



RULES & REGULATIONS

Desert La Palme

Effective August 2, 2023

Please post rules in each unit for owners, renters, and guests.

DISCLAIMER

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, age, 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 removed 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.

GENERAL

1. Units are for residential use only. No part of the development can be used in any way for any business, manufacturing, vending or any other similar activities or commercial purpose.
2. Sleeping bags and sleeping gear are not permitted on, pool decks or any common areas of the complex.
3. Sleeping in vehicles or trailers of any type is strictly prohibited.
4. Except for official Association communications, notices of any type are not permitted on mailboxes, gates, posts, carport pillars or any other part of the Common Area. Only official Association notices such as board meeting agendas and homeowner alerts are permitted.

NOISE

Consideration for all residents with respect to unduly loud and unreasonably disturbing noise, regardless of the cause must be observed. In general terms, backyard noises normally associated with single-family homes are not appropriate in a condo complex. This includes, but is not limited to, loud radios or stereos, late parties, barking dogs, excessive noise from cars, motorcycles, other vehicles, or power tools.

NUISANCE

No noxious, illegal, or offensive activities may be conducted, nor shall anything be done in the Development, which unreasonably interferes with a Resident's right to quiet enjoyment. No Resident may use or allow the use of a Unit or the Common Area in any way or for any purpose, which endangers the health, or unreasonably annoys or disturbs other Residents.

VEHICLES, CARPORTS & PARKING

- Only vehicles belonging to Unit Owners, Residents and/or authorized guests (for the duration of their authorized stay only) may park in the Complex.
- There is one covered carport assigned per Unit. Only Owners, Residents and/or those authorized by an Owner or Resident may park in the Unit's assigned carport parking space.
- Guest parking is available in non-assigned parking areas only. The vehicle must be kept clean. Vehicles may not be abandoned, covered, or stored in non-assigned parking spaces. A vehicle is considered stored if it is parked in an unassigned space for 10 consecutive days or longer.

VEHICLES, CARPORTS & PARKING continued

- Seasonal owners while not in residence at La Palme may leave "1" (one) vehicle parked in the Unit's assigned parking space. The vehicle must be kept clean and/or covered.
- All vehicles must be in a condition, capable of running/being driven and not cause damage to the Common Area including carports (e.g., oil leaks).
- Except for emergencies, no repairs of vehicles are permitted within the association. No trailer, motor home, recreational vehicle, camper, commercial vehicle, boat or similar equipment or other large vehicle may be parked anywhere within the Development without first requesting and obtaining written approval from the Board, via the property management company, except for temporary loading or unloading of these vehicles.
- No vehicle may exceed the speed limit within the Association. Speed limit within the complex is 10 MPH
- No parking is permitted in red zones, on driveways or mailbox driving circles.
- Vehicles parked in marked handicapped spaces must display proper handicapped placards.
- Carports may not be converted to storage or for any purpose other than vehicular parking.
- Commercial vehicles in the Development actively conducting business are permitted for the duration necessary to complete their work.

NOTE: The Board of Directors has approved the towing of unauthorized, and illegally parked, vehicles. Failure to comply with these rules may result in the Association having the vehicle towed without additional notice at the vehicle owner's expense.

ANIMALS

The Association reserves the right to expel from the Development any Animal, which becomes a nuisance *as determined in the sole discretion of the Board.*

- A "nuisance" may include (but is not limited to): a pet which unreasonably annoys residents, endangers the life or health of other animals or persons, or substantially interferes with the quiet enjoyment of others, or any pet that attacks, bites or injures a person, or snaps, growls, snarls, jumps upon or otherwise threatens persons without provocation.
- Household pets may not be kept, bred, or raised for commercial purposes. Domestic dogs, cats, fish, and birds may be kept as household pets and limited to two (2) per unit (Note: Fish are exempt from this provision.) Reptiles, rodents, livestock, or poultry are not permitted.
- Animals cannot create excessive noise.
- Animal waste must be immediately removed. Animals must be taken to the designated pet waste areas to deposit waste (West wall, Southeast corner, and Northeast corner). All designated pet waste areas have bag stations. The supply of bags for picking up waste droppings is refilled regularly but availability is not guaranteed.
- Animals must be in a fully enclosed carrier or on a leash controlled by a person capable of controlling the animal at all times while in the Common Area.
- No Animal may be tied to trees, stakes, exterior building structures or left unattended at any time in the Common Area on balconies or on patios.
- The Unit Owner is jointly and severally liable for any domesticated animal associated with or living in the Unit, regardless of ownership of the Animal.
- Animals are not permitted in the pool area
- Lower Units may install a clear pet barrier on the inside of their patio gate. Upper Units may keep a portable protective pet barrier that is not attached to the railing.

ENTRANCE GATES

Front and rear gates are accessed by Owners and Residents via remote control only. Gate codes are for Association Vendors only. Guests may gain entry by using the front gate phone directory. Vehicles are not permitted to follow another car into the complex.

ESTATE, RUMMAGE, GARAGE SALES

To help avoid congestion at the front gate for such sales, owners must notify Property Management and have a City of Palm Springs Permit. Proper gate and parking considerations must be observed. Common areas may not be used to display items for sale. Advertising signs are not permitted in common areas.

BALCONIES AND PATIOS

- No furniture may be placed on balconies or patios except patio furniture. Laundry, towels, and pool floats cannot be hung on gates, railings, walls, or fences. All homeowner's property must be kept within the Units, patios or balconies and may not be affixed to railings. Bird feeders and decor of any type may not be affixed to trees or common area plantings. Water misting systems are not permitted. Sleeping bags and sleeping gear are not permitted on patios and balconies.

- Bicycles must be kept inside units or closets. Bikes may be kept on patios or balconies if they are covered and not attached to walls or railings. Bikes may not be kept in the Common Area and may not be locked to railings and/or gates at any time.

PLANTS IN PATIOS AND BALCONIES

Plants kept in patios and balconies may not exceed the height of the applicable ceiling or be attached to the building surface in any way. The foliage may not extend beyond or exceed the boundaries of the patio or balcony area. Plants on balconies must have saucers or drip pans underneath to help prevent water flow onto the decks and water damage.

PLANTINGS IN COMMON AREAS

1. Residents must adhere to CC&R sections 4.19 and 5.1 and may not alter Common Areas, including, but not limited to, planting or removing landscaping.

2. The La Palme landscape vendor does all planting and maintains all Common Area plants including ones previously installed by residents.

3. Requests for new plantings outside buildings are welcome. Submit requests via Town Square -OR- to Management by e-mail, fax, or letter.

4. Previously, private individuals have offered to purchase specific plant types. Owners are asked to submit such requests via architectural request form. If approved, the landscape vendor will do the planting.

5. Plants attaching to buildings will be maintained via trimming or removal according to the CC&Rs.

6. Landscape personnel are not permitted to solicit or accept private work (side jobs) during normal work hours.

UTILITY CLOSETS

Homeowner's may not store any objects or place any trash in Association utility closets.

SMOKING

- Smoking is banned in the entire La Palme complex, including patios, balconies and inside of units including all Common Areas.

- All Owners who took title to their Unit and residents residing in the Association prior to January 1, 2016, when the ban took effect are grandfathered in and may continue to smoke as long as they own or reside in their same Unit.

- Nuisance complaints regarding smoking will be considered on an individual basis.

TENNIS COURTS

- Courts are for playing tennis or pickle ball only. All other uses are prohibited unless authorized in advance, in writing, by the Board of Directors.

- Pickle ball may only be played with the "quiet soft ball". You may not alter or mark courts with chalk or tape to play pickleball. The use of Temporary /Portable Court Marking Lines and Nets are allowed.

- Shirts & shoes must always be worn when on the court. No black or dark soled shoes are permitted. Please use shoes designed for tennis court surfaces.

TENNIS COURTS continued

- Summer hours 6:00am-11:00pm
- Winter hours 7:00am-10:00pm
- A sign up reservation system for court usage is in effect for each day of the week on a first come first serve basis for 2 of 3 courts. The 3rd court is for walk on play only.
- Reservations may be made for each hour beginning "on the hour". Each group is limited to one hour if others are waiting. Please do not monopolize courts.

TRASH DISPOSAL

- Trash and garbage must be kept out of sight. Place and seal dumpster garbage in plastic garbage bags. All trash must be placed in the proper recycle bin or dumpster. Do not throw dumpster garbage over the dumpster wall or leave on the ground. If a dumpster or recycle bin is full, please go to the next one.
- All cartons & cardboard boxes must be flattened and placed in recycle bins. Disposal area doors must be kept closed.
- Furniture, water heaters, appliances, mattresses, lamps etc. are not to be discarded in or next to any trash bin. Owners must have these items removed at their expense.
- Residents should be considerate of nearby neighbors and minimize noise when using the trash areas; do not slam doors or lids during use.
- Owners are responsible for the actions or inaction of their unit's Residents and Guests.

POOL AREAS

- Pool Hours 7:00am-11:00pm daily
- Always wear proper & acceptable swimming attire while in the pool or spa
- No lifeguard is on duty. Use the pools and spas at your own risk. Always observe posted rules. No Smoking. No Animals.
- Gates must always be kept closed. Propping open the gate is not permitted.
- Please make safety for you and your guests your priority when using pools and spas

- No running, diving, or jumping, of any kind is permitted. Music should be for your ears only. Please use headphones or ear buds.
- Any person suffering from incontinence regardless of age must wear a snug fitting disposable swim diaper covered by a snug fitting clean rubber or vinyl or plastic swim diaper cover. Diapers cannot be changed directly on pool furniture or pool deck.
- Glass or breakable material is not permitted in pool areas. La Palme does not employ pool staff. Please leave the pool area in better condition than you found it.

ARCHITECTURAL CHANGES

Please check with Management for guidelines and proper request forms to complete and submit architectural requests to the Association. The architectural guidelines and forms are available in the document section of Town Square. Significant structural changes require architectural approval. The most common are, New HVAC, Bathroom remodels, Re-routing Plumbing/Electrical, New windows, changing type of Flooring, etc.... Common household repairs like leaking faucets/drains or HVAC maintenance do not require approval.

Physical changes outside your Unit must also be approved by the Association, in writing before work starts. This includes installation of Satellite Dishes, Screen Doors, Retractable Awnings, Patio Flooring, Patio Storage Doors, etc....

Owners are responsible to ensure that all contractors are licensed, insured and all applicable permits have been issued. The Owner agrees and acknowledges that construction of the requested and approved modification must begin within thirty (30) days of receipt of written approval from the Architectural Committee and said approved modification must be completed within sixty (60) days of receipt of that approval. Extensions may be requested for reasons such as the project is not making significant progress or delays are beyond the applicant's control.

CONTRACTOR-QUIET HOURS

Owners shall only permit their contractors to perform work within the development Monday through Friday from 8:00 a.m. until 5:00 p.m. In addition, no work shall be permitted on Federal holidays. Exceptions for emergency repairs will be authorized as appropriate.

CHANGES TO BALCONIES and/or PATIOS

The HOA is responsible for maintaining the surface integrity and structural components for balconies and patios as originally constructed by the Developer of the Association unless damaged by homeowner, resident, or guest activities. Maintenance responsibility shifts to the Owner once a balcony or patio surface is altered or replaced. In such case, Owner responsibility includes all materials, installation methods, drainage and damage to buildings or interiors. An architectural request is required to be submitted and approved in writing prior to any alteration to a balcony or patio surface.

DÉCOR AFFIXED TO EXTERIOR WALLS

Building walls surrounding Patios and Balconies are Common Area and Association responsibility. Owners are required to complete an architectural application before making any change or addition to the Common Area including but not limited to affixing décor to any exterior walls and are responsible for any costs incurred by the Association to repair any damage to the Common Area caused by the Owner or any resident or guest of the Unit. Upon removal, Owners are responsible for any costs incurred by the HOA to repair the Common Area including but not limited to stucco and paint patching. The HOA reserves the right to limit any décor deemed to be unsightly or offensive.

BUILDING COLORS

To ensure the correct match of Paint Color and Style please purchase all La Palme outside paint at Vista Paints. They have a La Palme file with reference #'s and paint match colors (68-956 Perez Rd, Cathedral City, CA 92234, 760-202-2778). All colors are listed in the Architectural Guidelines on Town Square under documents.

AWNING COLORS

The Awning color at La Palme is Terracotta. The Terracotta color is to be used for any replacement of an existing Green Awning or new installation of a retractable or stationary awning. A completed Architectural request form and written approval is required prior to any Awning install or replacement. Country Club Awning, 74885 Joni Dr Ste 6, Palm Desert, CA 92260, (760) 346-500, installed the new Terracotta color Awnings in 2017. Owners **are not** required to replace Green Awnings installed prior to 2017.

RENTALS

1. All Residents and guests of a Unit are subject to the Association's Governing Documents including the CC&R's, Bylaws and Rules. Owners are responsible for providing Residents of their Unit with copies of said documents.
2. All rentals must be for a term of no fewer than thirty (30) consecutive days.
3. Management must receive a copy of all rental agreements or a statement from the Unit owner listing names of all Residents and guests using their Unit during the Owner's absence.

ENFORCEMENT

The Association will reasonably enforce the Governing Documents taking into consideration the nature of a violation, the cost of enforcement and the benefit of enforcement to the overall membership and Development. Penalties may be imposed by the HOA for failure to comply with the Governing Documents, including but not limited to levy of a Reimbursement Assessment, suspension of use of the Common Area, fines in accordance with the adopted Fine Policy.

Further information can be found in the La Palme CC&Rs and By-Laws. To access online:

- 1) Log into Town Square
- 2) Select Documents in left tool bar
- 3) Select Governing document

*Desert La Palme HOA Board of Directors, Managed by
Desert Resort Management, (760) 346-1161*