

Ramon Estados

A Tennis Condominium

Rules & Regulations



Homeowners Association
1050 E. Ramon Rd.
Palm Springs, CA 92264

REVISED – SEPTEMBER 2023

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I. WELCOME LETTER

Living in a condominium community can be a pleasant and rewarding experience. Good communications and consideration of your neighbors are the keys to successful living at Ramon Estados.

The Rules and Regulations as contained herein are issued by the Board of Directors as authorized by the Covenants, Conditions and Restrictions (CC&R's) and By-Laws and are intended as a guide to the conduct and activities of all owners, tenants, residents and their guests. Everyone living in and using the facilities is entitled to the right of quiet enjoyment of their property, with minimal nuisance or interference from others.

Each Homeowner is responsible for adhering to the rules, applicable ordinances of the City of Palm Springs, By-Laws, and CC&R's of the Association. A breach of these rules is subject to enforcement pursuant to the By-Laws and may include the imposition of a fine. Any vehicle in violation of the Vehicle Rules is subject to towing. Each Homeowner is also accountable and responsible for the behavior of the tenants and/or guests. Fines levied on guests or renters are the responsibility of the unit owner.

Please read carefully and be certain your family, renters and guests understand the rules fully. A copy of the Rules and Regulations should always be available in your unit. It is the responsibility of the Homeowner to provide their renters with a copy of this document.

If you have any questions, please contact a Member of the Board or Powerstone Property Management.

Ramon Estados Homeowners Association
c/o Powerstone Property Management

74770 Highway 111, Suite 103

Indian Wells, CA 92210

(760) 797-7797

After-hours emergency (800) 408-2242

II. INTRODUCTION

The following Rules and Regulations were established to govern the use of the Ramon Estados common area and facilities and to define standards of personal conduct for all members of the Homeowners Association (HOA). These Rules and Regulations are a supplement to the HOA's Governing Documents, i.e., the Covenants, Conditions and Restrictions (CC&Rs), By-Laws and Articles of Incorporation, and are not intended to violate, supersede or replace them in any way. Compliance to these Rules & Regulations is deemed in the best interest of the Association and all members. In compliance with California Civil Code, Chapter 10, Article 1, Section 5855, paragraphs (a-d), the HOA provides this notice as to the method that will be employed for the enforcement of the HOA's governing documents and Rules & Regulations.

III. HOMEOWNER RESPONSIBILITIES

1. It is the responsibility of all homeowners to review the CC&R's, which identify specific Use Restrictions for private properties within Ramon Estados.
2. Each homeowner is responsible for the actions of their family members, renters, tenants, and guests.
3. Furthermore, the owner is responsible for informing all parties of the Rules and Regulations of the Association. Homeowners must provide all tenants with copies of these Rules and Regulations.
4. No homeowner may rent his unit for a term of less than 30 days. (CC&Rs, Section 2.4 (b))
5. No homeowner may advertise their units for rent or lease for a term of less than 30 days on any short-term rental website, home-sharing service, or agency.
6. Within 15 days of renting or leasing, a homeowner must notify the Management Company of the names of all persons occupying the unit and the length of rental agreement or lease.
7. Maximum occupancy (overnight, weekends, or long term) is:
1 Bedroom - 3 people / 2 Bedroom - 5 people / 3 Bedroom - 7 people
8. Strict compliance to these use restrictions and the following Rules and Regulations is expected, and action will be taken regarding all violations.

8. Contact Information: In the event of a FIRE, MEDICAL or POLICE EMERGENCY, dial 911 for immediate assistance. For Non-Emergency problems related to the Common Areas, contact the Property Management company or a member of the HOA Board in writing, via email or by phone. If you have a property threatening emergency after hours, please call (800) 408-2242 and someone will be available to help you.

IV. RULES VIOLATION PROCEDURE

Failure to comply with the published Governing Documents will be considered a violation and will be subject to action by the Homeowners Association as outlined below.

FIRST ACTION Violation Notice

SECOND ACTION \$50.00 Non Compliance Assessment
Two weeks following First Action

THIRD ACTION \$200.00 Non Compliance Assessment
and/or Legal Resolution
One month following Second Action

FOUR or more Violations assessed to a single unit in
any six-month period \$200.00 per violation.

Any and all violations of the Rules & Regulations which involve the safety of owners, residents and guests or involves the destruction of Association property or is determined by the Board of Directors as gross violation of the rules, will be handled by the Board of Directors as deemed necessary and will not be restricted to the Actions outlined above.

V. RULES AND REGULATIONS

A. ARCHITECTURAL

1. All external alterations of any kind, including windows, doors, washers/dryers, screen/security doors require prior architectural approval from the Board of Directors. Architectural requests should be submitted in writing to the Architectural Committee. (Article V of the CC&Rs)
2. Motion detected/sensored/touchless faucets installed at any water outlet inside the unit, is prohibited due to potential cross over of water flow affecting the hot/cold water supply to multiple units within the building.
3. Climbing on roofs is prohibited.

B. OUR COMMUNITY

1. Balconies and Patios

- a. Patios and balconies may contain outdoor furniture, a maximum of four (4) plants and electric barbecues only.
- b. No planters of any type may be attached to balcony railings.
- c. No rubbish or debris shall be allowed to remain on a patio or balcony.
- d. Patios and balconies are not be used as storage areas. Please use your shed
- e. External drying or airing of clothes, towels, rugs, etc., on balcony, patio or shrubs is prohibited. (CC&Rs, Section 6.10)

2. Common Areas/ Walkways (Upper and Lower)

- a. No furniture of any kind is permitted at a unit doorway, except where there is a single door in a double space. This includes tables, seats, plant stands, etc.
- b. All residents are encouraged to place recyclable material in the blue bins located throughout the complex. For a list of recyclable/non-recyclable materials please refer to the PSDS website: www.palmspringsdisposal.com Special pick-up may be arranged at homeowner expense.
- c. Any object or substance that appears to be trash, garbage, furniture, rubbish or waste, that is found in a Common Area, is subject to immediate removal and disposal by the Association. If the owner responsible for the item(s) is determined, an assessment for the cost of disposal may be imposed by management.
- d. Unauthorized in-ground planting anywhere on the property is prohibited.
- e. No artificial plants or arrangements of any type are allowed outside any unit.
- f. Only one pot per unit doorway is permitted in the upper walkway. Pots must have a watertight drip saucer to prevent leaking on the walkway. No planters of any type should be hung from the railings.

- g. One-yard ornament (small in ground decorative flag, statue, etc.) per doorway is allowed. The ornament should not exceed 36" high or 24" wide.
- h. No bike riding, skateboarding, rollerblading or other means of transportation may be used on the walkways within the complex, including tennis courts and pool areas. The walkways are solely for the use of pedestrians. In driveways, consideration should be given to the pedestrian.

3. Nuisance Behaviors

- a. Quiet time is between the hours of 10:00 p.m. and 8:00 a.m., seven days a week. Please be considerate of your neighbors and always keep noise levels as low as possible. It is the responsibility of the Homeowner to ensure that their families, pets, contractors, guests, invitees, etc., do not unnecessarily disturb other residents.
- b. Radios, stereos, televisions, musical instruments, party activities, car horns, barking dogs or noises from other pets, etc., must always be restricted to a sound level that is not disturbing to other residents. Any activity that constitutes disturbing the peace or creating a public nuisance, as determined by the Board, may be subject to imposition of IV. RULES VIOLATION PROCEDURE referenced above.

4. Pets and Service / Comfort Animals

- a. A pet must be registered by the unit owner through the Management Company within 30 days of obtaining the dog or cat.
- b. There can be only one (1) cat, dog, domesticated bird, or aquatic animal kept within an aquarium, within one unit. This includes a dog or cat, which may be staying for a short period of time.
- c. Designated areas for Pet Relief are located on the outside perimeter of the property, along the east, west and north fences. To protect the grass and plantings in our Common Areas, please walk your Pets directly to these designated areas.
- d. All pet trash and litter must be picked up and sealed in plastic bags before being placed in the trash bins.
- e. Pets are not allowed in the fenced pool areas or the tennis courts.
- f. Owners will be held liable for any damage to grass in any area other than the Pet Relief locations.
- g. Pets are always to be kept on a leash when outside their units and are not to be left unattended.

- h. No Pet weighing more than thirty (30) pounds will be permitted
- i. within the complex at any time.
- j. Excessive dog barking, cat yowling or other animal noise will be deemed a nuisance.
- k. Animals are not permitted to be left on patios or balconies unattended.

5. Pools and Spas

- a. The swimming pools and spas are for the use of residents and their invited guests only.
- b. Please observe the posted safety and sanitation rules.
- c. Absolutely NO group play allowed in pools
- d. Absolutely NO glass vessels. Paper, plastic or cans only.
- e. Absolutely NO pets in the pool area.
- f. Absolutely NO running or horse-playing in pool area.
- g. Absolutely NO boisterous conduct.
- h. Absolutely NO smoking inside the fenced pool and spa area.
- i. Bathing suits must always be worn. No cut-offs or other street clothes are permitted in the pools or spas. **No one wearing diapers is allowed in pools or spas.**
- j. **Children in the pool area and under the age of 14 must be attended to and supervised by an adult at all times.**
- k. Listening devices are to be kept to a personal level at all times.

NOTICE: PERSONS WITH CURRENTLY ACTIVE DIARRHEA OR WHO HAVE HAD ACTIVE DIARRHEA WITHIN THE PREVIOUS 14 DAYS SHALL NOT BE ALLOWED TO ENTER THE POOL OR SPA WATERS.

CAUTION - SPA HEALTH WARNINGS!

Elderly persons - pregnant women - infants and those requiring medical care should consult with a physician before entering a spa.

Unsupervised use by children under the age of 14 is prohibited.

Hot water immersion while under the influence of alcohol – narcotics – drugs or medicines may lead to serious consequences and is not recommended.

DO NOT USE ALONE. Long exposure may result in nausea, dizziness or fainting.

6. Seasonal Decorations

- a. Decorations must be removed within two weeks after the Holiday, with the exception of Christmas decorations, which may be displayed until January 10.

7. Signs

- a. No signs are allowed which can be seen outside the unit with the exception of: (1) a single “For Sale”, “For Rent” or “For Lease” sign, which can be no larger than 24” x 36”. No “Sold” signs are permitted; or, (2) a single political sign, which may be placed 45 days before an election and which must be removed 5 days after the election. Political signs shall not be larger than 6 square feet (2’x3’) in size.
- b. No signs are permitted in the Common Areas or on walls, fences or gates belonging to the Association.

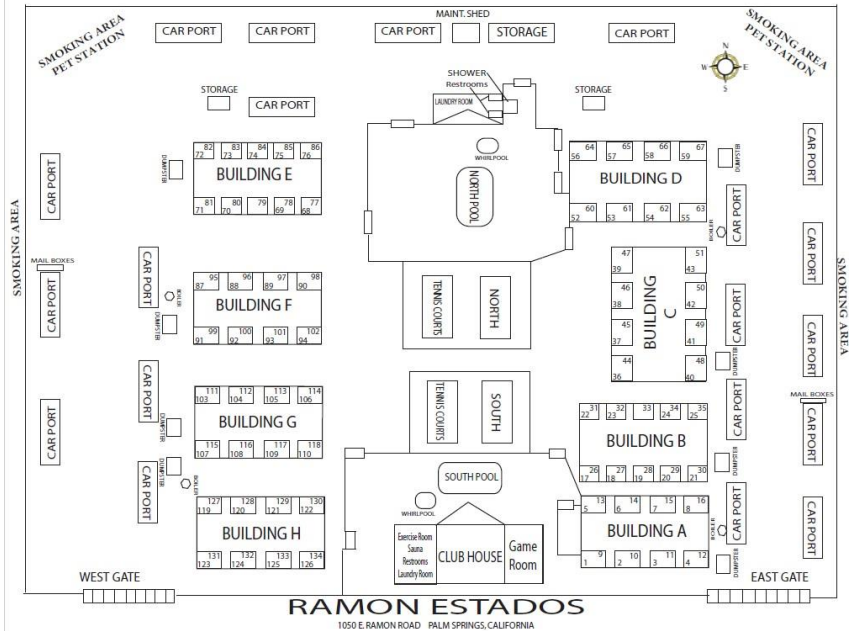
8. SMOKING

As outlined in the Ramon Estados Homeowners Association CC&R's, Article VI, section 6.5, states "No illegal, noxious or offensive activities, noises or odors shall be carried out or conducted upon any Unit or Common Area nor shall anything be done within the Property which is or could become an unreasonable annoyance or nuisance to neighboring property Owners.

- a. *All forms of smoking (both tobacco and non-tobacco products) are prohibited in all condomini11m patios and balconies.*
- b. *All forms of smoking (both tobacco and non-tobacco products) are prohibited inside and outside all common areas (including, but not limited to, the pools, spas, laundry rooms, fitness room, etc.).*

c. Smoking is only permitted in designated "smoking" areas approved by the HOA

- **Four (4) designated Smoking Areas on the property- See map**



9. Trash / Waste Disposal

- All trash is to be placed INSIDE the trash containers (dumpsters) located in trash enclosures throughout the Ramon Estados property. No trash shall be placed on the ground inside or outside the trash enclosure.
- All residents are encouraged to place recyclable material in the blue bins located throughout the complex. For a list of recyclable/non-recyclable materials please refer to the PSDS website: www.palmspringsdisposal.com Special pick-up may be arranged at homeowner expense.
- No furniture, construction material or Household Hazardous waste is to be placed in the trash container.
- Examples of Household Hazardous Waste (HHW) include a variety of wastes that may be accepted at the ABOP (Antifreeze, Batteries, Oil, Filter and Paint) center, 1100 Vella Road in Palm Springs.

HHW includes, but is not limited to:

Adhesives, Drain Openers, Antifreeze, Paints (Oil and Latex), Batteries (auto, single use, rechargeable), Solvents, Pesticides, Household Cleaners, Used Oil and Filters, Swimming Pool Chemicals, Nail Polish, Fuels, Propane Cylinders/Tanks, Cosmetics, Fertilizers, Fluorescent Bulbs, Ballasts, Fire Extinguishers, Used Oil Filters and Electronic Wastes.

HHW are products marked with the words, “Toxic” or “Poison”, “Flammable” or “Combustible”, or “Danger”, “Caution” or “Warning”. For a detailed list of what the County of Riverside Waste Management Department will accept, please visit their web site. Fluorescent bulbs are accepted for recycling free of charge at the return desk of any Home Depot Store.

Electronics (computers, monitors, TVs, small appliances, etc.) are accepted for recycling at the Palm Springs Disposal Service operations yard on Williams Road. Any fees for disposal of above items are the responsibility of the homeowner.

10. Vehicles/ Parking / Gate Access

- a. Owners, tenants or guests may not park in a space marked with a unit number unless such space is assigned to their unit or you have written permission from unit owner. The written permission must be on file with the Management Company. Vehicles in violation are subject to towing.
- b. There is a limit of three vehicles per unit.
- c. Maximum speed is 15 MPH.
- d. Any leaks from vehicles in parking lots must be cleaned up the same day they occur. Failure to do so may result in a fine (see IV. RULE VIOLATION PROCEDURE). Owners and tenants are responsible for any guests' cars leaving a stain.
- e. Vehicles that are left in an unreserved space for more than four days (96 hours) without prior authorization are subject to towing away at owner's expense.
- f. Vehicles may not park over the white lines and use two spaces or double park. Vehicles may not park or stand-by red painted curbs.
- g. For sale or other signage is not allowed in/on any vehicle.

- h. Unless expressly approved by management, campers, boats, trailers, commercial vehicles and trucks in excess of one ton may not be parked on the property for longer than four (4) hours.
- i. Handicapped parking is limited to vehicles displaying a valid handicapped parking permit.
- j. Cars which are left unattended should be kept covered or cleaned.
- k. Vehicles that are non-operational are not to be parked on the property and will be towed at owner's expense.
- l. Major vehicle repair or restoration is not allowed.
- m. Individual gate codes are available to authorized tradespeople. Contact the management company for details.

11. Water Shut-off Instructions ***(following on next page)***

Ramon Estados Homeowners Association

Water Shut Off Instructions

If an owner needs to turn the **cold water off** to their unit, 2 units will be impacted. The unit immediately above and/or below the unit share the same cold-water valve. It is the responsibility of the resident to notify the resident either above or below that the water will be turned off.

If you need to turn the **hot water off** it impacts 2 full buildings and **requires a 48-hour advance notice and approval** from the Management Company. Please call the management company at 760-797-7797 or email Ashley Herrera, Community Manager, at aherrera@powerstonepm.com.

The following information is required for Management approval:

1. Name and unit number
2. Reason for hot water turn-off (i.e. bathroom/kitchen renovation, A/C heat pump upgrade, valve replacement, etc.)
3. Name and contact of plumber performing the repair work
4. Date, time and expected duration of the shut down

Upon Management approval, an email notification will be sent to the 2 buildings impacted by the shut down and signs will be posted by the homeowner on each building at the bottom of the stairwells. Work may commence 48 hours after approval.

PLEASE NOTE: Any work on the hot water system that subsequently impacts the hot water flow to other units may be remedied by the HOA and costs billed back to the unit performing the original repairs or upgrades.

Due to the unique nature of the building hot water system, the HOA recommends the two vendors below be contacted for any plumbing work on the property. Both vendors are familiar with the community, buildings and boiler rooms.

- Best Price Plumbing: (760) 272-5212

- Southwest Plumbing: (760) 343-2345

PLUMBING ALERT: We have a unique plumbing system. External boilers provide hot water to each unit. As original HVAC units are replaced with heat pumps, the hot water lines are no longer required. The lines should be looped through the unit and not bypassed or capped off.

**Pipes CUT / Valves CLOSED
WRONG!**



**Pipes LOOPED / Valves OPEN
RIGHT!**



The valves on these lines must be kept open (yellow handles in OPEN position) to provide a return circulation path for the hot water. Blocking the circulation increases the wait time for hot water and the wear and tear on the hot water pipes. These systems, old and new, have had minor leaks, which in some cases, have turned into major issues. Because this is a place where that can happen, these pipes should be checked frequently, even when the pipes and valves are properly set.

PICKLE BALL COURT USAGE

A. Courts are for Tennis/Pickleball play and practice only – any other use is prohibited.

B. A resident may extend the use of the courts to no more than three (3) guests at one time (a total of 4 people per court). The resident must be present when their guests are playing.

C. Players using the courts for play or practice while others are waiting, are limited to one hour. The next player(s) to get court access will be determined by respective time of arrival at the courts.

D. Proper tennis or court shoes are required (no cleats or any soles that will leave marks or destroy the court surface are allowed).

E. Spectators must always stay out of the court areas. Players or spectators who shout, hit balls against the fence, play loud music or any other practice that can be considered a nuisance to players may be asked to lower their volume.

F. Parents are strictly responsible for the conduct of their children.

G. No pets, food, alcoholic beverages, playpens, glass containers or wheeled objects including but not limited to bikes, scooters, strollers or skateboards are allowed on the courts at any time. Tennis ball hoppers or tennis/pickleball ball machines with wheels are allowed.

H. Players should clean up after themselves using the trash receptacles next to the court entrances for tennis cans, water bottles or any other trash.

I. Weapons are prohibited on all Ramon Estados pool/tennis court premises. Weapons include but are not limited to firearms, knives, pepper spray/mace, bombs, and missiles.

HOURS OF OPERATION: 9 A.M. until 10 P.M., Sunday through Saturday.

ENFORCEMENT: Any violations of court rules may result in the denial of access and/or tennis/pickleball privileges by action of the Board of Directors. Violations of the rules including being asked to leave the courts or to wait longer periods than defined above must be reported to the management company.

Additionally, the HOA staff has the authority to require anyone to immediately and/or temporarily leave the tennis/pickleball facility for any infraction of the rules, inappropriate behavior, or when safety is threatened.

Ramon Estados

A Tennis Condominium



Powerstone
PROPERTY MANAGEMENT



74770 Highway 111, Suite 103
Indian Wells CA 92210

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