



**HOMEOWNERS
ASSOCIATION**

RULES AND REGULATIONS

REVISED

April 2007

**PALM ROYALE COUNTRY CLUB
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PURPOSE

The following Rules and Regulations were established to govern the Palm Royale Country Club Homeowners Association and its facilities, and to define standards for all members of the Association. These Rules and Regulations complement and find basis in the Association's Covenants, Conditions and Restrictions, By-Laws and Articles of Incorporation, and are not intended to violate, supersede, or replace them in any way. These Rules and Regulations are not all-inclusive; other restrictions may apply. Compliance to these Rules and Regulations is deemed in the best interest of the Association and its members.

ADOPTED RULES AND REGULATIONS

Use Restrictions

All homeowners are urged to familiarize themselves with all governing documents of the Association. The CC&Rs identify specific use restrictions for private properties within the project. Strict compliance to these restrictions and the Rules and Regulations is expected. Action will be taken on all violations.

Homeowners Responsibilities

1. Each homeowner is responsible for the actions of all their family members, as well as renters/tenants, and guests. Furthermore, the owner is responsible for informing them of all the Rules and Regulations of the Association.
2. Common areas, stairs, balconies and "exclusive use common areas", i.e. garage areas, patios and decks shall not be used in any manner that will limit access or detract from the neat appearance or décor of the complex.
3. All residents have the right to peaceful enjoyment of their respective property as well as the common area. Consideration and moderation of excessive noise are in order.

SPECIFIC RULES AND REGULATIONS

Architectural Approval

No exterior alteration, addition or deletion of any kind can be made without architectural approval from the Architectural Committee and the Board of Directors. Architectural Applications are available through the management company or the HOA office in the Clubhouse.

1. Without architectural approval from the Board of Directors no alteration, repair, or replacement of wall or floor coverings within the Units that may diminish the sound control between units may be made. Nothing that may

impair the structural integrity of a building may be done in a Unit or in or on the common area.

2. No common walls, bearing walls, or firewalls may be altered or compromised in any way.
3. Ceramic, porcelain, clay, wood or laminate floor tile is not permitted in upstairs units.
4. Without prior architectural approval from the Board of Directors, no outside installation of any type shall be constructed, erected or maintained on any residence, nor shall any exterior addition, change or alteration be made on any residence.

Animals

5. No animals shall be kept or maintained for commercial purposes.
6. Dogs must be leashed. Animals, such as dogs and cats, must be on a leash held by a person capable of controlling the animal at all times when in the common area.
7. Pet owners must control their pets so as not to destroy or damage lawns, planted areas or other property. Pet owners are required to remove and properly dispose of all pet excrement.
8. Pets are not allowed on the golf course, in the clubhouse, pool areas, or any area where their presence would be a nuisance or create a health problem.
9. Excessive dog barking, cat yowling, or other animal noise will be deemed a nuisance.
10. Installation of "chicken wire" or any other type barrier to contain animals is not permitted on balconies, patios, decks or stair landings.
11. Usual and ordinary domestic dogs, cats, fish and birds in bird cages may be kept as household pets within any residence, provided they are not kept in unreasonable quantities or sizes. Unreasonable quantities would ordinarily mean more than two pets per residence. CC&Rs Section 8.7 grants the Board discretion to find, in a particular instance, that an owner may keep only one pet or, in another instance, that more than two pets would be reasonable.

Awnings

12. All awnings must have architectural approval from the Board of Directors.
13. All awnings must be retractable, salmon in color with no scallops.

Commercial Use

No portion of the properties, including the interior of the condos shall be used or caused to be used or allowed or authorized in any way, directly or indirectly, to be used for any business, i.e. commercial, manufacturing, mercantile, storing, vending, or any other non-residential purposes. CC&Rs Section 8.8 permits "administrative occupations" within Units, so long as there exists no external evidence of them, and that all applicable requirements of the City and County are satisfied.

Drying of Items

Drying of clothing, towels, and other items from the balcony railings is considered an eyesore. No clothing, towels or any household fabrics shall be hung, dried, or aired on any balcony, patio or common property, so as to be visible from the other residences or from the street or golf course.

Electronic Transmitting Equipment/Antennas

No electronic transmitting equipment may be used or operated in a Unit without approval from the Board of Directors. No antennas of any type may be secured to any portion of the common property.

Guests

Each Owner shall be accountable to other Owners for the conduct of any guest while within the covered Property.

Landscape

14. Homeowners are not permitted to remove any plants or trees from the common areas. Requests for tree removal must be in writing to the Board of Directors.
15. Homeowners are permitted to “supplement” the seasonal color plantings.
16. Planting of Poinsettia, Cacti or Ivy is not permitted in common areas.
17. Homeowners are not permitted to install Malibu type lighting in common areas.

Non-owner Occupied Units

Homeowners that rent/lease their Unit must adhere to the following rules:

18. The rental period must be for a minimum of one (1) month.
19. You are required to provide your tenant(s) with a copy of the Rules and Regulations of the Palm Royale Homeowners Association.
20. Maximum occupancy must comply with the CC&Rs. (No more than three (3) persons per one (1) bedroom unit, six (6) persons per two (2) bedroom unit.)
21. You will be held responsible for the actions of your tenants, including any penalty assessments for violations of the Rules and Regulations, as well as any cost for repairing damage to the common area or other property caused by your tenants.

Offensive Activity

22. No noxious or offensive activity shall be carried on upon the properties, nor shall anything be done which might be or become any annoyance or nuisance to owners within the properties, or that would in any way interfere with the right of quiet enjoyment of Homeowners.
23. Homeowners are requested to refrain from excessive noise when arriving or leaving front door areas, stairs, and landings.
24. Homeowners must maintain doorbells and automatic garage door openers in working order to avoid unnecessary disturbance to neighbors.
25. Wind chimes must not disturb neighbors. Multiple wind chimes are not permitted.

Parking Area

26. The parking areas of the property shall be used for parking authorized vehicles only and shall not be used for storage, living, recreational or business purposes.
27. Homeowners shall maintain their garage in a manner that ensures that it is capable of accommodating at least one vehicle.
28. Electrical appliances, i.e. refrigerators, air-conditioners, televisions, are not permitted to be operated in garages.
29. No commercial, work, or recreational vehicles, including boats or trailers, shall be permitted to be parked upon the property, except wholly within a garage and only with the garage door closed.
30. Non-operational vehicles shall not be permitted to be parked anywhere on common property, except wholly within a garage and only with the garage door closed.
31. All vehicles must display a current license decal.
32. Parking is not permitted in front of any garage door or red curb. Park only in designated parking spaces. Emerald Drive is open for parking.
33. Drive slowly. Obey the posted speed limit. **PLEASE WATCH FOR CHILDREN AND OTHER RESIDENTS AND GUESTS.**

Patios, Balconies, Decks, Common Property

34. Patios and front entrances must be maintained in a tidy, uncluttered manner. Proper outdoor style doormats should be used. Carpet pieces are not permitted.
35. Only patio items are allowed in the patio and deck areas.
36. Any addition or alteration to the exterior area of the patio must have architectural approval from the Board of Directors.
37. Rubbish, debris, trashcans, mops, unsightly materials or objects of any kind, including ice chests and coolers, shall not be allowed to be stored on a balcony, deck, patio, or common area.
38. Upper decks and/or balconies may not be painted, carpeted, tiled, or altered in any way.
39. Carpeting or paint is not allowed on lower patios. Approved tile is permitted on lower patios; Architectural approval is required.
40. Only decorative pots with plants or flowers may be used on patios. Plastic/commercial pots are not permitted.
41. Potted plants must have drainage saucers.
42. Potted plants must be positioned on the patio, not placed off the patio in common planting areas.
43. Empty pots must be stored in the garage or the Unit.
44. Drying racks, shoe racks, bug zappers, tiki torches, rope or other type lighting are not permitted. Holiday lights are permitted beginning Thanksgiving weekend through January 15 only.
45. Only furniture manufactured for outdoor use is permitted. Colors should be coordinated, neutral, or muted shades. Umbrellas should be coordinated with furniture and not be bright colored, beach type or contain any advertising.

46. Only one (1) barbeque is permitted on patios.
47. Barbeque covers must be in good condition and secured for wind.
48. Upper Unit owners are responsible for keeping deck gutters free of debris to ensure proper drainage.
49. Hoses- Hoses are not to be left in front of Units. They must be stored in the garage.
50. Patio hoses must be stored in hose pots. Hoses must not be visible to passers-by. Hose hangers or hose reels are not permitted on patios or decks.
51. Permanent attached mister systems are not permitted.
52. Only white light bulbs are to be used in entry and patio light fixtures. Colored light bulbs are not permitted.

Replacement Windows and Patio Sliding Doors

Our desire is to maintain uniformity in our building's design and color and to select products and material that provide value and economy.

53. Windows shall be "Milgard" white vinyl, "style line series" with Milgard z- bar frame for stucco application.
54. Glazing shall be Milgard's standard dual glazed suncoat loe-e.
55. Patio sliding doors shall be "Milgard" classic series.
56. Grids are not allowed.
57. The interior finish is at the owners option. Milgard does however; manufacture a vinyl trim for the interior finish.
58. The city of La Quinta requires a permit. The fee is based on the value of the job. A drawing is required showing the type of window and the location such as bedroom or living room. Your contractor should supply the drawing and the permit.
59. Owner must submit an "Architectural Approval Application" to the Architectural review committee, c/o Gold Coast Enterprises Inc. (Tel) 760.202.9880
60. Each replacement window or door shall be of the same style and type of the one it is replacing. No structural changes are to be made to the building.

Screen Doors

61. Front door screens require architectural approval from the Board of Directors. Screen doors must be of standard design and the frame must match the front door trim.
62. Standard screen doors only are permitted.
63. Sliding screen and retractable doors (patios & decks) must match the doorframe.

Security

Security is everyone's responsibility. Please watch your neighbor's Unit as well as your own. Lock your vehicle. Call the Riverside County Sheriff's Department to report any suspicious activity.

Signs

64. "For Sale" and "For Rent" signs must be commercially prepared, neutral in color, and may only be displayed within a condominium window. Signs must be no larger than 18" x 24" and are limited to no more than one sign in a front window and one sign in a back window. Signs can be purchased at the Pro Shop. Any non-conforming sign placed in common areas will be removed.

65. Professionally prepared "Open House" directional signs are permitted on the interior of the community on a temporary basis only and must be removed daily. Open House signs are not permitted outside the entry gate. No balloons or other attachments are permitted.

Sun Screen

Authorized Vendor: Screenmobile
83-477 Agua Blanca St.
Coachella, CA 92236

Phone (760) 777.9011

Fax (760) 262.8781

Contact: Raul or Elizabeth Perez

Authorized Product: Phifer "Suntex" heavy duty shading fabric

Color: Stucco 80 or 90% sun blocking

Frame: White

This is the only authorized vendor for sun screens, the vendor has these specs and will not install any other colors, and they have offered a special price to Palm Royale customers.

Swimming Pools and Spas

66. Swimming pools and spas are for the use of residents and their guests only.

67. Appropriate swimming attire is required.

68. Posted safety and sanitation rules must be observed.

69. No more than four (4) guests per household are allowed without Board approval.

70. Children under the age of fourteen (14) must be accompanied by an adult when using a pool or spa.

71. To avoid soiling the pool, infants who are not toilet trained must wear waterproof children's pants (swim diapers preferred).

72. Animals, other than service animals, are not allowed in the pool areas.

73. Glass is not permitted in the pool areas.

74. Stereos, etc., must be used with headphones.

75. Pick up your own trash, i.e., cans, cigarette butts and personal articles.

76. Arrange pool furniture back to its proper place and position and lower umbrellas before leaving the pool area.

77. Metal objects that stain, corrode, or chip pools and/or spas are not permitted.

78. "Rough-housing" is not permitted in pools or pool areas.
79. Be considerate of other swimmers and sunbathers.
80. Oversized pool toys and flotation devices are not permitted.
81. Gates must be closed at all times. Compliance with this law is mandatory for safety reasons and Health Department compliance.
82. Barbequing is not permitted in the pool areas.
83. Pool Hours are from 7:00 am to 9:00 pm.

Trash

84. Trash containers or bags are not to be temporarily stored outside condo entrances or on patios or balconies.
85. All trash must be placed INSIDE the dumpster. NOTHING is to be left on the outside of dumpsters; the HOA must make other arrangements to have it removed at additional cost to the Association.
86. Empty cardboard boxes must be flattened before placing in dumpster.
87. Do not dispose of hazardous waste in dumpsters. Examples: Cleaners, deodorizers, bleach, floor wax, spot remover, drain cleaner, furniture polish, paint, garden chemicals, weed killer, fertilizer, pesticides, chlorine, household batteries, auto batteries, motor oil, antifreeze, explosives, BBQ PROPANE TANKS, radio-active materials, tires, medical waste, etc.
88. Homeowners must advise contractors/vendors not to use PRCC dumpsters for construction debris i.e., wood, plaster, carpeting, appliances, plumbing, plumbing fixtures, garage door parts, etc. Homeowners/contractors must make other arrangements for the disposal of these products.

Window Coverings

89. Broken windows must be repaired within seven (7) days.
90. All window coverings must be maintained in good condition, i.e., all broken blinds, verticals, shutters, etc.
91. No window shall be covered, inside or outside, by paint, foil, mirrored tint, sunshade, sheets, blankets, or similar items.
92. Only white or light neutral color window coverings are allowed.
93. Exterior or interior bars are not to be installed in windows or doors.

Entry and Exit Gates

Homeowners are requested to exercise caution when driving through the entry and exit gates to avoid damage to the gatehouse, pillars, light fixtures, gates, gateposts, and landscape, as well as your vehicles. Watch for cross traffic.

GOLF COURSE RULES & REGULATIONS

1. All players must first register with the Pro Shop. The non-member fee will be charged if a player is not identified as a designated golfer, via roster or computer file.
2. No groups of five will be permitted unless approved by the Starter.

3. To ensure a proper pace of play, please allow no more than 10 minutes per hole; play ready golf and let the faster groups play through.
4. All players must start on the first tee unless otherwise permitted by the Starter.
5. Please check in 15 minutes prior to your starting time. Late check-in may result in loss of tee time.
6. All players must have a set of clubs.
7. No swimming, wading, or fishing for balls or fish is permitted in the lakes. You may retrieve your own ball if it can be reached from the shore.
8. NO PRACTICING ANYWHERE on the golf course of common areas during or after business hours unless accompanied by a Palm Royale Golf Professional. The course is open to golfers who have checked in at the Pro Shop, are designated golfers, have passes or used other means of payment. Those not signed/checked in or are not on the tee sheet will be considered trespassers.
9. Trespassers will be verbally warned on the *first offense*. A written warning from the HOA will be issued on the *second offense*. A *fine* will be added to the association assessment of the unit homeowner responsible for subsequent incidents.
10. Play prior to the Pro Shop opening and after closing is permitted for designated golfers *only*. Please sign in on the sheet posted on the Pro Shop door and start on Hole #1.
11. Players stopping between nine holes for lunch, etc., must check in with the Starter before resuming play.
12. All players must be able to show evidence of knowledge of all safe golfing etiquette and practices.
13. A guest of a homeowner, playing with the homeowner, will be given a special *guest rate*.
14. Pets, leashed or unleashed, are not allowed on the golf course at any time.
15. No persons, except registered golfers and maintenance personnel, are permitted on the golf course.
16. All standard, local and USGA Golf Course Rules and Etiquette shall apply.
17. Misconduct of any kind is subject to fine and/or suspension of golf privileges.
18. No personal vehicles, bicycles, skateboards or inline skates are permitted on the golf course.
19. Power carts and power equipment are only allowed on the golf course when operated by course maintenance personnel or authorized repair/supervisory personnel.
20. Proper golf attire is required at all times. Collared shirts are required. No tank tops, cut-offs or flip-flops allowed. Mock turtlenecks are considered proper golf attire.
21. All golfers will be issued a receipt. Please be prepared to show it if asked.

GOLF RESERVATIONS

- Reservations for tee times by telephone will be accepted 15 minutes after the Pro Shop opens.
- Reservations in person will be accepted when the Pro Shop is open for business.

- Reservations may be made up to 3 days in advance. The Starter should be notified promptly of any cancellations.
- The Golf Professional or the Starter has the authority to substitute players on the tee for any tardy player or groups and to assign additional players to complete a foursome.

GOLF COURSE HOURS OF OPERATION

Weather conditions permitting, the golf course hours are as follow:

November – May	7:00 am – 5:00 pm
June – September	7:00 am – 12:00 pm (Monday – Friday)
	7:00 am – 6:00 pm (Saturday & Sunday)
October	Course is CLOSED for annual over-seed

All months 7 days a week

REMINDER:

We invite and encourage the public to play on our golf course. Please extend all courtesies and golf course etiquette to our outside players, treating them with respect as you would your Palm Royale neighbors.

PENALTY ASSESSMENT SCHEDULE

Failure to comply with the above Rules and Regulations will be considered a violation and will be subject to the action outlined below:

FIRST OFFENSE	Written Courtesy Warning
SECOND OFFENSE	Final Warning & "Notice of Defense" sent to Homeowner. Members given 15 days notice of hearing via Notice of Defense. Following the hearing, the Board of Directors may impose fines and may also suspend the owner's right to use the common area facilities, vote at Association meetings and eligibility to serve on the Association's Board of Directors.
THIRD OFFENSE	\$100 Fine
FOURTH OFFENSE	\$200 Fine
FIFTH OFFENSE	\$300 Fine
FURTHER OFFENSES	\$300 Fine + Attorney Referral
IMMEDIATE FINES	\$100-\$500 – Renting for a period of less than one month \$50 – Dog Not On Leash/Defecating Without Pickup \$50 – Any Parking Violation

The Board of Directors is not restricted to the above schedule in case of safety and/or gross violation of the Rules and Regulations of the community.

The Board of Directors reserves the right to pursue any and all available remedies, including judicial action in order to secure compliance with the Association's governing documents.

Homeowners are required to share the above Rules and Regulations with their tenants. The homeowner will be held responsible for any infraction by their tenants.

MONTHLY HOMEOWNER ASSOCIATION MEETING

HOA meetings are normally held the 4th Saturday of every month in the PRCC Clubhouse. See your monthly association statement and/or the PRCC monthly newsletter for any changes.

Board of Directors Meeting – 8:00 am

Homeowners are invited to attend and observe, but not comment during the Board of Directors Meeting

Homeowners Open Forum – 9:00 am

Homeowners' opportunity to address the Board

**“PALM ROYALE COUNTRY CLUB
THE BEST PLACE IN THE DESERT”**