



VILLAS DE LAS FLORES

RULES & REGULATIONS

Approved April 24, 2021

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PREAMBLE TO RULES AND REGULATIONS

Villas de Las Flores is a private condominium community. All exterior surfaces of the condominium including Roofs, Downspouts, Load Bearing Walls, Front Doors, and Rear Patio Walls & Gates are the sole responsibility of the Association. These Rules & Regulations (R&Rs) are presented so we will all enjoy living in a pleasant environment with friendly neighbors and be able to maintain our property values.

Rules & Regulations compliment and are in accordance with the recently revised Covenants, Conditions and Restrictions (CC&Rs) and supersede all previous R&Rs established by the Association's Board of Directors. All previously deviations approved in writing from the new R&Rs are grandfathered in.

Please place this booklet in a conspicuous place so it may be used as a reference for guests and renters.

GOVERNING DOCUMENTS

Each homeowner has received a copy of the revised CC&Rs and Bylaws. These are our governing documents along with the R&Rs. Please become familiar with these publications.

RENTERS are subject to all the same rules and regulations as are homeowners. RESIDENTS are defined as either owners, guests, or tenants. Infractions may lead to fines.

COMMON AREAS

1. The common areas, as defined in the CC&Rs, are the areas outside your unit, including the clubhouse, streets, parking lots, lawns, landscaping, tennis courts, pools & spas. In addition, these rules apply to the front and back patio of each unit not enclosed by walls.
2. Personal items are not allowed in common areas without architectural approval.
3. Common areas are for the exclusive use of residents and their guests. Discretion and consideration must be used with respect to the number of guests to avoid monopolizing the facilities.

4. In addition to fines, infractions may lead to denial of use of the common areas.
5. Noise levels in common areas or homes should not disturb your neighbors.
6. Any person who cannot demonstrate rightful access to the common areas and facilities or is using facilities before/after posted hours will be asked to leave the area. If such party fails to do so, local authorities will be called to remove individual(s) from the property.
7. The Board of Directors has the right to hold a homeowner liable for damage to common areas including buildings, walls, equipment, furnishing and landscaping because of negligence, carelessness, misuse or violation of the rules by guests, tenants or themselves.

ANIMAL CONTROL

1. Dogs must be on a leash. This is a City of Palm Springs Ordinance.
2. No more than two (2) dogs or cats are permitted per condo. Exotic pets are not allowed.
3. Owners are responsible for picking up dog excrement and cleaning urine from sidewalks.
4. Pets other than guide dogs are prohibited in pool areas, spas, tennis courts and clubhouse.
5. Pet houses or fences are not allowed on open patios or balconies and dogs are not to be tied/tethered to trees, fences, or other objects in common areas.
6. Dog owners are responsible for controlling excessive barking that disturbs neighbors.

REFUSE CONTROL

1. Trash and recycling must be placed inside a dumpster or blue recycling bin. Trash left on the ground or on top of containers will not be picked up and containers may not be emptied if access is impeded.
2. Dumpster tops must be closed to prevent rats from getting inside. If a dumpster is too full for the top to close, another dumpster should be used.
3. Please observe signs on enclosure doors regarding prohibited materials. Homeowners must privately arrange for large items or construction material to be taken off the property or will be billed for the disposal of any prohibited items.

4. Food that cannot be put through your garbage disposal should not be put in recycling containers. When put in dumpsters, use a plastic bag to decrease odors. A list of items that are recyclable can be found on the Palm Springs Disposal web page.

STREETS AND PARKING

1. All streets within the complex are private. The speed limit is 10 MPH.
2. Parking is prohibited on any Villas de Las Flores streets. Exceptions include attended vehicles, service vehicles, vehicles used for loading/unloading or delivery. Vehicles should be parked in carport stall assigned to a unit or in guest parking.
3. A vehicle of a size, such as a motor home, camper, trailer, or boat, which precludes it from fitting in an assigned carport, is prohibited on the property except for loading or unloading. Absolutely no living in vehicles is allowed.
4. Vehicles with a registration that is expired for more than one (1) month shall not be parked anywhere on the property. Excusable delays are permitted with notification to Management and approval by the Board. Vehicles belonging to seasonal owners must be parked in owner's assigned carport, not in guest parking.
5. Vehicles must be properly maintained. Vehicles with flat tire(s), fluid leaks, missing/broken parts such as tail pipes, tires, windows, and other equipment necessary to operate safely on a highway constitute an unreasonable nuisance and unsightly intrusion on the common areas and must be removed. Excessive engine noise is not permitted. A car cover in a neutral shade is permitted.
6. Assigned parking spaces are to be kept free of oil or other fluid leaks, catch trays, carpets or other items placed on the ground. Vehicles may not be put on blocks or subject to overhaul/restoration while parked on the property.
7. Any vehicle in violation of the R&Rs may be towed at the owner's expense.

POOL RULES

1. Observe all posted rules. There is NO LIFEGUARD on duty. Swim at your own risk. Pool hours are from 8:00am to 10:00pm.
2. Owners/guests shall not monopolize the pool area for long periods of time. Pool furniture may not be "reserved" (i.e., leaving towels on furniture).

3. Use the pool in your area unless it is closed, or you are an invited guest at another pool.
4. Tampering with pool equipment is not allowed. Report any equipment malfunction to Management.
5. Styrofoam floats are not allowed. Personal items such as toys/floats and towels should not be hung on fences and must be removed from the pool enclosure by the end of the day.
6. When using floats, be considerate of others and move to the side to allow swimmers to use the length of the pool.
7. Food and drink (except water) are not permitted in the pool. Clean up areas used, wipe off tables and place trash in containers provided.
8. Pool furniture must remain within pool enclosures. Return to original location after use.
9. Gates are not allowed to be propped open.
10. No smoking is allowed.
11. Children under the age of 14 are not permitted in pool area unless a guardian is within the pool area supervising them.
12. Incontinent persons are not permitted in the pool.
13. Infants must wear the proper swim diapers when in the pool.

SPAS

1. Observe all posted rules. Spa hours are from 8:00am to 10:00pm.
2. No smoking is allowed.

TENNIS COURTS

1. Observe all posted rules. Hours are from 8:00am to 10:00pm.
2. Courts are locked and for use of owners, tenants, and their guests. Replacement keys are available from Management at a cost of \$25.00.
3. Only tennis or pickle ball are permitted within the tennis court enclosures.
4. When other players are waiting, play will be limited to one (1) hour. No one who has already played is permitted to return until anyone who is waiting has played.
5. Lights for night tennis are operated by a timer. The lights are also controlled by a master timer which automatically turns off lights at 10:00pm.

EXERCISE ROOM

1. Observe all posted rules.
2. Use equipment at your own risk.
3. Hand sanitizer and wipes are provided but it is necessary to bring your own towel to wipe down equipment after use.
4. Return all weights to the storage racks.
5. Personal weights or other equipment may not be left in the room after use.

CLUBHOUSE

1. The clubhouse is for non-commercial use by residents, their invited guests and authorized Association activities. There is no charge for use of the clubhouse but anyone using it should wipe down furniture, counters, appliances and remove trash.
2. No alterations or modifications to the clubhouse or property contained therein will be made. Temporary decorations, signs, etc., may be erected if they will not leave permanent marks. No furniture or equipment may be removed.
3. Owners must obtain a rider to their homeowners' insurance policy if alcohol will be consumed. A copy must be provided to Management prior to use.
4. Management is responsible for accepting reservations. If any damage occurs, the person(s) who reserved the clubhouse may be responsible for repairs or cleaning.
5. For reservations, Board usage will have priority. All other reservations will be accepted on a first-come, first-serve basis.

GENERAL APPEARANCE

1. Owners are solely responsible for keeping balconies, patios and areas that can be seen from the street or common areas free from debris, litter or any unsightly collection of personal property.
2. Laundry, clothing, rags, towels, bedding, fencing and/or similar material shall not be hung or displayed upon patio walls, railings, or buildings.
3. Aluminum foil, paper, or bed sheets and/or similar materials are not permitted on windows or sliders.
4. Bicycle, toys, and pool floats must only be kept in enclosed patios.
5. Flowerpots or other items are not allowed on top of patio walls or attached to balcony railings.

6. All exposed electrical wiring, cables and pipes must be painted the same color as the exterior walls. Owners are responsible for purchasing paint. Colors are listed on the HOA website or from Management.

ARCHITECTURAL

1. Any change or addition to the exterior of any building or other structure cannot be performed until it is approved in writing by the Architectural Committee. Any change or addition must also conform to applicable Palm Springs building codes. Owners are responsible for obtaining all necessary approvals and building permits once Board approval is received.
2. Requests should be sent to Management using the Architectural Variance Form and must include a scale drawing, brief written description, materials to be used, and name of contractor being used as well as any required permits.
3. Owners making unauthorized changes could be liable for the costs of restoring said changes to the original condition.
4. Owners must maintain any approved changes, or the board will have it maintained or removed at owner expense.

SIGNS

1. No advertising signs or billboards shall be displayed on any building containing units or posted within or upon any portion of the common area with the following exceptions: owners/realtors may post in the window of their unit any signs required for legal proceedings. A single "For Rent," "For Lease," or "For Sale" sign shall be no larger than two (2) feet by two (2) feet and be no higher than three (3) feet above the ground.
2. An Open House sign must be removed no later than sunset.
3. A For Sale sign must be removed within three (3) days of close of escrow.
4. One (1) political sign may be posted in a window of their unit for a maximum of 90 days prior to an election and removed no later than 30 days after an election.

RENTALS

1. Rentals are not allowed for less than fourteen (14) days with no more than two (2) persons allowed per bedroom.

2. Owners are responsible for the conduct of their renters, liable for damages and fines incurred for violations. A copy of the R&Rs must be provided to renters by the owner or rental agency.
3. The Association is responsible for notifying homeowners when a problem occurs with a tenant.

BACK PATIOS – ENCLOSED

1. Trees and plants must be neatly trimmed and maintained. They shall not grow into neighbors' property, over walls, onto building overhangs or walls, or over building or carport roofs. Trees cannot be taller than the height of the two (2) story condos. Weeds growing above the height of a wall must be removed. Any damage caused by overgrown trees/plants will be the responsibility of the owner. Owners may be required to remove plants that interfere with painting or maintenance of buildings/walls.
2. Owners are responsible for maintaining irrigation systems within the patio. Bubblers or drip irrigation are required to save water and prevent damage to gates and walls.
3. No new trees may be planted without written approval from the Landscape Committee.
4. Retractable awnings and roll up shades are allowed with written approval from the Architectural Committee and must be maintained in excellent condition. Tents or canopies are not allowed.
5. A maximum of two (2) patio umbrellas are allowed and must be maintained in excellent condition.
6. Appliances are not allowed. Grills that will be hooked up to a gas line are allowed with written approval from the Architectural Committee.
7. All furniture must be below the height of patio walls.
8. Interior walls shall remain the same color as previously determined by the Board.
9. Patios may not be used for storage of trash, boxes, or household items. Any new built-in storage enclosures require written approval from the Architectural Committee. Existing structures must be maintained.
10. Gates cannot be modified in any way. Violators will be billed the cost of a new gate, hardware, and labor.
11. Firepots are allowed if they do not offend neighbors or emit excessive smoke.

BACK PATIOS – OPEN (ADDITIONAL RULES)

1. Permanent black iron fencing is allowed with written approval from the Architectural Committee.
2. Golf ball protection netting fencing is allowed with written approval from the Architectural Committee. Netting and frames must be maintained in excellent condition.
3. A maximum of two (2) small items may be hung on walls.

FRONT PATIOS

1. Retractable awnings are not allowed. Roll up shades are allowed with written approval from the Architectural Committee.
2. One (1) patio umbrella is allowed and must be maintained in excellent condition.
3. No hanging items or items affixed to walls are allowed.
4. A maximum of two (2) planters/urns are allowed. Plants must be maintained.
5. A table and up to four (4) chairs are allowed. Furniture must be maintained in excellent condition.
6. Patio slabs may be extended and/or tiled with written approval of the Architectural Committee. No carpet or artificial turf is allowed. If patio slab is modified, owner is responsible for maintenance.

DOORS

1. Only black security doors are allowed with written approval from the Architectural Committee. If an existing beige door needs to be repainted, it can be either beige or black.
2. Only invisible/retractable screen doors are allowed with written approval from the Architectural Committee.
3. Front doors are maintained/painted by the HOA and cannot be modified by owners.

MISCELLANEOUS

1. No resident shall post any advertisements or posters of any kind within the development.

2. Satellite dishes doors are allowed with written approval from the Architectural Committee. Owner must have dish removed when no longer in use or unit is sold.
3. Exterior front lights must be the same style and color as original fixtures but may have a motion or dusk to dawn feature. Fixtures must have a glass cover over the bulb.
4. Bicycles, segways, skates and skateboards are not allowed on lawns, planted areas, sidewalks, or pool enclosures/tennis courts.
5. Throwing balls or other objects against buildings is prohibited. Ball games, badminton, horseshoes, etc. are not permitted in common areas.
6. Yard/garage sales are not allowed.
7. Personal exterior security cameras are allowed with written approval from the Architectural Committee, following legal requirements available from Management.
8. Misters are not allowed.
9. There is a no tolerance policy on bullying your fellow homeowners or any contractors employed by the HOA.
10. One flag of the United States or a foreign nation can be flown on National holidays, must be no larger than five (5) feet by three (3) feet, with the lowest part no less than five (5) feet above the ground, and flown from sunrise to sunset. The flagpole must be no longer than nine (9) feet, and vertical flagpoles are not permitted.