

**PLAZA VILLAS OWNERS ASSOCIATION
222 N. CALLE EL SEGUNDO, PALM SPRINGS, CA 92262**

RULES AND REGULATIONS

These rules and regulations apply to all owners, guests and tenants of Plaza Villas. A copy of this document should be posted in each unit. Owners who rent must insure that rental agents furnish a copy to guests upon registration. These rules supplement the guidelines contained in the Covenants, Conditions and Restrictions (CC&R's) and the bylaws of the Plaza Villas Owners Association.

MAXIMUM OCCUPANCY: The following maximum occupancy per unit is set by a Plaza Villas rule and a City of Palm Springs ordinance. Violation of this rule is also a violation of the law.

- One-bedroom condos cannot be occupied by more than 6 persons during daytime and 4 persons at night.
- Two-bedroom condos cannot be occupied by more than 9 persons during daytime and 6 persons at night.
- The same maximums apply to use of the common areas by occupants of 1 or 2 bedroom condos.

MINIMUM LENGTH OF STAY: Plaza Villas has a 7 night minimum length of stay rule for renters. Owners that rent their units cannot rent them for less than 7 nights.

ROOF ACCESS: Nobody, to include owners, tenants, repairmen, technicians and installers, can access the building roofs without first advising Desert Management of name, date, time and purpose of access.

DISH TV ANTENNAS: Dish antennas are authorized; however, they must be installed according to guidelines that are available from Desert Management.

HARD FLOORS IN SECOND FLOOR CONDOS: The CC&R's prohibit hard floors (tile, wood, laminate, marble, etc.) in upstairs units.

USE OF SWIMMING POOL:

Pool hours are 7:00AM to midnight, subject to the following restrictions:

- 7:00AM to 9:00AM. Quiet time – Adults Only.
- 9:00AM to 9:00PM. Unrestricted Use.
- 9:00PM to Midnight. QUIET TIME IN THE POOL AREA.
- **Midnight to 7:00AM. POOL CLOSED. NO ONE IN THE POOL AREA.**
- Children under age 14 are not allowed in pool areas without adult supervision.
- When swimming, proper swimming attire must be worn at all times.
- No diving, running, horseplay, jumping or ball games in the pool or pool areas.
- No floatable rafts in the hot tub.
- No smoking of tobacco or other substances within the fenced pool areas.
- No food in the pool or in the hot tub.
- Children under age 14 not allowed in hot tub at any time. **(State Law)**
- No glass or ceramics in the pool area. **(State Law)**
- Pets are not allowed in the pool area. **(State Law)**
- Remove trash, lower umbrellas and replace chairs when leaving pool area.

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VEHICLE PARKING FOR PLAZA VILLAS:

- Three parking lots serve Plaza Villas: A visitor lot outside the complex on Calle El Segundo and gated lots off Amado Road and Andreas Road. The latter two may be entered by keypad code, gate card or remote control.
- Users with assigned spaces may park in the assigned spaces or in any of those without numbers.
- Vehicles parked in spaces assigned to others, and without permission of the assigned user, are subject to being towed.

USE OF TENNIS COURT:

- Please abide by the rules posted at the tennis court.
- Use is restricted to one hour per day by residents and guests of any one unit.
- No more than three guests allowed in court area at any one time.
- Tennis court is for tennis only. Bicycles, skateboards, etc. are not allowed.

GENERAL RULES:

- Keep off the grass.
- Do not disable the gate magnetic locking mechanisms (for easy access later).
- Activities of children must be monitored by adults.
- Pets must be on a leash at all times when outside the individual condos and owners are responsible for collecting and disposing of pet litter.
- Riding of bicycles, skating or skateboarding is prohibited within the complex.
- The top surface and exterior walls of patios and balconies are considered common area and are not to be used for drying laundry, towels or swimming attire or for placement of pots, planters, etc.
- Do not leave unwanted items outside the dumpsters. They go inside the dumpster.

Eff. 7/1/12

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RULES AND REGULATIONS
Effective January 2018

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SIGNS:

- Realtors, agents and/or owners representing PVOA may no longer place signs advertising a unit for sale or lease on the perimeter of the property.
- Realtors, agents and owners may not post or disclose the entry code to the community on the gates. Clients must call the realtor, agent or owner for access and said individual(s) must meet the client at the gate. Additionally, the gates may not be propped open to provide access.

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