PALM SPRINGS SUNDIAL HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

The Board of Directors, at their sole discretion, have the power and authority to assess penalties for violations of the rules and regulations based upon the following guidelines.

Please note: the intent is not to collect fines, but to have all residents, both owners and tenants, live within the guidelines of the Association.

Owners who rent their property are primarily responsible for requiring that their tenants follow the rules and regulations. This notice is required to be an integral part of the lease agreement. As an accommodation to the landlord, first violation fines will be direct to the tenant (if known) with an information copy of the violation sent to the homeowner, but the owner is responsible for payment of the fine. It is the responsibility of the owner, at the time of rental, to notify the Sundial Property Management office in writing of the name, address, telephone number, and email address of their tenant.

FINES AND PENALTIES

1. The first violation can result in a warning or a $100.00 fine. The second violation of the same rule, a $200.00 fine, and the third violation will result in a $400.00 fine and whatever legal action deemed necessary.
2. Assessments of actions are at the discretion of the Board of Directors
3. Violations by a child will be treated the same as an adult.

MOTOR VEHICLES

1. All motor vehicles must be parked in a manner that does not impede the passage of other vehicles.
2. Parking in areas marked by red curbs is prohibited
3. Homeowners/tenants are not to use street parking on a regular basis.
4. Street parking is reserved for guests and is temporary. Their vehicles must be parked so that traffic will not be blocked or impeded.
5. Vehicles may not be parked in the designated visitor parking in excess of 48 hours.
6. No passenger vehicles may be stored on driveways in excess of 72 hours. A vehicle is considered stored if it is inoperable or without valid registration tags .
7. Disabled vehicles must be removed from the street or driveway within 24 hours of immobilization
8. Recreational vehicles, boats, trailers, campers or other such vehicles are not to be parked or stored, unless the vehicle is being loaded or unloaded.
9. Motor vehicle repairing is prohibited in the street and driveways. Minor maintenance (not to exceed 24 hours) and car washing is permitted so long as the area is cleaned upon completion of the project.
10. All motorized vehicles are to be operated in the complex for ingress and egress only. There shall be no leisure or recreational riding in the complex.

MOTOR VEHICLES (cont.)

11. Vehicles not meeting street noise level requirements shall not be operated within the complex.
12. Garage doors shall be closed when the garage is not in active use.
13. The speed limit within the complex is 15 miles per hour unless otherwise posted.

GENERAL

1. Pets may not run free in the common areas. They must be on a leash at all times.
2. Pets are not permitted in the pool or tennis areas at any time.
3. Pet owners must clean up after their pets immediately.
4. Pet owners are responsible for repair of any significant damage caused to common property and landscape.
5. Pet owners are responsible for the behavior of their pet; excessive barking that is intrusive, regular or habitual and not a reaction to a sudden, external, extraordinary event or stimulus, is not permitted.
6. Signs or billboards are only permitted with the specific approval of the Board of Directors in accordance with laws.
7. One standard “For Sale” or “For Rent” sign 24” x 36” placed directly in front of unit is allowed only until unit enters escrow or is rented.
8. Trash containers and bundles must be kept indoors except when placed out for collection. Once collected, trash containers must be returned to storage within one calendar day.
9. Public areas may be used for recreation only to the extent that other residents are not unreasonably disturbed.
10. Units are for residential purposes only. No commercial business, that includes in-person visits by clients or co-workers, can be conducted from the units.
11. Individual garage sales are prohibited.
12. Feeding or attracting wild animals or birds is prohibited.
13. Homeowners are not to trim plants planted by the HOA. All trimming/pruning requests should be reported to the Management Company.
14. Damage to landscape caused by the homeowner/tenant, or visitors will be the responsibility of the homeowner to repair. If the homeowner does not promptly repair the damage, the Management Company may arrange to do so and the homeowner will be responsible for prompt payment or reimbursement.

SWIMMING POOL AREAS

Pool use is restricted to the time period between 6:00 AM and 10:00 PM. The following applies to all hours.

1. Children under the age of 14 are not allowed in the pool or spa areas unless accompanied by an adult. (State law)
2. Persons who wear diapers or who are not completely toilet trained are not allowed in any pool at any time.
3. Running is prohibited in the pool areas.
4. Floating or similar devices are not allowed in the therapy pools.

SWIMMING POOL AREAS (cont.)

5. Floating or similar devices are allowed in the swimming pool as long as no one using the pool objects to their use. All devices are to be removed when not in use.
6. Volume of electronic devices must be kept at a personalized level so that neighbors and others in the pool area are not disturbed.
7. Pool controls are off limits to everyone. Malfunctions or needed adjustment are to be reported to the Sundial Management office.
8. Food, bottle, glassware, or ceramic materials are not permitted in the pool areas. Only non-breakable containers for drinks or suntan oils are permitted.
9. Oils, sun-screens, and the like, must be wiped off before entering the pools.
10. Towels must be used on the pool furniture as protection for the furniture against oils, etc.
11. Nude swimming and boisterous conduct is prohibited.
12. Pool furniture is not to be removed from the pool areas.
13. Privately owned furniture used at the pool area must be removed when not in use.
14. Bicycles, tricycles, skateboards and other similar items, as well as small toys, are not permitted in the pool area or on any sidewalk in the complex.
15. For health, hygiene, and safety purposes, for the protection of the pools and their components, and to ensure the common use and enjoyments of the pools, all persons who introduce consumables, personal items, trash, and debris into the pool areas and adjacent common areas must remove the excess items and return them to their own property for proper disposal.
17. It is prohibited for anyone to dispose of, or to transfer for disposal, any items into the pool areas. This restriction applies regardless of an item's origins and includes but is not limited to trash, furniture, personal belongings, and private or common area debris.
18. Large parties of 8 or more guests planning to use the pool area must make prior arrangements with the Sundial Management company.

POOL /SPA HEATING

1. Pools will generally be heated from October 15th through May 15th.
2. Pools#1 and #3 will generally be heated during odd years and #2 and #4 will be heated in even years, using January 1st as the year of the heating season (i.e. pools #2 & #4, heating begins October 15th, 2023 and ends May 15th, 2024)
3. Spa heating will generally follow the same schedule as the pools.
4. Exceptions to the schedule may occur due to breakdown, repair, or other circumstances beyond the direct control of the HOA.

TENNIS /PICKLEBALL COURTS

Tennis/Pickleball courts are available for play from 6:00 AM to 10:00 PM. The following apply to all operating hours:

1. Children under the age of 14 must play with an adult.
2. When a resident is waiting to play, single players must relinquish the court in 30 minutes, and doubles in 45 minutes. If the waiting player leaves the court area, they must return 5 minutes prior to when their time is to begin.
3. By using the sign-up board, courts can be reserved for one hour per resident, 24 hours in advance.

TENNIS /PICKLEBALL COURTS (cont.)

4. Proper Tennis/Pickleball attire is required. Only Tennis/Pickleball shoes are permitted on the court.
5. The courts are to be used only for playing Tennis/Pickleball.
6. Skating, skateboards, basketball, and any activity other than Tennis/Pickleball is prohibited. Anyone using the courts for any purpose other than Tennis/Pickleball will be assessed for any repairs the Board deems necessary.
7. No food or breakable containers are permitted in the court area. Water in an unbreakable container is the only drink permitted in the court area.
8. Lights must be turned off when play is finished.
9. Courts must be locked after use.

HOMEOWNERS PROPERTY

1. There shall be no changes to the external structure or cosmetic complexion of the units of the complex without a submission in writing to the Architectural Review Committee (ARC). Final approval of the changes are given by the HOA Board of Directors.
2. Approved changes will follow the Architectural/Landscape standard of the HOA.
3. Failure to follow the approval process may result in the removal of changes or fines.
4. Patios must be kept be in a neat and orderly manner with all items in working order.
5. Only patio items are allowed for permanent storage i.e. BBQ/Grill, tables, chairs, umbrella, patio specific storage and potted plants. They may not exist in quantity, volume, materials or condition that promote the infestation of vermin.
6. Potted plants must be alive and trimmed.
7. Driveways or patios are not to used as storage areas for person items.

HOA GATE ACCESS CODES

1. The Sundial Property Manager (PPM) grants vehicle gate code assignments to homeowners for the specific purpose of enabling home improvement contractors to have independent access to the vehicle gates during the duration of work being performed at the homeowner's Sundial unit. This access is for a period from 3 – 30 days duration. If it is anticipated that an improvement project is likely to last longer than 30 days and this is disclosed in the initial written request by the homeowner to PPM, gate access may be granted for up to a period of 60 days.
2. One gate access code will be assigned to the primary contractor designated. The same code may be used by sub-contractors also performing work on the same project.
3. Extensions beyond the first 60 days may be granted to the homeowner for an additional period of up to 60 days if the request for extension is made prior to the end of the initial access period approved.
4. Contractor access codes will be deleted on the expiration date as initially assigned or upon the completion of the extension period.
5. The gate code access is available on the Sundial Web-portal (Under "Forms")

CLUBHOUSE ACCESS FOR SUNDIAL HOMEOWNERS

BOOKING THE CLUBHOUSE

1. All requests for access and use of the Clubhouse to be booked through the Sundial Property Manager.
2. Clubhouse booking is available to each homeowner in Sundial.
3. The clubhouse must be booked through a homeowner, exceptions must be approved by the Association Board of Directors.
4. The homeowner booking the Clubhouse is responsible for setup, cleanup and any damages to the facility.

CLUBHOUSE ACCESS

1. Upon the clubhouse being booked, the Sundial Property Manager will contact the onsite designated key holders or a Board member.
2. The manager will provide the combination to the lockbox located on site.
3. The key holder will deposit the key in the lockbox when convenient and email the Sundial Property Manager.
4. The homeowner will use the combination to access and return the key.
5. The key holder will retrieve the key from the lockbox when convenient.

MANAGEMENT CONTACT: PERSONALIZED PROPERTY MANAGEMENT CO.
Johny Perez (760) 325-9500 jperez@PPMinternet.com