

Los Cocos Homeowners Association

Rules and Regulations (Revised October 2019)

Rules:

The Rules and Regulations for Los Cocos Homeowners Association are applicable to all homeowners, renters, and guests. Rules are necessary as a guide, although common sense and courtesy, together with "pride of ownership" are much stronger principles by which the association can and should exist. "Common Area" is defined as: the entire community, except individual residential lots/units.

Each owner is required to leave a copy of the Rules and Regulations posted in their unit in a visible area for tenants' and guests' reference.

1. Owners and their guests may use the facilities (pools, tennis/pickleball courts, clubhouse) when the owners are present. When owners are not in residence, their guests may use the facilities if the guests are staying or visiting at the owner's residence, provided they abide by all stated rules and regulations.
2. **Homeowners are financially responsible for the violation of rules by their tenants and guests.** If any damage is done to the common area by any homeowner, tenant, and/or guest, that homeowner shall be held financially responsible for the damage, per the Board of Directors instructions, within 30 days. If remedy is not made, the homeowner will be assessed, with due process, for the damage.
3. The speed limit is **15 MILES PER HOUR** inside the gated area of Los Cocos Homeowners Association.
4. PARKING OF CAMPERS, BOATS, TRAILERS, MOTORHOMES OR COMMERCIAL TRUCKS on the streets or in driveways is permitted for a 24-hour period for loading and unloading purposes ONLY. An exception may be granted by the Board of Directors ONLY. Vehicles left on the street over 24-hours will be subject to fine or towing at the owner's expense.
5. Disabled or inoperable vehicles must be removed immediately, or stored inside the garage, or will be subject to a fine or towing at the owner's expense. All vehicles must be clean, operable, and currently registered.
6. Except for limited periods, all vehicles belonging to homeowners and renters must be parked in garages, driveways, or designated parking areas. **OVERNIGHT PARKING ON THE STREET IS NOT ALLOWED.** A vehicle may not remain in any visitor parking area for longer than 14 days, without being moved.
7. Mopeds, motorcycles, or loud vehicles may not be operated on premises, except to enter and exit units.
8. Items placed in front courtyard/entry areas, including, but not limited to; sports equipment, pool toys, towels, trash and recycling cans, and playground apparatuses, must be stored out of the common area view (from the street) when not in use.
9. Pets must be leashed at all times, per Rancho Mirage city ordinance. All animal droppings must be cleaned up immediately.
10. Public estate, garage, and yard sales may be allowed with the written permission of the Los Cocos Board of Directors. Please make your request well in advance of scheduling of the sale.

LANDSCAPE:

Landscaping in common areas may not be changed or modified without the written approval of the Landscape Committee. Request for changes must be submitted in writing, and approved, prior to commencing work.

The Landscape Modification Approval Form is available on the Los Cocos Homeowners website at: www.loscocoshoa.com, in the Los Cocos Clubhouse, and at the PPM office.

ARCHITECTURAL COMMITTEE (AC):

The following modifications shall not be initiated without written approval by the AC: Exterior building additions, change or modification to any residence; construction, alteration, removal, relocation, demolition, repainting, decoration, re-decoration, or reconstruction of any kind to the exterior of the building, to include: windows, window coverings, doors, fences, solar panel installation, skylights, light tubes, satellite dish, and garage doors, excepting regular cleaning and maintenance.

The Architectural Modification Approval Form is available on the Los Cocos Homeowners website at www.loscocoshoa.com, in the Los Cocos Clubhouse, and at the PPM office.

1. A homeowner who wishes to initiate any alteration must submit a written request to the AC and shall include plans and specifications showing the exact nature, shape, height, width, color, materials and location of the project.
2. The AC may require such detail in the plans and specifications for review, as it deems necessary to make an informed decision regarding the homeowner's request. This includes, but is not limited to, floor plans, site plans, drainage plans, elevation drawings, and descriptions or samples of exterior materials and colors.
3. The Architectural Committee (AC) shall report monthly, or on an as needed basis, to the Board of Directors. All decisions of the AC are subject to the review and approval of the Board of Directors and if denied, may be appealed by the homeowner to the Board.
4. The AC shall notify the Board of: 1) all violations and noncompliance with its rulings; and 2) plans and specifications submitted to and approved by the AC. Thereafter, the Board shall take any actions it deems necessary.
5. Newspaper, aluminum foil or similar materials may not be used as window coverings.

ROOF VARIANCE POLICY:

Because maintenance of the roofs is covered by the Homeowners Association, the purpose of the Los Cocos Homeowners Association roof variance policy is to ensure consistency of all roof modifications within the Los Cocos Homeowners Association community. This will include solar energy systems, skylights, solar tubes and any other requests affecting roofs. All homeowners requesting a roof variance must complete a packet of documents. A Maintenance and Indemnity Agreement prepared by an attorney, is required. The document will be signed, notarized, and recorded with Riverside County, California. Attorney and recording fees for the completion of the Maintenance and Indemnity Agreement will be borne by the homeowner.

The purpose of the Maintenance and Indemnity Agreement is to transfer responsibility for the maintenance of the entire section of the roof that contains the modification, top to bottom and side to side, from the Homeowners Association to the homeowner who obtains the roof modification. This process will also assure that any future homeowner will be bound by these variance restrictions.

All documents need to be completed, signed, and approved by the Los Cocos Homeowners Association Board of Directors prior to the beginning of any construction.

CLUBHOUSE:

1. The Los Cocos Clubhouse is for the exclusive use of owners and the association's general social and business activities. The clubhouse hours are 7 a.m. to 10 p.m., if it has not previously been reserved by another resident.

2. Reservations for the clubhouse are made by contacting the HOA Board of Directors Secretary and requesting use of the clubhouse. There is no reservation fee for use of the clubhouse by Los Cocos Homeowners. There will be a charge for cleaning if the Clubhouse is not left in pre-use condition; cleaning to include emptying the trash, and returning the furniture to the original placement. The HOA will place all clubhouse events on the Los Cocos master calendar.

3. The clubhouse, including the saunas, is primarily for use of adult members, and is not to be used as a playroom for young children. Children 10 and younger are not permitted inside the clubhouse without adult supervision.

4. Please do not leave personal property in the clubhouse. Personal food and/or beverages may not be left in the refrigerator.

5. Pets are not permitted inside the clubhouse.

6. Please turn off the lights and lock the doors when leaving the clubhouse.

POOLS AND JACUZZIS:
HOURS: 7 a.m. to 10 p.m.

Pool 3 (North Pool - the entire area inside the fence), is designated a non-smoking area. Pools 1 and 2 (South and Center) will continue to allow smoking. Smokers are required to dispose of ALL smoking-related waste in the trash.

1. Excessive noise from radios, games, loud conversations or other activities, which may be disturbing to residents or others in the pool vicinity, is strictly prohibited.

2. Children under 14 must be supervised by parent or guardian and must be in attendance when children are in or around the pool or Jacuzzi.

3. Food and/or glass containers are not allowed in the pool, or pool area, at any time.

4. Throwing of pool furniture or equipment is not permitted at any time in the pool or pool area.

5. Pool furniture shall not be reserved and association pool furniture may not be placed on individual homeowners' patios.

6. A homeowner must limit the number of guests, especially on weekends and holidays, so no member monopolizes the pool area to the discomfort and detriment of fellow members.

7. Pets are not permitted in the pool or pool area at any time.

8. The temperature of all swimming pools and spas is set by the Board. Please do not change the thermostat. Report any obvious deviation to PPM, the Management Company.

9. Running in the pool area or diving in the shallow end of the pool is prohibited.

10. Please assist in keeping pool areas clean and organized at all times. Los Cocos does not employ a service to organize furniture at the end of the day. It is the homeowner's responsibility to return chairs and tables to their original position.

11. Proper bathing attire is required when using the pools or spas.

12. Individuals requiring diapers must wear protective covering over diapers or use swim diapers in and around the pool area.

TENNIS & PICKLEBALL COURTS:
HOURS: 7 a.m. to 10 p.m.

1. Courts are for the exclusive use of members with their guests.
2. Limit use to one hour on weekends or holidays, if others are waiting.
3. Food and/or glass containers are not permitted on the courts.
4. Limit noise to a reasonable level. Homeowners are responsible for guest's behavior.
5. Members may not authorize use of the tennis/pickleball courts to any person except a guest staying at their unit.
6. Children 10 and younger are not allowed on the courts without an adult 18 or over to supervise.
7. Proper tennis attire and non-marking shoes must be worn by players.
8. Bicycles, skates, skateboards and scooters are not permitted on the courts.
9. Hitting balls against the perimeter netting in the courts is not allowed.
10. Please close the court gates and turn off the lights upon leaving, if the courts are not in use by another member.

FINE SCHEDULE:

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| 1. First offense/violation | Up to \$100.00 |
| 2. Second offense/violation | \$250.00 |
| 3. Third and subsequent offense/violation | \$500.00 |