

# PARK IMPERIAL COMMUNITY ASSOCIATION

## RULES AND REGULATIONS

As of January 18, 2021

### I. ANIMAL CONTROL

- a. Animals are not allowed in pools, spas and/or enclosed surrounding pool areas.
- b. No dogs or cats are allowed unleashed in common area. They may be walked through leashed and accompanied by a responsible person.
- c. Animals are not allowed in common area for purposes of making their “constitutionals.” In the event a pet has an “accident” owners are responsible for immediate clean-up of pet waste.
- d. Owners must control disturbances created by animals, such as barking dogs or vocalizing cats. Animals that continually cause disturbances may have to be removed. (Also a Palm Springs City ordinance.)
- e. Animal owners must comply with all sanitary practices described herein and control their animals so as not to destroy, ruin or otherwise damage the lawn, planted areas, trees or other property.
- f. No animal of any kind shall be raised, bred or kept in any unit, except that usual domestic dogs, cats, fish, and birds. No animal shall be kept bred or maintained (i) for any commercial purpose, (ii) in unreasonable numbers, or (iii) if there would be involved any odor, noise or other nuisance which would unreasonably disturb, disrupt the use and enjoyment of any portion of the complex by any other Owners. **ANIMAL LIMITATIONS: No more than (2) two dogs or (2) two cats or (1) one dog & (1) one cat may be kept. Service animals are included as one of the 2 allowed animals.**

### II. BUSINESS

No professional, commercial or industrial operations of any kind shall be conducted in or upon the common areas, or in private homes where it would create foot or vehicle traffic.

### III. PATIOS AND RESIDENCES

- a. An Architectural Application must be completed and approved prior to execution of any exterior alterations or improvements. This includes but is not limited to ANY type of lighting, (bulbs white -soft preferred in color), awnings, gutters, doors, sky lights, etc. No misters. No Hot Tubs. Holiday lights and or decorations may go up after Thanksgiving must be removed by January 10th.
- b. No landscaping in common areas shall be undertaken by an owner without prior approval of the Landscape Committee or HOA Board. Plantings in the common areas are owned by the HOA and can be removed and transplanted in areas where needed.
- c. Tampering with or adjusting sprinkler heads or timing devices in the common area is strictly prohibited. Connecting personal exterior irrigation systems to HOA water irrigation systems / lines is prohibited.
- d. Towels, laundry or similar items must not be hung or placed on walls, gates, fences, or patios where they are visible from common area.
- e. Antennas, wiring, Cable (TV or internet), machines or air conditioners are not permitted on the exterior of a unit except as authorized by the Architectural Committee or the HOA Board

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or within legal limits. Any owner who wants to install a satellite dish in or on their exclusive use common area must still notify the Architectural Committee / HOA Board of their intention. Whenever possible, they must be installed below the sight line on patios. No satellite dishes or cameras may be installed on any roofing component or attached to any part of the building, beams and trim without HOA Board approval.

- f. Patios are to be kept in a clean and neat condition, free of storage accumulations and only patio type furniture is allowed such as chairs tables, Bar-B-Q's, bicycles, and plants. More flexibility is allowed on patios with solid (not see-through gates). Anything kept on patios cannot be visible over the privacy wall, including sheds. No plants or decorations are permitted on top of privacy walls.
- g. The only in-ground plantings, landscape allowable within any residence patios are drought tolerant succulents. New, additional or replacement of current in-ground trees or hedges of any kind within patios are not allowed, and can be identified and slated for removal. See PICA website for acceptable plants details. Landscaped portion of patios visible to the common area shall be kept in good condition at the sole expense of the condo owner, including trimming of trees/hedges that were previously installed. Trees shall be trimmed to be kept off roofs/beams and maintained in healthy condition. Hedge height shall be maintained no higher than the top of the beams throughout exterior patio areas.
- h. Any outside repairs or construction is limited to Monday through Friday, 8:00am to 5:00pm so that residents may have the quiet enjoyment of their homes. Summer Hours (June-September) will change due to the heat and be limited to Monday through Friday, 7:00 to 5:00 PM. Any outside repairs or construction on Federal/State holidays is not permitted. Only by prior approval from the board can any outside repairs or construction be done on Saturday or Federal/State holidays or any hours different from the normal hours allowed. Any person not adhering to the permitted hours of construction as defined above, and being informed orally or in writing that such work has caused noise or sounds which disturb any other person's peace and quiet, shall immediately cease such work and shall thereafter perform such work only within the times permitted.
- i. No aluminum foil or anything other than proper window treatment is allowed on inside of windows at any time. Bottles, personal care and other household items should not be visible from the common area. For purposes of continuity throughout the HOA, homeowners are encouraged to utilize neutral tones in their visible window treatments. Bold or bright treatments should utilize neutral backing.
- j. Bicycling, skateboarding, roller blading, ball throwing or ball games are not permissible in common area.
- k. Items stored in any of the community locked sheds are stored at the homeowner's risk. The HOA has no liability for items that are damaged or stolen. STORE AT YOUR OWN RISK. All items placed in storage must bear the name and address of the homeowner. The shed will be cleaned out periodically. Homeowners will be given advanced notice to remove or clean out their personal items that they no longer have use for.
- l. PATIO GATES: See guidelines on Patio Gates.

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### IV. POOLS AND SPAS

- a. There is no lifeguard on duty: Swim at your own risk. There is absolutely no diving.
- b. Pool and spa hours are 8:00am to 11:00pm.
- c. Children under 14 are not permitted in the pool or pool area unless accompanied by an adult resident.
- d. Board of Directors approval is required for more than (4) guests per unit.
- e. Horseplay, boisterous, obnoxious and dangerous behavior is forbidden in pool and spa areas at all times.
- f. Additives of any kind (bubble bath, soaps, etc.) into the pools or spa are forbidden.
- g. When using suntan lotion, place a towel over furniture before sitting.
- h. Gates to pool and spa must be kept closed/latched at all times.
- i. No glass containers or breakable items permitted in pool and spa areas.
- j. Suntan oils and lotions MUST be removed from body before entering pools and spa. A shower is provided in each area.
- k. Swimming attire must be worn in pools and spa. Nudity is NOT permitted in pool, spa or common areas at any time.
- l. Radios, CD's, tapes and the like must be played at a level for individual listening (earphones are recommended) so as not to disturb other bathers or nearby residents.
- m. Furniture may not be reserved and must not be removed from pool area for private use.
- n. Pool/spa equipment and control must not be tampered with. Report any operational problems to the management company.
- o. Animals are not allowed in pools, spas and/or enclosed surrounding pool areas.
- p. Bicycling, skateboarding, roller skating, or roller blading is prohibited around pool area decking.
- q. Debris and trash must be disposed of in provided receptacles.
- r. Towels, swimsuits or laundry may not be hung in any area visible to others.
- s. Smoking is not allowed in pools, spas and/ or enclosed surrounding pool areas.

### V. SIGNS

- a. No commercial signs, banners, or advertising devices shall be displayed in public view without prior written consent of the Board. One "for sale" or "for rent" sign may be permitted. Large security signs may not be posted on exterior gates.
- b. One "open house" sign is permitted in front of a unit for sale and one additional sign if home is an enclosed unit. Not to exceed 18" x 24".
- c. One small security alarm notice may be placed by entrance door OR one decal on door. No more than one per unit.

### VI. TRASH / RECYCLING DISPOSAL

- a. Normal trash pick-up is Thursday. Trash / Recycling must be placed in proper containers. Boxes must be broken down and placed in containers because the disposal company will not pick up items left outside of containers. Homeowner is responsible for cleanup of strewn garbage from torn or broken plastic bags.

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- b. Trash bins must be kept on enclosed patios out of public view between pick-up days. On patios, containers must be out of view of common area. All trash containers must have lids.

### VII. VEHICLES

- a. Except as permitted by the HOA Board, no vehicles other than passenger automobiles and other vehicles customarily used for means of general transportation shall be parked in the parking areas. You must have written HOA Board approval for temporary parking of boats, trailers or other recreational vehicles.
- b. No vehicle may be repaired in the parking area other than a flat tire or battery recharge. Vehicles must be currently licensed and in operating order.
- c. Any staining spill (i.e. gas, coolant, oil etc) from any vehicle will not be permitted. Homeowners are responsible for the clean -up of all staining spills in their assigned parking spaces as well as in guest parking caused by them or their guests. The vehicle causing the spill must be parked off the property until it has been repaired.
- d. Guest parking spaces are restricted-use spaces for actual "guests" of Park Imperial North residents only. Owners and tenants are prohibited from parking in guest spaces and are subject to the PICA Non-compliance Assessment Schedule per HOA Board approval.
- e. Illegally parked vehicles will be towed away at owners' expense.
- f. Parking of unused, unregistered or non-operational vehicles is prohibited. Any such vehicle parked on the premises is subject to immediate fines and/or towing.
- g. Vehicle Owner Registry - The Association (PICA) vehicle registration system allows the Association to match actual vehicles (plates) with residents in case of emergency notification. This also serves to ID non-residents in parking spaces.

### VIII. Rentals

- a. **As specified in the C.C. & R's (page 16), all rental agreements must be minimum of thirty (30) days. No transient rentals for fewer than thirty days are permitted.**
- b. **Any owner or owner's agent who rents a unit shall promptly notify the management company in writing of the name and address of the tenant and furnish a written copy of the lease or rental agreement.**

### IX. Gates

- a. The exterior and pool gates must be kept closed/latched and/or locked at all times. For everyone's safety, never leave a gate propped open.
- b. Do not remove or leave unlocked (for an extended period of time) the padlock on the exterior double gate. The double gate is padlocked for the safety of all residents on the premises.
- c. Exterior gates have been programmed with an access code and manual key locks. Each homeowner/tenant will be issued the access code and two keys for manual locks.
- d. The access code maybe updated periodically or as needed for security reasons. When the access code is changed, each owner/tenant will be notified of the new code in their monthly statement 30 days out.