

PALM DESERT COUNTRY CLUB ASSOCIATION
COMMUNITY IMPROVEMENT OPERATING RULES AND REGULATIONS

The information contained herein is issued by the Board of Directors and authorized by Article IV, Section 2 of the Restated “CC&Rs” Convents, Conditions and Restrictions of the Palm Desert Country Club Association (“PDCCA”). These Community Improvement Rules (“Rules”) are a supplement to the “PDCCA” Restated “CC&Rs” and Bylaws. In the event of any conflict between these Rules and the aforementioned documents, the provisions of the CC&Rs and/or the Bylaws shall prevail.

The Rules are intended as a guide to the conduct and activities of all homeowners, tenants, residents and their guests. Each homeowner or resident living within the PDCCA and using the facilities is entitled to maximum enjoyment without annoyance or interference from others.

The Association falls under the jurisdiction of the City of Palm Desert, County of Riverside, State of California, and all ordinances and codes apply.

Homeowners, including absentee homeowners, are responsible for ensuring that their residents, family, tenants and guests abide by these Rules. HOMEOWNERS MUST PROVIDE A COPY OF THESE RULES TO THEIR TENANTS. Additional copies of Rules are available at the Management Office or on the Association’s website.

All exterior modifications must have prior written approval from the “ARC” Architectural Review Committee prior to work commencing, except for those items on the Pre-Approved Architectural list on pages 8 & 9.

TRASH

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1. Trash receptacles, including recycling bins, may only be placed curbside for pick-up no more than twelve (12) hours before trash pick-up day, empty trash receptacles must be removed from curbs within twelve (12) hours after trash pickup.
2. Oversized/bulk trash items for trash company pickup are to be placed at curbside only during the trash pickup time frame as described above.
3. Trash receptacles must be stored on the side of the unit, inside the garage or carport. Trash Receptacles shall not be stored in front of a garage, in the driveway or left in the front yard.
4. No trash, landscape debris, boxes, etc. are allowed to be placed in trash receptacles so as to cause trash receptacles to overflow or not close fully or properly.
5. Trash, landscape debris, boxes, personal property, etc. shall not be stacked or stored near trash receptacles, on a side yard, back patio or anywhere on property as to be visible from the public right of way or from the golf course.

CARPORTS/GARAGES

The Board shall have the power to make reasonable rules regarding the use of and storage in carports and garages.

1. Carports shall be used only for the purpose of parking automobiles or storing an Owner's personal property.
2. Stored items in a carport shall be in a neat and orderly manner.
3. Garage doors shall not be permitted to remain open, except for a temporary purpose. (For purposes of this section "Temporary Purpose" shall be defined as permitting reasonable work to be performed in the garage during normal daytime/evening hours.)

YARDS/LANDSCAPING

When the state of California or local government has declared a state of emergency due to drought, then Landscaping rules 1 & 2 below will not be enforced.

1. Grass lawns must be green at all times.
2. Grass lawns are not permitted to be dormant in the wintertime. Rye grass lawns must be green by November 15th and Bermuda grass lawns must be green by May 1st of each year.
3. Dead vegetation and landscaping, including trees, tree stumps, shrubs, flowers and landscape debris must be removed and disposed of properly.
4. Fallen fruit must be picked up and disposed of properly.
5. Visqueen under decomposed gravel or rocks cannot be visible.

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6. Weeds in gravel are not permitted, whether dead or alive, and must be removed.
7. Bare spots in gravel or rock yards must be covered with material matching yard composition.
8. Lawns must be mowed and kept in a trimmed, neat condition. Weeds and high grass are prohibited.
9. Landscaping, including trees and tree branches may not encroach into neighboring Lots.
10. Landscaping shall not obstruct the ability for pedestrian's to walk on the sidewalk.
11. All overgrown landscaping including but not limited to trees, tree branches bushes, palm trees, etc. must be trimmed/cut back as determined by the Board to prevent or to eliminate view obstructions.

MOTOR VEHICLES/RECREATIONAL VEHICLES/GOLF CARTS

1. The parking of motor vehicles, boats, trailers, or similar recreational vehicle equipment, golf carts or machinery on the landscaped area of an Owner's Lot is prohibited. *(For the purposes of this section "landscaped area" shall be defined as grass, desert-scape natural or planted, and graveled yards).*
2. Motor vehicles, recreational vehicles, boats, or similar equipment or machinery may only be parked on a side yard area that has been defined by pavers, bricks or concrete and is behind the footprint of the home and is enclosed by a side yard gate.
(For the purposes of the section "Side yard area" shall be defined as the area on the side of the unit that contains no landscape vegetation with a concrete pad, pavers or gravel and has been enclosed by a gate).
3. Vehicles may not park on sidewalks or corners blocking pedestrian's Right of Way use of the sidewalks.
4. Golf carts ~~must be~~ not parked inside a garage or carport may be parked on an owners Lot in a neat and attractive manner as determined by the Board.
5. Recreational vehicles, including motor homes, must be parked and/or stored to comply with Chapter 8.40 of the City of Palm Desert Municipal Code.
6. Vehicles that are advertised "For Sale" or "Trade" shall not be parked on the street at any time.
7. Vehicles that are advertised "For Sale" or "Trade" must be parked in a carport or driveway.
8. Trailers, boats, camper shells, or similar items or equipment which is not self-propelled, non-motorized, or not capable of movement under its own power which is unattached to a vehicle shall not be parked in the street at any time.
9. Owners, residents, tenants, family and guests are required to obey all local and state parking and motor vehicle laws.

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10. Derelict, abandoned, unregistered, inoperable vehicles, including golf carts, parts of vehicles or any vehicle or vehicular equipment deemed a nuisance by the Board must be stored inside garage, carport or driveway. If stored inside a carport or driveway, such vehicle/equipment/part must be properly covered.
11. Vehicle repair on the street is prohibited. Minor vehicle repairs such as oil changes or changing a flat tire is allowed within the garage, carport or driveway.

OUTSIDE APPEARANCE

(For the purposes of this section “Good condition” shall be defined as paint is devoid of excessive or unsightly cracking, peeling, blistering or fading).

1. Paint on exterior walls, wood or stucco, garage doors, fascia boards, and exterior doors must be in good condition. Wood components on dwelling exteriors must be free of dry rot, warping and termite infestations.
2. Construction materials which are visible from the public right of way or golf course must be covered with tarps and be in place for no more than two weeks, unless permission is received from the management office for a longer time period.
3. Above ground and temporary “kiddie” pools shall only be set-up in back yards.
4. In ground pools must receive prior written approval from the (“ARC”) and must comply with the applicable City Ordinance.
5. When not in use, temporary “kiddie” pools must be drained and stored away.
6. Permanent and above ground pools shall be maintained with chemicals and cannot be left empty except when being repaired.
7. Storing of items such as furniture, appliances, construction material, and personal items oversized bulk items, etc. visible from the street or the golf course is prohibited.
8. Only outdoor type furniture is permitted in outdoor areas, except in exterior areas not visible from the public right of way or the golf course.
9. Holiday decorations, including holiday lighting, can be in place 45 days prior to the holiday, and must be removed within 30 days after the holiday. (Holiday lighting is defined as any type of icicle lighting and any multi-colored lighting).

WINDOWS and DOORS

1. Sheets, towels, blankets, cardboard, Styrofoam, aluminum foil or similar materials cannot be visible from the exterior of the residence.
Windows shall only be covered by drapes, shades, blinds or shutters
2. Applying paint, cardboard, sheets, towels, blankets, aluminum foil, Styrofoam or similar materials to windows is prohibited.
3. Discolored or faded curtains are not permitted on any window facing the street or the golf course.

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4. Exterior temporary roll-up shades must be in good condition at all times. Temporary roll-up shades cannot be hung over carport entrances or garage entrances.

FENCES

(For the purposes of this section “Good condition” is defined as devoid of excessive or unsightly cracking, peeling, and blistering, fading, rust, leaning or missing sections).

1. The following fence types/fencing materials are permissible: wrought iron metal fencing, solid and decorative concrete blocks, wood, stucco and vinyl.
2. The following fence types/fencing materials are prohibited: decorative wire, reed, chicken wire, and corrugated metal.
3. Only wrought iron metal fencing (either a maximum of 6 feet in height, or a 2 foot block wall with a maximum of 4 foot wrought iron metal fencing) is permitted in back yards of golf course lots and along the sides of the property up to the footprint of the residence, per the CC&Rs (Article VI, Section 24).
4. Wood, vinyl or metal gates are allowed to enclose a side yard that is visible from the Public Right of Way.
5. All fences must be in compliance with City of Palm Desert municipal codes regarding fences as to height, location and set-back requirements, and City permitted fencing materials.
6. No items are permitted to be draped over fences.
7. Wood fences may be painted, stained, clear coated or natural finish. Wood fence color must be consistent from top to bottom of fence.
8. All fencing must be in good condition.
9. Wrought iron metal gates and fences must be powder-coated or painted and maintained in good condition.
10. Lattice material may be installed only with prior written approval from the (“ARC”). Lattice material must be maintained in good condition.

MISCELLANEOUS ASSOCIATION OPERATING RULES

DRONES

A “drone” is defined as an unmanned aircraft without a human pilot on board, including model airplanes, helicopters and similar aircraft. No resident, guest or invitee may enter into the airspace above another resident’s property. No resident, guest or invitee may operate or authorize the operation of a drone in the airspace above any portion of the Community in such a way as to invade the privacy of Association members, guests, residents or vendors, whether equipped with a camera or otherwise. No resident, guest or invitee may operate or authorize the operation of a drone in the airspace above any portion of the Common Area

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ARCHITECTURAL MODIFICATIONS

The “ARC” and Board have approved a small list of exterior architectural modifications that do not need prior written approval before work commences. (See pages 8 & 9)

All other exterior architectural modifications made without prior written approval from the Architectural Review Committee is prohibited.

VIOLATION NOTICES AND FINE SCHEDULE

The following violation & fine schedule shall apply where the Board finds a violation has occurred, after a properly noticed hearing, and, in its sole discretion, determines to assess a fine.

- **1st Notice - Courtesy Notice** with 15 days to comply
- **2nd Notice** of the same violation having not been corrected after 15 days following delivery of the Courtesy Notice - A **Hearing Notice** shall be sent not less than 10 days prior to the proposed hearing, indicating a possible **\$150 fine** with a **\$50 Special Individual Reimbursement Assessment** and a possible **\$20.00 per day** additional fine for failure to correct the infraction by a specified date to be determined at the hearing
- **3rd Notice and Continuing Offenses** of the same rule violation having not been corrected as specified may be directed to an attorney for legal action; therefore, in addition to the \$20.00 per day for each day the violation exists after the effective disciplinary date as approved at the hearing, the Special Individual Reimbursement Assessment will be applied for costs incurred.

Continuing Offenses are defined as violations that are continuing in nature (such as an un-remedied landscaping or architectural violations). The Board may impose a daily fine as described in the fine schedule above without further hearing. However, multiple violations of the same restriction that cannot be considered a Continuing Offense require further hearings before fines may be imposed. The owner will be notified in the initial hearing notice that the alleged violation may be deemed a Continuing Offense, potentially subjecting the owner to periodic fines without further notice.

The fines listed above are maximum amounts per violation, and are in addition to any actual costs, damages, or expenses, including attorney fees, incurred by the Association in obtaining compliance with the Governing Documents. Following the violation hearing, in addition to the fines listed above, the Association may impose a Special Individual Reimbursement Assessment for attorney’s fees, management fees, and/or any other cost

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(minimum \$50.00 per hearing) associated with the enforcement of the Governing Documents. If circumstances warrant, the Board may impose lesser amounts, and may suspend imposition of all or any portion of a fine for up to one year from the date of the hearing. Offenses for separate rules will each start at the first notice stage and progress to higher levels as appropriate.

The above “Rules” were approved after a 30 day comment period by the PDCCA Board of Directors at the March 17, 2020 open board meeting.

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Pre-Approved Architectural Modification List

The following items have been pre approved by the “ARC” Architectural Review Committee and the Board of Directors. These “Pre-Approved” items do not need prior written approval. An Architectural Request form will need to be filled out and returned to the Management office to be kept on file.

Note: *If it's not listed below you will need to obtain prior written approval from the “ARC” before work commences.*

Paint- Chosen colors are to be within the shades of the original paint. Any of the original colors of the home may be used to change a color such as on a garage door and/or gates. Paint may be of any sheen, such as semi-gloss or flat. Garage door and gate colors are to include white.

Security Screen Doors- Security or screen doors must be colored. May not be bare aluminum.

Security Lights- Residents may install security lights on their property. However, all security lights must have/be: (1) motion sensor and can only stay on for 3-minutes (or less) at any one time and/or (2) installed with a lighting shield so as to direct the beam away from adjacent properties.

Window Tinting- Mirrored type sheeting is not allowed on the front side of the home. Quality tint sheeting must be professionally installed.

Satellite Dishes or Future Electronic Dishes/Receivers- Small satellite dishes, less than 24 inches in diameter, attached to the side or rear of the house is allowed. No dishes are to be installed on the front of the house.

Landscaping- Pre-approved landscaping includes change-over from grass to desert type landscaping, such as with stones, rocks, boulders, cactus, palm trees, desert type plants and various types of decomposed granite gravel (deeg). Pre-approved changes include artificial grass.

Tree Removal- No approval needed for nuisance tree removal. Trees deemed to be a nuisance include those that are leaning or interfering with the home or adjacent property, root systems that may interfere with walls, foundation, underground utilities systems, sidewalks, walkways and patios.

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Like for Like Replacement- Prior written approval is not necessary when replacing “Like for Like” i.e. replacing a 6ft wood fence with a 6ft wood fence. If the replacement is a 4ft wrought iron fence instead of a 6ft wood fence you will need prior written approval from the “ARC”.