



# TPUOA

**Tri Palm Unified Owners Association**

October 10 2023

This will give you some basic information about Tri Palms Estates.

Tri Palm Estates consists of 10 tracts. 8 of these tracts are regulated under the Senior Housing Laws of 55 and older. Tracts 5 and 6, located in the Northeast corner of the park, known as the family section, are open to all ages.

TPUOA has an annual assessment of \$120 due every January 1st. TPUOA governs to make sure all the residents within the Senior Sections adhere to the Senior Housing Laws, and conforms with that Covenants, Conditions & Restrictions, that is, to make sure homeowners keep their properties neat & tidy, maintained homes/structures, and unspoiled landscape.

The amenities in the park, golf course, clubhouse, pools, tennis courts, etc., and common areas are owned by Kort and Scott and managed by Western Golf. Their monthly maintenance fees range from \$210 to \$325 depending on which tract the property is located.

Upon purchase of any property in the park, memberships in both TPUOA (except 5 & 6) and Tri Palm Estates are mandatory. The owner is required to pay the monthly maintenance (TPE/Western Golf) and annual assessment fees (TPUOA/HOA).

Anyone, over the age of 18, can purchase property in the park. However, anyone under the age of 55 cannot live here unless they have a spouse, significant other, domestic partner who is 55 and lives at the property with the underage person. Those persons under 55 years of age who purchase in the senior sections are only allowed to visit at the property no more than 60-days a year. So, children and grandchildren can visit, but no more than 60-days a year.

All owners, must submit to TPUOA, a completed Age Verification form and copies of a government issued photo for EACH owner/resident. Most of the time these are provided to us through escrow. Anyone who transfers title of their property into a Trust, must provide a copy of the Trust Agreement to TPUOA.

If a buyer chooses to purchase and rent the home, this is allowed, but they must not rent for any period less than 30-days. Rental or lease agreements must be submitted to the TPUOA office along with Age Verification form and copies of a government issued photo for EACH renter.

All new homeowners should receive a copy of the Property Owners Handbook. These can be obtained at the TPUOA office and also available at the TPUOA website: [www.tpuoa.net](http://www.tpuoa.net).

RV's, trailers, campers, boats and the like are only allowed in the park for a period of 48-hours, no more that twice monthly, to allow loading, unloading and cleaning, etc and vehicles no more than 72 hours on the street.

Architecture - Any homeowner wanting to paint their home, make any changes to the outside structure of their home, change or add to their landscape, put a new home on an empty lot, will require architectural approval. Applications are available on our website ([www.tpuoa.net](http://www.tpuoa.net)), in the clubhouse or at our office.

We thank you for your time and please feel free to contact our office if you have any questions.

# TPUOA and Tri Palm Estates & Country Club

## TWO SEPARATE ENTITIES

### TPUOA



**Tri Palm United Owners Association**  
Located at 32-851 Desert Moon Drive  
Phone: 760-343-5256  
Email: [tpuoa.tpe@gmail.com](mailto:tpuoa.tpe@gmail.com)

**TPUOA** is the Home Owners Association representing 1629 homes for the 55+ portion of the community. Homeowners pay one annual assessment fee (due January 1) to the Association and elect a volunteer board of directors that works with the TPE management and focuses on:

- Board Meetings and Homeowners Meetings
- Architectural Design – ensures owners comply with community standards and rules for changes to your home and property
- Senior Housing – oversees status of senior community, acts on violations, and administers age verification and care giver information.
- CC&Rs – assures owners comply with the rules and regulations for property care and maintenance; acts on complaints for property violations

The Association is governed by the “Master Declaration” and California Corporate Law.

Office Manager: Kelly Nelson  
Accounting: Debbie Johnson  
Reception/Admin. Asst: Kerry Ridgway

### TRI PALM ESTATES & CC



**Tri Palm Estates & Country Club**  
Located at 32-700 Desert Moon Drive  
Phone: 760-343-3497  
Email: [tripalmestates@gmail.com](mailto:tripalmestates@gmail.com)

**TPE&CC** is the owner and operational manager of the recreational facilities for the 55+ community and “family section.”

Residents pay monthly maintenance fees to TPE&CC for the maintenance and operation of the recreational facilities and common areas.

Contact TPE&CC for information about:

- Golfing rules and hours
- Golf cart rentals
- Tee times
- Pro Shop
- Pools
- Rendezvous Grill’s daily specials and events
- Clubhouse Hall, rental and activities
- Clubs and activities available for your enjoyment

General Manager: Michael Gerano  
Accounts Payable: Lizela Rivera, Ext 307  
Accounts Receivable: Alma, Ext 302



# TPUOA

## Tri Palm Unified Owners Association

Welcome to Tri Palm Estates!

We encourage you to enjoy all the amenities the park has to offer. We are governed by Covenants, Conditions & Restriction's and a Master Declaration. You need to know some important rules.

Please become familiar with the various rule books;

**Property Owners Handbook** – Various policies for use of the park amenities, your property, pets, signs, parking, etc.

**Architecture Rules & Regulations** – Applications must be submitted before any work is done on the exterior of your home or in your yard. Painting, landscaping or changing any structural elements.

**Senior Housing Rules & Regulations** – TPUOA must be notified prior to your renting your property. Senior housing documentation must be provided from every owner and renter. This is a senior community, 55 years and older.

**CC&R Maintenance Standards** – Homes and properties must be kept neat and tidy at all times. Trees & shrubs trimmed, lawns mowed. Carports and patios must be clear of debris and clutter.

Rules and Regulations booklets and other information can be obtained on our website TPUOA.net, or come by the TPUOA office at 32-851 Desert Moon Drive and we can print them for you.

TPUOA Board of Directors



# TPUOA

Tri Palm Unified Owners Association



## Are you Renting or Leasing your Property?

Here are the rules you must follow:

- No home in Tri Palm Estates shall be leased or rented less than 30 days.
- Lot Owners who lease or rent their homes must notify the TPUOA Office prior to each lease or rental.
- Owners must furnish to the TPUOA office:
  1. Completed Age Verification Forms from **EACH** renter.
  2. Photo identification for **EACH** renter.
  3. A copy of the rental/lease agreement or written authorization to occupy the premises.

Age Verification forms as well as the Property Owners Handbook are available at the TPUOA office, in the lobby of the clubhouse or on our website, TPUOA.net.

- Homes may be rented only to those who are at least 55+ years of age or qualifies as a Qualified Permanent Resident (see the Senior Housing Guidelines).
- It is the home owners responsibility to make sure the renter is made aware of the Tri Palm Estates rules in the Property Owners Handbook.

Please call us if you have any questions or concerns.

Thank you,  
Senior Housing Executive Committee

(Rev. 12-23-2021)

TPUOA.tpe@gmail.com  
Website: TPUOA.net

32-851 Desert Moon Dr., Thousand Palms, CA 92276  
A Community for Senior Citizens

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