity:

- A. One screen on the Association's community information channel and a page on the Association's web site in accordance with Association Resident Group Guidelines.
- B. An article in the Resident Group section of the Association's monthly newsletter in accordance with Association Resident Group Guidelines.
- C. One page in the flyer insert section of the Association's monthly newsletter in accordance with Association Resident Group Guidelines and fee schedule.
- D. Kiosk poster display in accordance with Association Resident Group Guidelines and fee schedule.
- E. Notice distribution to group members via Association mail tubes in accordance with these Association Rules.

Resident Groups receive a discount of 50 percent on Resident fees for the use of Association facilities and equipment reserved in advance, based on availability, in accordance with Association policy. Resident Groups are required to submit a deposit at the time of contract execution for food and beverage service at group functions. The Board may withdraw these privileges at any time with sixty days' notice to the Resident Group.

## X. Exclusive Use of Common Areas in Neighborhood Cost Centers ("NCC")

### A. NEIGHBORHOOD COST CENTERS 100-101

1. The green-belt area behind and between houses in NCC's 100-101 located in District 14 and 15 may only be used by Owners of Lots and their respective Renters, guests and invitees located within NCC 100-101.
2. Only employees of the landscape company hired to provide landscape service to NCC 100-101 may drive a wheeled vehicle in or on the Common Areas.
3. No one may walk an animal, even if on a leash, on any NCC 100-101 green-belt area or use said area as an animal run.

### B. NEIGHBORHOOD COST CENTER 102 (OLD MODEL PARK "OMP")

1. The picnic area and related facilities (commonly known as the "Lemonade Stand") installed on Lot B

in NCC 102 may only be used by Owners of Lots located within NCC 102.

2. The Association shall maintain the Lemonade Stand in a reasonably neat, clean, and attractive condition.

3. All costs incurred by the Association in connection with ownership, maintenance and/or insurance of the Lemonade Stand are neighborhood common expenses payable equally by all Owners of Lots within NCC 102-OMP as neighborhood regular (and special) assessments.

### **C. NEIGHBORHOOD COST CENTER 103 (CALIFORNIA CASUALS)**

1. The swimming pool and related facilities (“pool facilities”) in NCC 103 located in District 15 are considered an Exclusive-Use Common Area, as defined by California Civil Code Section 1351(i), and may only be used by the Owners of Lots located within NCC 103.

2. The Association shall maintain the pool facilities in a reasonably neat, clean, safe, operable and attractive condition.

3. All costs incurred by the Association in connection with ownership, maintenance and/or insurance of the pool facilities are neighborhood common expenses payable equally by all Owners of Lots within NCC 103 as neighborhood regular (and special) assessments.

4. Rules for use of the pool facilities are contained in the section entitled “Swimming Pools and Spas.”