

**MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
2023**

We as owners desire to live and/or play in a safe and secure environment where each respects the other and the rules set forth to govern us. To that end here is a restatement of the 2016 Rules and Regulations and added emphasis to some of our CC&R's that tend to be forgotten.

RENTALS: When Mountain Shadows was set up as a condominium association, it was understood that some of the condos would be used for rental purposes. It is clearly stated that an owner must comply with "all applicable federal, state, and local laws, ordinances and rules". The City of Palm Springs currently allows condo owners to rent their property full time, as a seasonal rental, or as a vacation rental. A vacation rental is defined as less than 28 days. All vacation rentals must be registered with the city and are subject to a hotel tax and the rules established for them by the city. The fines for failing to register, pay the tax, or allow conduct either in violation of their ordinance or the CC&Rs are substantial. All rental agreements between owner and tenant must be in writing and the tenant must agree to abide by our CC&Rs. Please post in a visible window a copy of your Vacation Rental Registration Certificate and provide to the office a copy of the tenant agreement with a management company or responsible party. This information will help Mountain Shadows with any security issues.

REALTORS: Realtors offering a property for sale or rent are allowed only one "For Sale" or "For Rent" (not more than 18" by 24") displayed in the windows. Such signs must comply with local laws and regulations. An "Open House" may be staked at the property only when a realtor is on the property to conduct the open house. Access to the property for the realtor and his/her guests may be secured through the office during the office hours of 8:00am to 12:00pm Monday through Friday. The condo owner's gate code or any other known gate code is not to be advertised or used under any circumstances.

TENNIS AND PICKELBALL COURTS:

1. Court hours are 6:30am until 10:00 PM. If the lights are required, please remember to turn off the lights when finished.
2. Tennis shoes and proper attire are required at all times.
3. When players are waiting, warm-up matches must not exceed 5 minutes. Only one set may be played, and as necessary the outcome determined by one extra game.
4. Waiting persons must remain in person on the court desired. One person cannot hold a court.
5. All activities other than tennis or pickleball are prohibited on the tennis courts.
6. Guests are not allowed on the courts unless the owner or tenant is present.
7. No glass containers are permitted in the court area.
8. Tennis balls are not to be hit against the wind screen, only on the backboard.
9. Sound producing systems are not allowed on the tennis courts.
10. All players should conduct themselves under the rules of common tennis etiquette.

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POOL AND SPA: SWIM AT YOUR OWN RISK. THERE ARE NO LIFEGUARDS ON DUTY.

1. There is absolutely no diving.
2. Pool hours are from 6:00am to 11:00 pm. Please be respectful of others at the pool and of the privacy of owners residing nearby.
3. Children under the age of 14 are not permitted in the pool unless supervised by an adult. Unsupervised children under the age of 16 are not permitted in the spa.
4. No glass containers or breakable items are permitted around the pool areas. Food and drink are welcome in the pool area but not in the pool. Please clean up after yourself.
5. All swimmers must wear swimsuits. Cutoffs or ordinary underwear are not allowed.
6. Please keep your radio volume at a level for your individual enjoyment or wear headphones or ear buds while playing music if you would like it a little louder.
7. Pool furniture may not be reserved and must not be removed from the pool area.
8. Pool equipment and controls must not be tampered with under any circumstances. This includes skimmers and life saving devices.
9. People using floats should be courteous, move to the side, and allow swimmers to use the length of the pool.
10. No pets are allowed in the pool area at any time.
11. No running, jumping, diving or flying objects inside the pool or pool area.
12. Bicycles, skateboards, rollerblades or skates, golf carts, or other motorized or non-motorized conveyances are not allowed in the pool area. Baby strollers are an exception.
13. Smoking and vaping are prohibited in the pools and spa area.
14. No bubble bath or liquid soap is allowed in the pool or spa areas.
- 15.

USE OF COMMON AREA: Mountain Shadows welcomes family reunions, birthday parties, and the like. If you have a group larger than 10 people and you find your patio too small, the pavilion is available for your use. A \$200.00 damage deposit is required and a written acknowledgment of the rules and waivers of liability. The main pool area is open for your use as well but request you courtesy and cooperation to others that may wish to use the pool.

PATIOS:

1. Facing the Street or Golf Course: It is the owners' responsibility to keep all patios free of debris including broken furniture, boxes, fruit, leaves etc. The landscaping company is not responsible for maintaining your patios.
2. Interior Patios- Owners are responsible for all interior landscaping including trimming trees or plants and removing any fallen fruit.
3. Covered Patios: Owners are to maintain the exterior covers including any chipping paint, torn covers, or torn screens

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VEHICLES:

1. Maximum speed within this development is 10 miles per hour.
2. All vehicles must have current license plates and tags on the vehicle.
3. One assigned covered parking space is provided with every unit. An additional uncovered space is also available. Additional vehicles must be parked outside the complex without the express written permission of the Board. Guest parking is allowed in uncovered parking areas only. Failure to park in your assigned space may result in your vehicle being towed at the owner's expense. There is no overnight parking on the streets.
4. No vehicle may park diagonally or horizontally across more than one parking space.
5. No parking in red curbed areas. These are immediate tow away zones.
6. No RV, motor home, camper, boat, trailer, or bus may be parked in the complex for more than 4 hours.
7. No repair of autos or other motor vehicles is allowed, except for very minor repairs.
8. Vehicles with a high-level noise factor (such as dirt bikes and motorcycles) are not to be ridden in this development except for entrance and exit.
9. Parking on all curbs is for unloading and loading as stated in the CCR'S 5.9.10.
10. Electric Cars: Cars are to be parked directly behind the owners unit or closest guest parking spot to hook up electric devices onto their patio. Cord covers are required over the electric line from the car to the patio.

ANIMAL CONTROL:

1. Animals are not allowed in pools, the spa, pool areas or on the tennis courts.
"ANIMALS AND PUBLIC SWIMMING POOLS California - Code of Regulations (22 CA ADC § 65534)" Animals shall not be permitted in a public pool or pool area excepts as provided in Civil Code sections 54, 54.1, and 54.2.
2. No cats or dogs are allowed on any common area of the property unless leashed and accompanied by a responsible person.
3. Owners are responsible for cleaning up after their pets including the common areas and an owner's patio or front or back yard.
4. Owners must control disturbances created by their pets such as excessive barking or howling.

SIGNS: Signs on stakes are prohibited. The exception is a small stake sign advising that the home is controlled by a security system. Only one security sign is allowed.

SERVICES:

1. All services from contractors to maid service hours are M-F 8:00 am to 7:00 pm and Saturday 8:00 am to 5:00 pm regardless of family member associations. Unit cleaning services are allowed on Sundays from 11:00-4:00 pm. No other work is allowed on Sundays except in emergencies.
2. All service vehicles are to have the name of the company on their vehicle or at minimum on a piece of paper stating their name and address and unit number they are working in on the dashboard.

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GARBAGE AREAS:

1. Palm Springs has a mandatory code for organic recycling
Please use the green bins to strictly recycle the following:
FOOD: Paper products with food, bones, breads and grains, cheeses, coffee grounds and filters, dairy products, food waste, fruits and vegetables, meat, oils, poultry, tea bags.
LANDSCAPE: Green waste, plant trimmings, pruning waste, trees, branches, trunks, untreated wood.
2. Regular garbage is to be disposed of in the large dumpster.
3. Recycled boxes are to be broken down and put in blue bins. Do not put them in the large dumpster.
4. Recycled cans, bottles, and plastics are to be disposed of in blue bins.

All Rules and Regulations are for all, not a select few. You not only own the condominium in which you live; you also own an interest in the common areas. All owners are responsible for their guests and tenants and shall be so held responsible. The Board of Directors, by virtue of their inherent authority, may enforce all rules and may affix fines and/or liens for damages incurred by violation of the Rules and Regulations as set forth.

Special Reimbursement Assessments:

The following is the schedule of special reimbursement assessments to pay for or reimburse Mountain Shadows Homeowners Association for the cost incurred to enforce against violations of the Association's CC&R's, Bylaws, and/or Association Rules & Regulations by an individual owner, his or her family, guests, tenants, lessees and/or invitees, or (ii) to bring any owner or his/her Unit into compliance with the governing documents:

Warning	No Charge
2 nd Notice of Violation	\$200.00
3 rd Notice of Violation	\$300.00
And each one thereafter	\$500.00

A special assessment in the foregoing amounts may be imposed after a noticed hearing with the Board of Directors is provided to the violation owner.