

SUNKIST VILLAS HOMEOWNERS ASSOCIATION, INC. RENTAL RULES

Welcome to Sunkist Villa condominiums! We hope you enjoy your stay. Following are a few required rules and regulations that will help us all be **good neighbors**. Many thanks!

Parking. We have **one assigned parking space** for each unit. Please use **ONLY** the space that has your unit number on it (shown on the attached map) or one of the 5 unmarked spaces if you have a second vehicle.

Smoking. Smoking of any substance (tobacco, marijuana, vaping, etc.) is **absolutely prohibited** inside the units, on the back patios or anywhere on premises. You must go beyond the parking lot to smoke.

Gates. Gates must be kept closed and secured, and **shut very quietly** when you use them. This is a small complex, so noise travels.

Common Area. No roller blades, skateboards, etc., on the sidewalks. Lemons and grapefruit are free for the taking.

Pets. No pets (subject to written waiver by the Board).

Pool/Hot Tub. Only plastic bottles/cups in the pool area; breakables not allowed. Kids under 18 must be supervised and proper bathing attire is required. Pool hours are from 8:00 a.m. to 11:00 p.m. Per the Department of Environmental Health, please pull chairs back **four feet** from the spa or pool after use. Please place a large towel on the chairs to avoid staining with oils and dirt.

Laundry Room. We have two washers and two dryers for your use (see map for laundry room location). Please wipe off the washers, **clean the dryer lint filters** and wipe off the counter when done. FYI: the washer on the right (old Kenmore) takes approximately 1/2 hour and the one on the left takes about 1 hour.

Dumpsters/Recycling. We have trash dumpsters and recycling bins in the enclosure on the Lugo side. To unlock, the code is **5810**. If the pad seems “frozen” push one of the two keys at the bottom. Acceptable items for recycling can be found at palmspringsdisposal.com. Please crush cans and bottles, and flatten and cut cardboard to size.

Front Patios. Please keep them clean and neat. Bicycles, pool toys, and other such items should be stored on the back patio for their security.

Noise. No noise between **11:00 p.m. and 8:00 a.m.**; please be respectful of our small, tranquil complex at other times.

Contacts. Any issues within the complex should be reported to your rental company or rental owner.

Personal Information. To identify authorized visitors to residents and to receive updates (e.g., pool maintenance), you agree that your name, phone number, email address, dates of rental, and car make and model, may be shared with the Board of Directors. This information will not be shared for any other purpose.

I have read the Sunkist Villa Rental Rules and have received a map of the complex designating my parking space. I agree to abide by all rules outlined within them.

Renter Name/s (Printed): _____

Phone Number/s: _____

Email Address: _____

Car/s (Make and License

Number): _____

Rental Dates: _____

Renter Signature and Date; _____

Landlord/Rental Agency Signature, Unit #: _____

Landlord Name/Agent Name (Printed): _____

Phone Number: _____

Email Address: _____

Landlord/Agency: Please provide one signed copy to the Association, prior to the rental period, at either the email address or physical address below. Please provide a second signed copy to the renter(s), along with a map of the complex.

Jeff Bentley, HOA President, 411 West Arenas, #7 Palm Springs, CA 92262

REVIEW OF GOVERNING DOCUMENTS

The governing documents were reviewed to ascertain whether there were provisions directly related to the use of units as rental units, and the responsibilities of both homeowners and renters. The Declarations and Articles did not have directly relevant provisions. However, the Bylaws of the Association contain the following language, found in Article IV Property Right – Rights of Enjoyment, Section 1:

*Each member shall be entitled to the use and enjoyment of the Common Area and facilities as provided in the Declaration. Any member may delegate his rights of enjoyment of the Common Area and facilities to the members of his family, his tenants, or contract purchasers, who reside on the property. **Such member shall notify the secretary in writing of the name of any such delegatee.** [emphasis added]. The rights and privileges of such delegatee are subject to suspension to the same extent as those of the member.*

The Standing Rules, as Amended February 11, 2003, (Standing Rules) specifically state responsibilities of owners to the Association and to renters in Rules 20 and 21.

Rule 20. Renting:

1. a) *It is recommended that no unit be rented for less than two weeks. The number of tenants is limited to two persons per bedroom. Remember, short weekend rentals are subject to Palm Springs bed tax and must be reported to the City of Palm Springs.*
2. b) *The Association's management company must be notified in advance, prior to tenant occupying. Included should be information on the length of lease, the number and name of tenants and automobile information.*
3. c) *The homeowner will be responsible for the conduct of their tenants. The cost of repair to any damage to the common area caused by tenants will be assessed to the homeowner. In addition, a fine of \$500.00 will be levied against the homeowner over and above the cost.*

Rule 21. Violations:

The owner of each unit is responsible for advising guests and/or tenants of all rules and regulations and obtaining signature of tenants acknowledging same. (relevant part cited).

The Standing Rules, as Amended January 18, 2017. Smoking.

Smoking. Smoking is prohibited throughout the entire complex.