

OASIS VILLA RESORT HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS-AMENDED

Dear Oasis Villa Owner:

Rules and Regulations are an important part of condominium living in order to protect the health, enjoyment, and safety of all residents and guests, to ensure the aesthetics of our common property remain uniform, and to preserve our individual rights from infringement by others.

Owners in the OASIS VILLA RESORT HOMEOWNERS ASSOCIATION (“Oasis Villa”) must familiarize themselves with the Rules and Regulations and abide by them. Owners are responsible for their own actions and those actions of all persons living with them, visiting them, or providing a service on their behalf. Further, it shall be the responsibility of each owner who rents, leases, or allows his or her residence to be used by others to acquaint such tenants or guests with the Rules and Regulations. Fines or other penalties may be levied against owners for violations of these Rules and Regulations. Owners shall place a copy of the Rules and Regulations in a prominent place in their condominium so that tenants and guests have access to them. Copies of the Rules and Regulations may be obtained from the Resort Office.

Anyone observing a violation of any Rules and Regulations is requested to report it as soon as possible to the Resort Office. A description of the violation, a description of the violator, a unit number, and a vehicle license number is helpful.

These Rules and Regulations do not supersede or change Oasis Villa’s CC&RS or Bylaws in any manner; rather they supplement the existing governing documents. The Board may be authorized to make temporary changes to the rules in emergency situations.

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These Rules and Regulations do not supersede or change Oasis Villa’s CC&RS or Bylaws in any manner; rather they supplement the existing governing documents. The Board may be authorized to make temporary changes to the rules in emergency situations.

I. **RULES & REGULATIONS**

A. **OCCUPANCY LIMIT**

Overnight stay is limited to 6 persons. Daytime guests are limited to 6 in addition to the persons residing in the condominium. See Ordinance 1748, Chapter 5.25 to the City of Palm Springs, California Municipal Code, relating to Vacation Rentals.

B. **NUISANCE**

A nuisance causes either unreasonable disturbance or annoyance, is injurious to health, or is unreasonable or detrimental to persons or property. Nuisances include but are not limited to:

- 1) **Noise**
Excessive noises from persons, property (e.g., radios and other electronic equipment), or pets. Owners, tenants, and guests are prohibited from making loud noise or playing loud music that can disturb others' quiet enjoyment of their own condominium or patio areas. Quiet hours are from 10:00 PM to 8:00 AM.
- 2) **Odors**
Please be considerate of your neighbors and try to keep BBQ smoke from entering other condominiums.
- 3) **Visual**
Draping towels or clothing over balcony rails or walls, storing items outside, or inoperable vehicles in parking spaces are prohibited.
- 4) **Violation of Laws**
Violations of state, county, and city laws or local ordinances are prohibited.

Oasis Villa is entitled to determine if any noise, odor, or activity producing such noise or odor constitutes a nuisance.

C. **SMOKING**

Minimize second-hand smoke (including e-cigarettes) entering other condominiums or patio/deck areas.

Smoking (including e-cigarettes) in Common Areas (e.g., pool areas, walking pathways, fountain benches, tennis courts, and clubhouse) is prohibited.

D. **BBO OPEN FLAMES, HEATERS, FIRE PITS**

Propane and natural gas barbecues are permitted on decks or patios provided they are in compliance with California Fire Code, Palm Springs City Ordinances. Installing a gas shut off valve on the fuel line for natural gas barbecue units is required under California

Ordinances. A fire extinguisher in close proximity to the barbecue is recommended on patios and decks. The Oasis Villa Resort Homeowners insurance allows the propane and natural gas barbecues to be stored and used on the decks. Propane tanks shall not be stored inside the unit or garages.

Electric barbeques are permitted on decks and patios. Electric heaters are permissible.

Charcoal barbeques and wood burning barbeques are not permitted at any time. Wood-burning fireplaces (i.e. chiminea style) and wood burning fire pits are not permitted at any time.

Portable propane fire pits are allowed provided they are used ten feet (10') or more from the building including any overhang. Natural gas fire pits are allowed only if permitted and approved by Oasis Villa.

Gas powered machines, firearms, fuel tanks, explosives and/or flammable material are prohibited inside the Exclusive Use Common Areas with the exception of propane tanks for use with patio heaters and/or barbeques.

Discoloration of exterior walls due to smoke shall be removed by the owner or by Oasis Villa at the owner's expense.

E. USE OF POOLS AND POOL AREAS

1. The facilities are for the use of all Oasis Villa Owners, tenants and guests. The use of the facilities may be restricted for violation of the Oasis Villa rules, delinquent assessments, or deliberate abuse of the recreational facilities or Common Areas.

2. No glass objects are allowed in or around the pool or spa areas.

3. If Owner elects to rent or lease and gives right of access to the pools and spas to her/his tenant, the Owner relinquishes his/her access rights during said rental or lease period.

4. California State law requires that all persons under the age of 14 must be accompanied by a responsible resident adult (18 years of age) at all times.

California Department of Health Services
Title 22, Section 65539, Letter C

5. Conduct by an Owner or the Owner's tenants or guests that deprives any other Owner or that Owner's tenants or guests use of the pools, spas or Common Area shall not be allowed.

6. Consideration of others concerning noise is important. Use of foul language will not be tolerated.

7. Use of any pool and/or spa area is restricted to the hours between 8:00 AM and 10:00 PM. Any additional use must have special permission from the Resort Office. Guests must be accompanied by Owner or tenant. Each condominium is permitted to bring guests, within the occupancy unit limit, to the Oasis Villa recreation facilities provided that the Owner or tenant is in attendance.

8. No pets (dogs, cats, etc.) are allowed in the pool or spa areas.

9. Flotation devices are not permitted unless permission of the attending pool patrons is obtained. Flotation devices shall not be permitted in the spa.

10. Toys under 12 inches in length are not allowed in the pools or spas.

11. Metal items or objects with sharp edges are prohibited.

12. Diving is not permitted in the pools or spas. Backward jumping and flips into the pools or spas is not permitted.

13. No horseplay, running or other dangerous activities are allowed in the pools, spas or surrounding areas.

14. Incontinent persons must wear diapers with waterproof pants with elastic at the waist and legs at all times.

15. Only proper swimming attire is to be worn when using the pools or spas.

16. The pool gates SHALL NOT BE PROPPED or allowed to remain open for access to the facilities. This is a liability concern and will be considered a violation of the guidelines and may result in loss of privileges.

17. The Association may suspend any person(s) from use of the facility for violating the pool rules or whose conduct is jeopardizing the safety of others.

18. Smoking is not permitted within the gates of the facilities.

19. Children under the age of fourteen (14) shall not use pools or spas without a parent or adult guardian in attendance.

20. For cookouts or pool parties at the Main Pool (4), reservations may be made in advance at the Resort Office. While the pool may not be closed for private use, your reservation will ensure the BBQ is available for your use. Always clean up area following use. If the pool area is not cleaned and left as you found it you will be assessed a cleaning charge plus a potential fee.

21. Pool deck furniture may not be removed from any pool or spa area.

22. Audible electronic equipment operated in pool or spa areas must comply with noise restrictions. Volume should be at such level that it is only audible within ten feet of the

equipment, unless preapproved by the resort office or in connection with a preapproved resort activity.

23. Towels must be used to cover poolside chairs and lounges to protect furniture from damage caused by suntan oils and lotions.

24. Reserving poolside chairs and lounges by placing towels or personal items on them is prohibited. Chairs and lounges may be held for a maximum of 30 minutes while using restrooms, eating lunch, etc.

F. PETS

Owners, tenants, and their guests are allowed a maximum of 2 pets (dogs/cats) per condominium. All owner, tenants, and their guests must comply with all local and state laws for exotic animals. The City of Palm Springs requires a dog license. All dogs on premises shall have a license from the city of permanent residence. Dog owners who are living on property for a period in excess of three months must obtain a dog license from the City of Palm Springs.

Pets may not cause a nuisance to others or be a threat to safety. Owners shall be responsible for any personal or property damage caused by their pets and/or pets brought in or kept by the Owner's residents, tenants, or guests.

The following are not allowed:

- (1) pets that interfere with the quiet enjoyment of neighbors;
- (2) barking or whining for more than 5 minutes in any one-hour period;
- (3) any pet that chases, runs after, or jumps at vehicles;
- (4) any pet that injures, bites, snaps, growls, snarls, or jumps at others;
- (5) any pet that disturbs garbage containers;
- (6) any pet that digs in flowerbeds or otherwise damages the property of another owner;
- (7) any pet that goes onto property of another or onto common areas to attack another animal or fowl;
- (8) any pet that crawls on, sleeps on, scratches, or otherwise damages the property of another; or
- (9) pets cannot be unattended in exclusive use or common areas.

When outside the residence or fenced-in area of patios, animals must be restrained on a leash or harness and under the control of a person capable of controlling the animal.

Pet owners must remove all pet excrement (e.g., feces, vomit). Pets are not allowed in any pool area at any time. Pets shall not be left unattended on balconies or patios.

G. REFUSE DISPOSAL

Dumpsters are located throughout the complex. Please recycle cardboard, paper, glass, cans, and newspapers.

Garbage must be placed in sealed plastic bags. Please do not put loose trash into dumpsters. Break down boxes and larger containers prior to placement in recycling.

If remodeling results in excess trash, the owner must arrange with PALM SPRINGS DISPOSAL SERVICES (PSDS), 760-327-1351, for a dumpster and request the Resort Office for a space to be designated for said dumpster. This is an additional charge for which the owner is responsible.

Construction materials, sod, bricks, paint, old appliances, etc., may not be placed in any dumpster other than the one(s) specifically requested and approved for this purpose. All construction debris must be disposed of in the appropriate manner.

H. VEHICLES, TRAFFIC, AND PARKING

The speed limit is 15 MPH. All streets within the Oasis Resort are private but are subject to all city and county traffic regulations.

Parking adjacent to red curbs and fire hydrants is absolutely forbidden and subject to towing.

Pedestrians, bicycles, and golf carts shall have the right-of-way while on any street within the property.

Bicycles, skateboards, roller blades, skates, or similar wheeled devices may not be used on pedestrian pathways.

Bicycles and other children's conveyances must be stored out of sight of the common area.

Owners and/or tenants must use their own garages and driveways. Guest parking is available and street parking is allowed if it is done courteously and with respect for your neighbor. Park parallel to the curb and do not block driveways.

Working on vehicles and parking inoperable vehicles outside of garages is not permitted.

Campers, motor homes, boats and trucks (excluding pickups), or trailers of any type may not be parked inside Oasis Resort except for the purposes of loading and unloading. No vehicle used as living quarters may be parked and remain inside the Oasis Resort.

I. REAL ESTATE SIGN POLICY & GUIDELINES

When a unit is for sale and/or lease, one (1) real estate sign (“sign”) is allowed to be displayed on the garage door of the unit.

If a condominium owner has removed the garage door, the sign must be displayed on the door that replaced the garage door (e.g., French door).

If a condominium does not have a garage, a sign may be displayed from a condominium window with prior approval from the Board of Directors.

All signs must meet the following guidelines:

- Sign must be printed with brown lettering on a tan background;
- Sign dimensions must not exceed 12” x 18”;
- Sign must be a magnetic type that adheres to the garage door;
- Sign must state the name of the listing brokerage or the words “by owner”; and
- Sign must state “For Sale”, “For Lease”, “For Rent”, “Open House”, or any combination thereof.

Any condominium that is listed for sale by a brokerage company must comply with all listing rules of the local MLS and Board of REALTORS.

No sign riders may be used.

Flyer boxes are prohibited.

No signs are allowed in any common areas.

No signs may be attached to or displayed on or from railings, patio posts, or walls.

The condominium owner is responsible for any damage caused by the sign, including any fading of the garage door.

If a sign is found to be in violation of these guidelines, the owner or the owner’s real estate agent will be notified by the Board of Directors to remove the sign within 24 hours. After 24 hours, security is empowered to remove signs in violation of these guidelines. If security confiscates a sign and it is not claimed by the owners or their real estate agent within 48 additional hours, the sign may be discarded.

J. INSURANCE POLICY DEDUCTIBLE APPORTIONMENT

The Board shall have the power, in its sole discretion, to determine the amount of any deductible applicable to any insurance policy carried by the Association. In the event of a loss for which Association insurance coverage is used, the responsibility for payment of any deductible shall be as follows:

- a. *Damage from Owner Maintained Item.* If the damage results from the failure of a component that the Owner is obligated to maintain or the point of origin of the cause of the damage was located in the Owner's Unit or Exclusive Use Common Area, and regardless of whether the damages result from the Owner's negligence, such Owner shall be responsible to pay the deductible. *Damage from Association Maintained Item.* If the damage results from an item the maintenance of which is the responsibility of the Association, the Association shall be responsible for the deductible.
- b. *Damage from Multiple Sources.* If the damage results from more than one source, the responsibility for the deductible shall be allocated based on the ratio of each party's insured loss to the total insured loss.
- c. *Damage Due to Act or Omission.* If the damage results from the act or omission of any Owner, or resident, guest, tenant or invitee of an Owner, whether such act or omission is negligent or willful, then the Owner shall be responsible for the deductible. If the damage results from the act or omission of the Association, whether such act or omission is negligent or willful, then the Association shall be responsible for the deductible.

K. ENFORCEMENT OF RULES AND REGULATIONS

In order to enforce the Rules and Regulations, the Oasis Villa Resort Board of Directors may levy, assess, and collect reasonable fines and costs as established by the Board of Directors. The fines will be assessed against the owner for any violations committed by the owner, members of his or her family, invited guests, renters, or tenants.

THE STANDARD NOTICES TO BE ISSUED AND FINES TO BE LEVIED IN THE CASE OF VIOLATIONS ARE AS FOLLOWS:

1) SCHEDULE OF NOTICES:

- A. First Offense: Warning letter to Owner.
- B. Second Offense: Violation letter to Owner with hearing called by Board of Directors, plus fine.
- C. Reoccurring Offenses: Enforcement in accordance with the determination of the Board of Directors at a hearing. As determined by the Board of Directors, an owner's hearing could be called without prior notice.

2) SCHEDULE OF FINES:

- A. First Offense ---- No fine, but warning.
- B. Second Offense----- Fine Up to \$500.00 per violation.
- C. Reoccurring Offenses ---- Fine Up to \$1,000.00 per violation.
- D. Continued - \$10.00 per day until violations are corrected.

3) SCHEDULE OF FINES (ARCHITECTURAL VIOLATIONS)

- A. First Offense ---- Fine of \$5,000.00 plus costs to bring property into compliance with governing documents
- B. Second Offense----- Fine of \$7,500.00 plus costs to bring property into compliance with governing documents

The list above is not intended to be all-inclusive. Additions may be made as required. Fines, penalties, and costs may vary and may increase depending upon circumstances. Fines, penalties and costs may be at the discretion of the Board of Directors; the amounts shall be predicated upon the severity of the violation and may include legal action. An administrative fee may also be assessed in addition to the fine for processing the violation notice.

Anyone wishing to report an alleged violation of the Rules and Regulations may do so by contacting the Resort Office.

Failure to pay the fines, penalties, and costs, in the time determined by the Board of Directors, may result in the filing of appropriate legal action.

All legal fees and costs incurred by the Association to enforce violations or collect fines will be the responsibility of the owner.

II. ARCHITECTURAL GUIDELINES

A. **General Information.**

The purpose of these architectural guidelines is to create and preserve the architectural design and aesthetic integrity for Oasis Villa. This is accomplished by establishing standards that integrate the architectural character, site planning and landscape design that maintain visual order and compatibility. These architectural guidelines, along with the other governing documents for Oasis Villa, form the basis for evaluation of plans and specifications submitted by an Owner.

These architectural guidelines apply to all modifications, alterations, changes and improvements to the exterior of a Condominium, Exclusive Use Area, as well as any major and/or structural alterations to the interior of a Condominium. All such requests must be submitted in writing by the Owner in the form of the attached application, and submitted to Oasis Villa through the management company. No work shall commence until the Owner obtains written approval from Oasis Villa. Failure to comply with this requirement could result in legal action against the Owner, monetary fine, and/or a requirement to return the unapproved modifications, alterations, changes and improvements to original condition at the Owner's expense.

Owners must submit a request to Oasis Villa at ViManagementServices.com, or by submitting an architectural application. A password may be required to access the

website, which may be obtained from the Resort Office.

Oasis Villa will exercise its best judgment in determining whether the plans and/or specifications in an architectural application are consistent with the design objectives in the governing documents.

An owner must not make any improvement or alteration to his or her Condominium that constitutes a major and/or structural change, such as moving, removing, adding, or altering load-bearing walls, doorways, and the like, without first obtaining written approval from Oasis Villa.

Owners must adhere to all applicable laws and ordinances, including building and safety codes, and must obtain all applicable permits prior to commencing any work. Please note Oasis Villa does not review and/or approve an application for compliance with any federal, state, city and/or local laws and ordinances, including but not limited to building codes and permits – this remains solely an Owner's obligation.

All construction activities, including clean up, access by workers, acceptable work hours, etc., must be performed in accordance with standards and regulations set forth by Oasis Villa.

No Owner may cause or permit any mechanic's lien to be filed against any portion of the Common Area for labor or materials alleged to have been furnished or delivered to a Condominium or Common Area. Any Owner who does cause or permit a mechanic's lien to be filed against the Condominium or Common Area shall immediately cause the lien to be discharged within five (5) days after notice to the Owner from Oasis Villa. If any Owner fails to remove the mechanic's lien, Oasis Villa may discharge the lien and charge the Owner a reimbursement assessment for the cost of the discharge.

Any item(s) or issue(s) not specifically addressed in the governing documents are matters left to the discretionary judgment of Oasis Villa acting in good faith on behalf of the best interests of Oasis Villa.

Oasis Villa will reply in writing with the decision regarding your request or, if necessary, with additional questions for information necessary to make the decision.

A. Specific Architectural Rules

1. Balconies

- a. Carpet, artificial turf, area rugs, tile or other material that can trap water next to the surface of the balcony or patio is prohibited. Puncturing the waterproofing material on the balconies or patios is prohibited. Any damage to membrane surface by owner or tenant will be owner responsibility.
- b. Potted plants must have a tray placed underneath the pot to prevent water spillage onto the balcony or patio. Such trays, and any other device designed to hold water, must be raised above the

surface of the patio or balcony in order to allow sufficient airflow beneath such tray or device.

- c. Potted plants shall not be placed in a position on any balcony or patio that will block any drains or obstruct drainage patterns.

2. Air Conditioner Replacement

- a. Prior to the replacement of a rooftop air conditioning unit, an owner must complete and submit the following documents to the Architectural Committee.
 - Request for Architectural Change form
 - Construction Notification form

Approval from the Architectural Committee must be received prior to commencement of work.

Upon completion of installation, a final inspection, to be paid by owner, must be completed by the roofing company providing the most recent roofing warranty, and submitted to management.

In unusual or exceptional situations, contact HOA management or, as an alternative, a Board member, to assist in expediting the process. If approved by management or a Board member, the owner can proceed with the installation and all required documents must be submitted with 10 days.

Note: Replacement of the air conditioning unit will require installation by a licensed contractor.

B. Required Documents For An Application.

1. An application is deemed complete when all sections are completely filled in with all applicable documentation/information, is signed by the Owner and dated.
2. The following should not be considered an exhaustive list, but used as a guide to assist the Owner in submitting a complete application:
 - a. Address of Unit.
 - b. Photographs and/or plans of the proposed Improvement and location.
 - c. Specifications showing the nature, kind, shape, height, width, depth, description of materials, fixtures, and color scheme with manufacturer's identification number. Color samples of paint, stain and/or materials must also be provided where available.

- d. One (1) copy of drawings/plans.

C. Application Review Process.

Upon receipt of a completed application, Oasis Villa shall meet to consider and review an Owner's application. Absent a reasonable request for additional information and/or documentation, Oasis Villa must provide a written decision on an Owner's application within 10 days of being submitted; otherwise, the application shall be deemed approved. The only exception shall be for **solar energy systems**, which requires Oasis Villa to provide a written decision within 45 days of being submitted; otherwise, the application shall be deemed approved.

If an application is denied, the Owner may submit a written response to Oasis Villa within 15 days of a denied application, requesting reconsideration and the reason(s) reconsideration is necessary.

NOTE: NO PROJECT CAN BEGIN WITHOUT WRITTEN APPROVAL FROM OASIS VILLA

Owners wishing to make changes, alterations, or modifications to the interior of their condominium must submit a notification form to Oasis Villa. Oasis Villa shall not approve the work to be performed; however, the notification shall be used to advise of work being performed to the condominium. All work to be performed to the interior of a dwelling, which by law requires a permit, and shall be performed by a licensed and insured professional. The notification form can be obtained from the management company.

D. Post Approval Process.

1. Construction

- a. Work shall be completed within four (4) months of the date of approval of the application.
- b. If work will not be completed within four (4) months, the Owner must submit a written explanation to Oasis Villa as to why work will not be completed within the specified time frame, anticipated completion date, and a request to extend the construction period.
- c. Upon completion of the work, Owner will notify Oasis Villa in writing within seven (7) days of completing the work.
- d. Oasis Villa may at any time inspect any work for which the Owner applied for approval. This inspection right shall terminate sixty (60) days after the Owner notifies Oasis Villa that the work has been completed.

2. Damages

- a. Owner shall be responsible for any damage caused as a result of an Owner's work, regardless of whether said damage was intentional or unintentional, or caused by Owner or Owner's contractors.
- b. Owner shall ensure all paint, refuse and construction debris is properly removed daily so it is not visible from the Common Area. Oasis Villa's dumpsters / trash bins are not to be used to dispose of project related construction debris and should be disposed of in another manner by the Owner. Noncompliance may result in a violation of Oasis Villa's governing documents.

3. Violations & Enforcement

- a. Remedies for violations of the governing documents shall be pursued to the fullest extent permitted by law and/or the governing documents.
- b. The burden of proof for an approved application remains with the Owner.
- c. Work commenced and/or completed without written approval from Oasis Villa will constitute a violation of the governing documents and may require removal and/or modification at the Owner's expense.

III. SECURITY

A. General Security Measures

In case of an emergency, call 911.

Entry gates are in operation at the front entrance of the property. The owner's name may be put on the phone list at the gate. A guest may then call from the gate and entrance can be made from your phone. Owners must have a local phone number to use this feature. This can be set up at the Resort Office. Please do not allow entry to persons unknown to you. Long term tenants of at least three (3) months are able to add their names to the call box at the gate.

Owners are encouraged for purposes of security to check in and out through the Resort Office on arrival and departure.

New gate keys may be obtained at the Resort Office with proof of ownership.

Oasis Villa strongly suggests:

- a. Activate your security system.
- b. Lock your condominium anytime you are outside the condominium.

- c. Place an additional locking apparatus on all sliding glass doors to prevent doors from being lifted off the tracks.
- d. Install lighting timers.
- e. Keep your car locked at all times.
- f. Please report to the Resort Office if you observe any suspicious person roaming your area.

B. Cameras

- a. An Architectural Change Request must be submitted
- b. The installation locations may vary based on the unit type
- c. Cameras are to be a wireless model or wires must be hidden
- d. If electrical is required, installation by a licensed electrician is required
- e. It is prohibited that cameras point towards other residents' windows, balconies, and restricted common areas.
- f. Ring Doorbell style cameras *do not need Committee approval*

IV. LANDLORD/PROPERTY MANGEMENT REQUIREMENTS

Owners may rent/lease condominiums as long as the below requirements are met. Renting/Leasing may be accomplished using owner managed contracts, through a licensed property manager or via social media sites (e.g., VRBO, HomeAway, or Airbnb). Owners are responsible to ensure any advertising related to the resort is accurate, especially with regards to accessibility (stairs) to the condominium.

A. RENTAL INFORMATION

Owners who intend to Rent/Lease their unit must complete a Contact Information and Gate Access Form for security purposes and in case of an emergency. A copy of the Contact Information and Gate Access Form is enclosed. A completed form must be presented to the Resort Office before gate access cards can be provided to renters or tenants. Each condominium may only have one Rent/Lease Agreement in place at any one time. A single unit may not be Rented/Leased to multiple tenants under separate Rent/Lease Agreements. One tenant must be responsible for all occupants of a condominium.

Owners who Rent/Lease for 28 days or less shall obtain a current transient occupancy permit (per city of Palm Springs Municipal Code Chapter 3.24, Transient Occupancy Tax).

If using a property manager, the property manager shall register with the Resort Office and provide contact information and license information. For most issues, the Resort Office staff will communicate with the property manager. For violations of Rules and Regulations, the owner will be contacted directly and will be held responsible for correcting the violation. Owners are fully responsible and will be held accountable for the decisions and actions of their property managers. Property managers are not representatives of the HOA. Other than general issues and day to day business, official communications to Resort Office Management and the Board of Directors must come directly from the owner.

C. GATE ACCESS PROCEDURES

Owners must complete a Contact Information and Gate Access Form for security purposes and in case of an emergency. Please present your completed form to the Resort Office in order to pick up your gate access cards. Gate cards need to be updated annually.

All tenants shall check in and check out at the Resort Office. At check in, renters and tenants shall provide names and contact information (including vehicle information) for all occupants.

In an effort to provide additional security to our community, the callbox at the visitor's lane has been upgraded. Homeowners are able to have a unique 3-digit code assigned to them which, when given to guests and vendor, provides property access. If the number is not provided to the guest in advance of the visit, the guest is able to scroll through the alphabetical list of owners to locate the 3-digit code which then places a call to the homeowners' designated phone number. Owner can approve entry by dialing 9 on either cell phone or land line. This feature is also available for long-term renters.

Effective June 1, 2023, the front desk will no longer be opening the gate for visitors and guests of privately owned homes.

A callbox ID form is available on the owner website and in the Oasis Clubhouse the front desk. Once this form is completed and submitted to management, the information will be entered into the callbox system.

C. GENERAL REQUIREMENTS

A copy of the Rules and Regulations shall be provided to every tenant and shall be prominently posted in each condominium.

The maximum number of occupants is six.

Tenants must register their vehicles at the Resort Office.

Tenants may not engage in commercial business operations emanating from or in the condominium.

V OTHER

Tennis courts are available by reservation. Make reservations at the Resort Office. Regulation tennis shoes are required. No glass is allowed.

Fitness center is available free to timeshare guests. It is available to owners for a fee. Make reservations at the Resort Office.

No commercial business may be operated from or in any condominium.

Do not give orders to employees of the Oasis Resort. Take your concerns, requests, and comments to the Resort Office.

Do not change or alter machinery, sprinkler heads, ground lights, pool or spa temperatures, or any other common area apparatus.

Water is metered and paid with Association funds. Water conservation is encouraged at all times.

The Oasis Resort is managed by Vacation International Management Company. You may pick up a resort map, activity calendar, or visit the concierge for tourist information at the Resort Office. The Oasis Resort address is

Oasis Resort
4190 E Palm Canyon Drive
Palm Springs, CA 92264

Phone 760-324-3422.
Fax 760-324-8162.
Email: msyth@viresorts.com