

Casablanca

Owners Association

c/o Desert Management

42-427 Rancho Mirage Lane, Rancho Mirage, CA 92270

RULES AND REGULATIONS

(REVISED 2009)

Please accept these updated Rules and Regulations as an attempt to provide the most enjoyment for the greatest number of Casablanca homeowners, and to protect, maintain and enhance the value of our homes.

Compliance with these rules is an obligation of each owner, and each owner assumes the same obligation on behalf of his/her family, guests and tenants. A copy of these rules and regulations must be furnished to tenants and kept on the premises in a prominent place so that all are aware of them.

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1. Management:

Casablanca is professionally managed by Desert Management. Rhonda Drews is our Property Manager and can be reached by telephone at (760) 862-1202 or via e-mail at rdrews@desertmanagement.com.

2. Lease and/or Rent:

Leases/Rentals of homes by owners or their agents shall be for no term less than 30 days. Doing so will result in penalties as well as the Palm Desert Room Tax. Information acquired on leases/rentals of less than 30 days shall be furnished to the City of Palm Desert.

Signage for lease/rent/sale shall be standard size (18" x 24") with brown lettering on a beige background. Signs shall be posted on the garage door only. No stake signs are allowed in the Development.

Upon the lease/rent of their property, homeowner is required to provide Management the tenant's names and telephone numbers and must provide tenant copies of these rules and regulations. Homeowner is responsible for the conduct of their tenant within the Development.

3. Architectural and Landscape:

No owner shall change the exterior, landscaping, roofing, windows or facilities of his/her home without prior written approval of the appropriate committee. All requests must be made in writing and sent to Management.

Owners must keep their homes and patios in "first class condition". Any violations shall be cited and can incur penalties.

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4. Pool and Spa Areas:

Pools and Spas are intended for the mutual enjoyment of all owners, tenants and guests and may be used from 8:00am to 10:00pm.

No loud noise or music or boisterous activity will be tolerated. No running, jumping or diving is allowed at any time.

No breakable containers are allowed in the Pool areas. Please shower before entering the pool or spa and cover pool furniture with towels to protect from damage of suntan lotions and gels.

Pool furniture may not be removed from the pool areas and no private furniture may be added.

Dispose of trash before leaving pool area. Proper attire is required at all times. No nudity is permitted.

Children under the age of 14 must be accompanied by an adult (over the age of 18) and infants in diapers are not permitted in pools or spas. Toys, floats and similar devices are allowed only when they do not interfere with the enjoyment of others in the pool and pool area.

5. Tennis Courts:

Tennis courts are for tennis only. Proper tennis attire and shoes with non-marking soles must be worn at all times. Courts must be left clean of all ball cans, soft drink cans and any other litter. Lights must be turned off after use.

No pets allowed in tennis courts at any time.

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6. Community (Common) Areas:

Drying (draping) of towels, bathing suits are not allowed in common areas. Laundry lines/racks are not allowed anywhere on the exterior of homes/patios.

Bicycles, tricycles or any type of vehicle with wheels may be used only on the streets. Riding on any grass area will not be tolerated. Use of lawn or lounge chairs, blankets and/or towels are not permitted in grass areas. Lawn games, golf or golf practice not permitted in grass area. Sleeping bags, tents or any other outdoor sleeping equipment are not permitted in any area of the Development including private patios.

Maximum vehicular speed limit in Casablanca is 15 MPH.

Campers, trailers, motor homes may not park within the Development with the exception of an eight (8) hour grace period for loading and unloading the vehicle. They may not at any time be used as living quarters.

Temporary parking of guests, delivery and other commercial vehicles used to provide goods and services to owners and occupants is permitted in guest parking areas only. A parking permit is required for temporary overnight parking of guests. They may be obtained from Management.

There shall be no overnight parking in driveways or guest parking areas by owners, occupants or tenants at any time.

Riverside County leash laws require that all pets must be leashed when outside their dwelling. Pets may be walked on the streets and grass areas only, not in flower or planting beds. Owners must pick up after their pets or will be subject to fines. Barking that disturbs neighbors will not be tolerated.

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7. Other:

Trash is picked up on Tuesdays. No receptacles may be placed at curbside earlier than 4:00pm on Monday (the day before pick up). Receptacles must be removed from curb and outside areas by 7:00pm on Tuesday (day of pick up).

All ground wire for walkways and planting areas must be installed at least eight (8) inches below ground to protect the wires from trimmers and mowers.

No additional trees and/or shrubs shall be planted in common areas.

Garage doors shall be kept closed for safety when not in use. During the summer heat, they may be cracked open up to six (6) inches.

All patios must be maintained in a neat and clean condition. Trees and/or shrubs must be trimmed and pruned to prevent contact with walls and roofs and growth outside the patio walls. Homeowners that are away in the summer months must make arrangements for regular maintenance of patios while they are absent.

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APPROVED ENFORCEMENT POLICY

Alleged rule violations must be reported to the Management Company and must include the date, time and location of the violation and must be followed up with a written complaint.

The Association will contact the alleged violator in person or in writing as soon as possible, and attempt to resolve the problem. If not resolved, a violation letter will be mailed.

If the violation is not corrected within the proscribed period noted in the letter, a \$75.00 assessment will be levied. Should the violation continue for 30 days after the initial assessment, an additional fine will be levied of \$125.00 and may continue to be levied on a monthly basis until violation has been corrected. Some violations, if not corrected, may be corrected by the Association and the cost charged back to the owner.

Any violations by tenants/lessees will be assessed to the owner of the property.

In addition to assessments, the Association reserves the right to suspend owner's voting privileges, tow vehicles, remove unauthorized improvements at homeowner's expense. Should court action become necessary, offenders will be charged court and attorney fees. All procedures may be halted at any time that compliance is achieved.