

Phone Numbers Frequently Needed

Emergency	911
Airlines	
Air 21	1-800-359-2472
Alaska	1-800-426-0333
America West	1-800-235-9292
American (American Eagle)	1-800-433-7300
Delta	1-800-221-1212
Sky West	1-800-453-9417
U.S. Air	1-800-428-4322
United	1-800-241-6522
Amtrak	1-800-872-7245
Bus Service	
Greyhound	347-5888
Sun Bus	343-3451
Cable TV - Continental	340-2225
California Highway Patrol	345-2544
Chamber of Commerce, Palm Desert	346-6111
DMV, Indio	342-2288
Desert Breezes Clubhouse	360-1797
Desert Resort Management	346-1161
Desert Sands Unified School District	775-3500
Hospitals	
Desert Hospital, Palm Springs	323-6511
Eisenhower Medical Center, RM	340-3911
JFK Hospital, Indio	347-6191
Library, Palm Desert Regional	346-6552
Palm Desert, City of	346-0611
Poison Control Center, Regional	1-800-777-6476
Riverside County	
Animal Control	347-2319
Assessor	
Riverside	909-275-6200
Indio Branch	863-8261

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Casas Rules and Regulations

Introduction

Dear Desert Breezes Casas Homeowners:

The Board of Directors of your Association has approved this manual as a reference for the use of our homeowners and their guests or tenants.

All homeowners are advised to become familiar with the Rules and Regulations manual and to make certain that their families, guests or tenants follow it. If a tenant ignores a rule or regulation, it is the homeowner who is responsible.

After consulting with you, the homeowners, as to your wishes, the Board is implementing an important change which will go into effect on September 15, 1996. In an effort to improve the fire safety, emergency access, and appearance of the Desert Breezes complex and to maintain property values, as you recommended overwhelmingly, we are prohibiting overnight parking on any street within the Casas' area. We ask the cooperation of everyone in controlling this problem area.

This manual contains other, fairly minor, changes and replaces any prior edition of the Rules and Regulations. It will remain in effect until such time as a new manual is issued to you. As always, it may be modified from time to time by vote of the Board on various items which will be published to the homeowners.

This manual should be used in conjunction with the guidelines established by the Declaration of the Covenants and Restrictions (CC&R's) and the by-laws of the Desert Breezes Casas Homeowners Association.

It should be pointed out that each homeowner has the right, even obligation, to report any observed infraction.

In preparing this manual, your Board and the Rules and Regulations Committee have balanced the individual rights of each homeowner with the desires of the overall community.

It urges that a "spirit of cooperation" prevail at all times.

Animals/Pets

Only a reasonable number of domestic animals, such as dogs, cats, fish and birds may be kept in individual units, provided they are not kept, bred or raised for commercial purposes.

The Association, acting through the Board of Directors, shall have the right to prohibit maintenance of any animal on any Lot in the Project which constitutes, in the opinion of the Board, a nuisance to other Owners within the Project. The Board of Directors will determine the number of pets that are unreasonable. This determination will be made based upon the type of animal, location of unit, etc.

Pets must be kept on a leash at all times and held by an individual capable of controlling the animal, when outside of the homeowner's property. No animal, dog or cat, may run at large on the common area. No animal shall be on another's private property unless that owner gives his or her consent. (Ord 534 §2)

A valid license tag must be issued for any dog over four (4) months of age. (Ord 630 §2A.)

The pet owners must clean up immediately after their pet.

Coachella Valley veterinarians recommend annual Parvo shots for the protection of your dog from this deadly disease. It is spread by flies which have been in contact with contaminated feces, then in contact with your pet's water or food bowls. (Another reason pet feces **must** be cleaned up immediately.)

If an animal bites a person, the owner must notify and cooperate with the Health Officer. (Ord 630 §12C)

Pets must not be left outdoors to disturb others when owners are away.

Pets must never be in the pool/spa area.

Architectural/Landscaping

Any addition to an existing building, any exterior alteration, modification or change of any existing building, or any new detached structure must have the written approval of the Architectural committee before any work is undertaken.

The Association is responsible for maintaining the portion of each private property lot located between the front of the unit and the street. Landscape Committee approval is required for re-landscaping in the front, or to move or modify utilities. Any requests for installation of gutters and down spouts will require, in addition to Architectural Committee approval, a drain from the side yard to the front street.

In the event your yard abuts your neighbor's house, note that there is a four (4) foot easement extending from the wall of that house, which belongs to your neighbor. You may ***not erect any structures of any type in this area without Architectural Committee approval and written approval of your neighbor-property owner, notarized and recorded with the County Recorder's office.***

All requests must be submitted in written form and shall include all necessary information for the Architectural Committee to take action. Necessary data must include height, width, length, size, shape and location of the proposed change. ***Sketches, or photographs*** of similar completed projects, would assist the Architectural Committee to arrive at a decision.

A nonrefundable fee of \$25 must accompany the request. If the request temporarily affects any common area a refundable deposit of \$1,000 (in addition to the \$25 fee) must accompany the request. The \$1,000 deposit will be returned within thirty (30) days following completion and approval of the project by the Architectural Committee.

In the event the Architectural Committee does not approve the request, the

homeowner may appeal, in letter form. Such appeal must be made within thirty (30) days to the Board of Directors through the Management Company.

Acceptable colors to be used are on file at the Property Managers' office. Please check with them before painting anything on the exterior of your unit.

Common Area

The Common Area consists of all areas outside the individual homeowner's gates. No alteration, improvement, or construction to the common area is permitted unless prior written approval of the Landscape/Architectural Committee is obtained.

Mailboxes are the property of the Homeowners' Association and are for the U.S. Postal Service. The boxes are not to be defaced with names, street numbers or any other decorations. Violations will result in a charge to the homeowner for repainting the box or pedestal, or its replacement.

Contractors/Workers

All contractors working in the complex must comply with the following:

1. State and local building codes; and
2. Clean up any and all refuse and restore any impairment to the common areas.

The homeowners have the complete responsibility for their contractors and their workers for any damage caused to the common area. The homeowners should inform their workers of the above rules.

Owners' Conduct/Responsibility

No loud talking, unnecessary noises or boisterous conduct is permitted at any time. This includes, but is not limited to, pets, televisions, radios and other musical devices. Common courtesy shall be observed at all times with respect to other residents. Consideration of your neighbors will enhance the enjoyment and tranquility of everyone in the Community. Please observe quiet hours after 10:00 p.m.

Here is a direct quote from CC&R's, Article IV, Section 1, which must be adhered to:

No Lot, Unit, or any part thereof shall be used for any business, commercial, manufacturing, mercantile, storing, vending, or other nonresidential purposes.

Outside antennas or satellite dishes may not be installed or maintained without prior architectural approval.

Private spa/pool filters may only be operated between the hours of 8:00 a.m. and 10:00 p.m.

Skate boarding is not permitted in the complex.
Any damage to the buildings, recreational facilities, equipment of any

Common Area property, caused by an owner, his or her family, guests, tenants or other employee contractors shall be the responsibility of the owner. The cost of any resulting repairs and/or replacements shall be borne by said owner.

All homeowners are required, at minimum, to maintain their units and grounds to reflect the maintenance standards of the front and Common areas.

No visible storage of an unsightly nature (e.g., boxes, cleaning equipment, excess furniture, motorcycles, bicycles, laundry, wet towels, etc.) is permitted. Clothing, towels, rags or swimming attire are not to be hung in public view.

The Common Areas and walkways must not be used for ball-playing, picnicking, hitting or chipping golf balls, roller skating, roller blading, bicycling, sidewalk hockey or any other recreational function.

Lease of Unit

Units are designed to be used by their owners, immediate family and guests as a private residence. However, the owner may vacate the property and arrange for a long-term tenant under the following conditions:

1. All leases must be in writing for no less than thirty (30) days.
2. Use for multiple family tenancy and or/operation of a business by any party will not be permitted.
3. Owner is responsible for the tenant reading and agreeing to abide by the CC&R's and the Desert Breezes Casas Rules and Regulations Manual.
4. Owners must require tenants to complete and sign the registration form (which is available at the Property Managers' office) that states acceptance of the CC&R's and Rules and Regulations. These forms are to be turned into the Property Manager before occupancy.
5. Only one (1) "For Lease" sign, measuring no more than 18x24 inches, beige background with brown lettering, in the upper center of the garage door, may be displayed.

Real Estate and Other Signs

No signs of any kind shall be displayed in public view on or about the exterior of any unit or in the common area, except for one professional real estate sign, not to exceed 18 x 24 inches in size, advertising the dwelling unit for sale or lease.

No separate "Open House" sign shall be displayed to the public view by any owner, although the words, "Open House" may be attached to the "For Sale" sign. The "Open House" sign may only be displayed during the actual viewing hours.

No directional signs, banners, flags, balloons, posters, or other advertising device shall be erected, maintained or displayed on the Common Area.

A transfer fee, at close of escrow, of \$200, will be charged by the Management Company to the purchaser to supply the following: CC&R's, By-Laws, Rules and Regulations Manual, vehicle ID decals, pool/spa key, two gate cards, directory nameplate, Clubhouse membership cards, easement letter, and a copy of the current budget and financial statement.

Pools/Spas

The five (5) Casas' pools/spas are only for the use of the Desert Breezes Casas residents and their guests. Persons using the facilities do so at their own risk.

The Homeowners' Association and its agents do not assume responsibility for accidents or injury. There is no lifeguard on duty at any time.

Pool Hours:

- October - May 8:00 a.m. - 10:00 p.m.
- June - September 7:00 a.m. - 11:00 p.m.

Temperatures:

- Pools: 83° - 87°
- Spas: 101° - 104°

If the heat cost is excessive during the months of severe cold, the Board may elect to economize for a reasonable period of time.

Pool gates **must be kept locked** at all times. Young children could wander into the area unattended. A gate key has been provided to every unit. This key must **not** be given or loaned to any other person (i.e., Villas, Time Share or non-resident.)

Drinking alcoholic beverages while using the spa is a dangerous health hazard that can result in death.

Children under the age of 14 years must be supervised by an adult of 18 years or older. Children are the responsibility of their families. Babies and children must wear bathing attire at all times (no nudity.) Untrained children must wear diapers and plastic pants. Parents are responsible for costs incurred as a result of any accidents in the pool.

Children under 14 years of age are prohibited from using the spa. **No pets** are allowed in the pool/spa area at any time.

Lifesaving equipment is for emergency use only.

Glass is **never** permitted in the pool area.

Proper dress or swim wear is required at all times.

Shoes must be worn from home to the pool, in order to maintain the pools/spas in a clean and sanitary condition.

Use the available receptacle for all refuse. Return the tables and chairs to their designated place after using them. Never remove the furniture from the area.

Running, pushing, diving, jumping, or other unsafe conduct is prohibited. Bicycles, tricycles, skates and skate boards are prohibited.

Rafts, floats, etc., are permitted as long as they do not interfere with the swimming or enjoyment of others.

Radios and tape players are for personal enjoyment. Earphones are required. Homeowners hosting a pool party must provide the extra seating needed to accommodate their guests. It is the responsibility of the hosts to clean up after their party and dispose of the party trash at their own home. Pool area must be restored to its original condition. A suitable fine will be charged should the Association have to clean up.

Under **no** circumstances are residents to tamper with pool controls, light timers, etc. Notify the Property Management of any malfunctions (24 hour service.)

In case of vandalism, **do not** confront the vandals. Call the Riverside County Sheriff's Department.

These pool rules are designed for the benefit of all members and their guests. In order to ensure the enjoyment and safety of everyone, please cooperate and respect your neighbors.

Trash

All trash containers, as well as any other maintenance equipment, must be kept concealed from view of all units within the complex.

Trash containers must not be placed at the curb sooner than 24 hours prior to pickup, and must be removed along with recycle containers, by Monday evening following pickup.

All trash must be packaged, **not** placed loose in the trash container, to prevent spillage on the streets. **No** open waste baskets are allowed. Cardboard cartons may not be used as waste containers, but must be flattened and bundled together. Plastic bags must be securely tied.

Tree trimmings, clippings, etc., must be secured in trash bags. Tree branches must be bundled and not more than five (5) feet in length.

Trash is to be placed on the driveway or the curbing, **not** on the street and **never** on the grass.

Discarded large items must be removed immediately from units by the resident.

The cost of individual trash pickup is included in Casas' monthly payment. Homeowners are not to use the Clubhouse trash bin or bins belonging to the Villas or Time Share.

State and local ordinances prohibit disposal of explosive or flammable liquids with trash. Call Waste Management for information on disposal of these items.

Parking/Vehicles

The speed limit is 18 MPH within the complex and **will be enforced. Stop signs must be observed.**

No trailer, motor home, **oversized vehicle, commercial vehicle**, camper or boat shall be kept, constructed, repaired or maintained anywhere within the complex.

A vehicle is **oversized** if it cannot fit wholly within a closed garage.

Commercial vehicles shall not be parked within the complex except wholly in the closed garage. This section shall not prohibit commercial vehicles on the project from time to time which service the Association and its residents.

No inoperable vehicle shall be stored or repaired within the complex. Any cleanup charges incurred to repair streets due to damage or leaking fluids will be charged to the homeowner.

No unlicensed vehicle is permitted, with the exception of golf carts.

Bicycles, mopeds, motorcycles, tricycles, wagons, toys, etc., must be kept concealed from view of all units in the complex when not in use.

No recreational vehicles are allowed within the complex except for purposes of loading or unloading. Terms: Two consecutive days, with a maximum of three hours each day.

All homes in the Desert Breezes development have two-car garages. All owners and tenants shall park vehicles overnight inside their garages. Overnight guests must use the parking areas provided. No overnight street parking will be permitted.

Temporary parking for loading and unloading will be permitted. However, such vehicles must be parked on the right hand side of the street, facing the same direction as traffic and not blocking fire hydrants or driveways, or impeding mail delivery. Driveway parking is permitted only if the vehicle is properly parked, and does not protrude beyond the curb. (See Vehicle Enforcement Policy on page 19.)

Vehicle ID will be issued for each vehicle. The decal number will be registered and on file with the Management Company. The decal must be placed in the lower left corner of the front windshield for easy viewing.

Garage doors must be kept closed, except for entry and exit, so as to keep the complex secure and uniform. Cracking the door from 6 to 12 inches will be permitted for ventilation during summer months.

All homes in the Desert Breezes development have two-car garages. All owners, their tenants, family members and other occupants of a Unit, are required to park the first two vehicles of the household in the garage of the Unit overnight. "Overnight" for purposes of these rules and regulations shall mean from 10:00 p.m. to 7:00 a.m.. Only those passenger vehicles which are used on a regular basis and which are licensed and operable may be parked in such garage. Storage of inoperable, unlicensed vehicles, vintage vehicles or similar vehicles which are not used for daily transportation, may not be stored in the garage if this prohibits use of two operable vehicles being kept in the garage. No overnight street parking is permitted.

Vehicle ID decals will be issued for each vehicle. The decal number will be registered and on file with the Management Company. The decal must be placed in the lower left hand corner of the front windshield for easy viewing.

To the extent there are more than two vehicles in the household, owners may apply to the Board for an *outside* parking decal for up to one (1) additional vehicle for parking in outside guest parking spaces. Decals will be issued on the basis of "need" which may be shown by proof of a third vehicle to be driven by a licensed person, and proof that the garage is being used to its maximum capacity for parking. Street legal golf carts shall be counted when determining whether the garage is being used to its maximum capacity. Decals will be issued upon proof of registration with the DMV, and must be displayed in the lower left hand corner of the windshield of the vehicle. Parking in outside spaces shall be on a first come, first served basis.

Residents who are not using their garage to its maximum capacity for parking will not be issued an outside parking decal.

Storage or other use of garages which prohibits the garage from being used to its maximum capacity for parking of vehicles is prohibited.

Temporary parking for loading and unloading is permitted. However, such vehicles must be parked on the right hand side of the street facing the same direction as traffic, and not parked within 15 feet of a fire hydrant, or blocking driveways or impeding mail delivery.

Overnight guests must use the Common Area parking spaces designated for guest parking, on a first come, first served basis. No overnight street parking is permitted.

Driveway parking for additional vehicles or golf carts is only permitted when the driveway allows for parking perpendicular to the garage door, and the vehicle does not protrude beyond the curb. Parking in a manner which results in a vehicle driving onto any portion of the common area landscaping is prohibited.

Garage doors must be kept closed, except for entry and exit. Cracking the door from 6 to 12 inches will be permitted for ventilation during summer months.

See vehicle enforcement policy on page 19.

Enforcement

The Board of Directors, in accordance with the CC&R's, may adopt, amend, enforce and/or repeal the rules and regulations as it deems reasonable, and establish a system of assessments and penalties.

Due Process

Prior to the imposition of any fine, individual reimbursement assessment or suspension of rights, the homeowner shall be given notice and an opportunity to appear in person or in writing before the Board of Directors or appropriate committee.

Enforcement Guidelines

The Association, and/or any owner, has the right to enforce the Association's rules and regulations. This right includes requesting the violator to cease the offending action, taking legal action against the violator and making a complaint to the Board of Directors. Once a resident gives the Board of Directors a written complaint that a rule has been violated, the Board will investigate the allegation and may take action against the offending resident, including but not limited to fining, specially assessing, if appropriate, or instituting legal action. However, nothing in this section obligates or requires the Board of Directors or authorized committee to take any action against an individual resident. The Board of Directors in making this decision will determine the costs and benefits of taking such action.

Generally, though not necessarily, the Association will adhere to the following schedule:

1. **First Offense:** Warning letter and request to correct violation (if applicable.) Possible fine not to exceed \$50, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges.
2. **Second Offense:** Letter and/or hearing, possible fine of up to \$100, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges.
3. **Third Offense:** Letter and/or hearing, possible fine of up to \$150, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges, and/or lawsuit.

Depending on the severity and frequency of the violation and violator, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary. Fines will usually vary from \$50 to \$150. In extreme cases, the fines may be substantially higher.

Vehicle Enforcement Policy

Vehicles may be towed without prior notice at vehicle owner's expense if parked in violation of these rules, or will be ticketed where applicable (i.e., violation of speed limit.) All costs incurred, including towing and attorneys' fees, will be charged to the owner of the violating vehicle and/or the owner of the applicable Unit. Additionally, owners of vehicles who violate these Rules in which towing is inapplicable, i.e., violation of speed limit, may be charged a special assessment as a cost of compelling compliance, as set forth in the CC&R's as follows:¹

1. **First Violation:** Twenty-five Dollars (\$25);
2. **Second Violation:** Fifty Dollars (\$50); and
3. **Third Violation:** One Hundred Dollars (\$100).

Miscellaneous

All homeowner concerns or complaints pertaining to landscaping, sprinkler, lighting, pools, spas, security, etc., should be reported to the Management Company. The Property Manager will take the appropriate action as required. If satisfaction cannot be reached by this method, the Property Manager will arrange for a meeting between the homeowner, one or more members of the Board, and the Property Manager for resolution. In lieu of this, the homeowner may submit the concern or complaint in writing at least ten (10) days prior to the monthly Board of Directors' meeting, where the concern or complaint will be placed on the agenda for resolution. Under no circumstances are homeowners to contact Board Members to circumvent this procedure.

Homeowners are not to give instructions or orders to gardeners, pool maintenance people, or other contractors of the Association. These people have been instructed that their direction comes from the Board of Directors via the Property Manager.

Flags are available at the Clubhouse to mark a defective sprinkler or light. Green is for sprinklers, yellow for lights.

Homeowners are encouraged to discuss items of concern with members of the Landscape, Pool, Architectural Committees, etc. It must be understood, however, that committee members require approval from the Board to take action.

From time to time, the Board of Directors will issue documents or newsletters that will define certain areas of information and provide HOA policy.

The Board intends to adhere to the "theme" of the Desert Breezes' Declaration of the Covenants, Conditions and Restrictions (CC&R's) with an eye toward fairness, consideration, and common sense.

Homeowners must understand that the Board and members of the various committees are unpaid volunteers, **giving their own time** to maintain a community of high standards with nominal homeowner fees. Support, cooperation and good fellowship are required by all to accomplish this. (And additional volunteers are welcomed!)

Clubhouse Rules & Regulations

Except where expressly provided otherwise, the use of the term "Member" shall include "Regular Members," and "Outside Members."

Definitions

Clubhouse

For purposes for these rules and regulations, "Desert Breezes Clubhouse" includes the main building, pool, tennis courts, and immediate grounds.

Member

A person is considered a "Regular Member" if he or she is a Casa, Villa, or Timeshare owner. All persons appearing on the Unit's deed are considered regular members. People who rent from the Casa or Villa owners are members, if during that rental period the owner of the property forgoes his or her own membership, and also informs the Management Company.

An "Outside Member" is a person(s) who pays \$250 per year for a single membership, or \$350 per year for a family membership which includes husband, wife and children under 21 living at home with their parents. Outside members are entitled to all rights and privileges afforded regular members with regard to use of the clubhouse facilities. All membership dues are for the calendar year and expire December 31 of the year. Outside members joining after January 1 will have their dues prorated for the remainder of the year. All dues must be paid in full and in advance. Dues are non refundable, except upon expulsion of membership. Outside membership shall be limited to 25.

Membership Cards

Membership cards shall be issued to all eligible members, which includes Casas and Villas homeowners and their dependents under 21 years of age living at home. Also all outside members shall be issued membership cards.

Members and Guests

Any person using the recreational facilities of the Desert Breezes Clubhouse under or by virtue of the rights and privileges granted to a member, except unmarried children of the member, who are under the age of 21 and living at home, will be considered to be a guest of the member. Guest fees may be as established from time to time by the Desert Breezes Master Association Board.

Responsibility of Members

A member sponsoring a guest is responsible for the actions of that guest and is responsible and liable to the Desert Breezes Clubhouse for any fees, charges, or other obligations made or incurred by that guest, and any damages done by that guest to the property of the Desert Breezes Clubhouse. The sponsoring member shall advise the guest of all the Rules and Regulations governing the use of the recreational facilities of the Desert Breezes Clubhouse and shall emphasize to the guest the importance of complying with these Rules and Regulations.

Rentals and Exchanges

Persons staying at the Desert Breezes Resort under rental agreements with regular members or under the auspices of exchange programs in which members are participating, shall be entitled to use the recreational facilities of the Desert Breezes Clubhouse on the same basis as members during their stay, and with the same terms and conditions as the guests and children of regular members. In the case of rental by a member, such member shall be responsible for any fees, charges or other obligations made or incurred by such lessee.

Limitations on Use by Guests

All guests must comply with these Rules and Regulations and all other rules, regulations, terms and conditions enacted or imposed by the Desert Breezes Master Association Board of Directors. Guests shall be permitted to use the recreational facilities of the Desert Breezes Clubhouse only when accompanied by the member sponsoring them. Guests may not invite or bring guests of their own.

Guests will be permitted to use the recreational facilities of the Desert Breezes Clubhouse at any time subject to limitations contained in these Rules and Regulations and subject to availability of any such facilities in the sole judgment and discretion of the Activities Director.

Tennis Guests

Each Member shall be limited to a maximum of three (3) tennis guests per day, and such guests must be accompanied on the court by the member. Management also reserves the right to restrict guest usage even further if it is determined by the Activities Director that regular members are being denied playing time because of excessive usage by guests.

Exclusion of Guests

The Board may prohibit any person(s) from using the Desert Breezes Clubhouse recreation facilities as a guest and may exclude that person from entering on the premises of the Desert Breezes Clubhouse as a guest if it determines that he or she has engaged in conduct which, if engaged in by a member, would be grounds for the suspension or termination of the member's rights and privileges.

Children

Use by Children of Members

Children of Members, who are under the age of 21, unmarried and living at home, shall be permitted to use the recreational facilities of the Desert Breezes Clubhouse on the terms and conditions, and subject to the limitations and restriction, established by these Rules and Regulations and all other Rules and Regulations enacted or imposed by the Board.

Responsibility of Member for Children

Members are responsible for the actions of their children and are responsible and liable to the Desert Breezes Clubhouse for all fees, charges and other obligations made or incurred by their children and for any damage done to the property of the Desert Breezes Clubhouse by their children. Members shall advise their children of all Rules and Regulations governing the use of the recreational facilities of the Desert Breezes Clubhouse and shall emphasize the importance of complying with these Rules and Regulations to their children.

Children Under 16

Children under the age of 16 shall not be allowed on the premises of the Desert Breezes Clubhouse or permitted to use the recreational facilities of the Desert Breezes Clubhouse unless they are being supervised by a responsible adult or employee of the Desert Breezes Clubhouse, at the discretion of the Activities Director. No children under the age of 16 shall be permitted on any tennis court unless engaged in a tennis activity.

Limitation on Use by Children

Children under 18 who are not children or relatives of members shall be permitted to use the recreational facilities of the Desert Breezes Clubhouse only at such special times as are designated by the Activities Director and, by special arrangement, in connection with social functions. Taking account of the fact that members have priority with respect to the use of the facilities, the Board may make and post on the glassed-in bulletin board at the rear of the Clubhouse, additional Rules and Regulations limiting the use of the Desert Breezes Clubhouse recreational facilities.

Exclusion of Children

The Board may prohibit any child from using the Desert Breezes Clubhouse recreational facilities, and may exclude that child from entering the premises of the Desert Breezes Clubhouse, if it determines that he or she has engaged in conduct which, if engaged in by a member, would be grounds for suspension or termination of the member's rights and privileges.

Use of Tennis Facilities

Reservations

Reservations for the use of the tennis courts are to be made only through the activities desk. Members have the right to reserve 1 _ hours of court time on any given day by calling or signing up in person at the tennis desk 48 hours prior to playing. Players may not reserve further court time until previous reserved time has been completed by play. Reservations for the use of the tennis courts on any given day will be allocated on a first-come, first-served basis without distinction between Members, except that any group composed entirely of persons who have not played on that day shall be given priority over any group containing one or more persons who have previously played on that day.

Allocation of Unreserved Court Time

All unreserved court time shall be allocated on the day of play on a first-come, first-served basis, except that any group composed entirely of persons who have not played on that day shall be given priority over any group containing one or more persons who have previously played on that day.

Tennis Attire

Proper tennis attire shall be worn, including tennis shoes that do not mark the courts. Men shall wear shirts with collars or tee shirts, and tennis shorts. No tank tops, cutoffs, bathing suits, jogging shorts, or running shoes are permitted. Proper tennis warm-ups or sweaters may be worn. If in doubt as to the proper clothing, please inquire of the Activities Director.

Conduct and Etiquette

Proper tennis etiquette and conduct is required of all players using the tennis courts. Loud, boisterous or profane language is strictly prohibited. Mistreatment or abuse of tennis courts, facilities or equipment is strictly prohibited. Purposely striking nets with racquets or intentionally hitting balls into windscreen curtains to practice serves or strokes is strictly prohibited.

Tennis Lessons

The Desert Breezes Clubhouse does not have a tennis professional in its employ.

Members desiring tennis instruction will, themselves, contact and employ tennis instructors. As a courtesy, one or more names and phone numbers of local tennis instructors will be posted in the glassed-in bulletin board located at the back of the Clubhouse. Outside members are free to arrange tennis lessons with these or any other instructors, as they desire. Employees shall not recommend tennis instructors.

Group tennis instruction and tennis clinics will be arranged following the same procedures defined above.

Tennis Instruction Rules

1. Tennis instruction will be conducted on Court 1 at the west end only.
2. Tennis instruction will only be allowed between 11:00 a.m. and 5:00 p.m. daily (non-primetime.)
3. Tennis instructors will pay a fee of \$10 per lesson, in advance, to the Activities Director, when teaching nonmembers.
4. There is no fee when giving lessons to members.
5. Potential tennis instructors and others selling a service may only place a 3" x 5" or smaller card in the glassed in bulletin board at the back of the Clubhouse.
6. Failure by any tennis instructor to follow these or any other rules of the Desert Breezes Clubhouse will be grounds for suspension or expulsion from the Desert Breezes Clubhouse facility, and removal of promotional material from the bulletin board.

Use of Ball Machine

1. The ball machine is available for Members during non-primetime, 11:00 a.m. to 5:00 p.m., on Court 3 at the east end.
2. There will be a fee of \$3 per hour and \$5 per hour for its use.
3. Ball machine use will not be allowed if the courts are in use by tennis players.

General Tennis Rules

1. No alcoholic beverages are allowed on the courts.
2. No glass containers are allowed on tennis courts.
3. No radios are permitted on the tennis courts.
4. No children under five years of age are allowed on courts.
5. No pets allowed on tennis courts.
6. Tennis is the only activity allowed on the courts. No bicycles, skates, skateboards, etc.
7. There will be no bicycle riding, skateboarding, rollerblading or skating on the raised platform adjacent to the Clubhouse.
8. No waiting on the courts or behind the courts for your turn. Use the Clubhouse patio for this purpose.
9. One person may occupy a court for practicing only if there is no demand by two or more players to use the court.
10. Persons who have reserved a court have a grace period of 15 minutes before the court is given up to waiting players.

Tournaments and Championships

The format and scheduling of tournament and club championships shall be determined by the Activities Director with consent and approval of the Board. Timeshare members shall not be excluded from eligibility for the club championship tournaments because they are not residents at the Desert Breezes Resort during part or all of the period for which or over which the tournament is scheduled.

Rules for Evening Tennis Play

Because of the limited amount of night lighting for the courts and the high demand for usage, the following rules apply.

1. There will be no tennis lessons or ball machine usage after 6:00 p.m.
2. Only two courts, 3 and 4, may be reserved for Round Robin use.
3. Preference will be given to doubles players, in order to maximize usage of the courts.
4. The Center Court is designated as a doubles challenge court. Singles may be played only if there are no double challengers.
5. Members have preference over guests in the use of the courts during evenings. Guests may play only if there is an insufficient number of Members.

Use of Swimming Facilities

Conduct

Roughhousing and other boisterous and disruptive conduct in the swimming pool or the spa, or in the areas adjacent to the swimming pool and the spa, is strictly prohibited. Loud or profane language is strictly prohibited.

Children

Children under the age of 16 shall not be permitted to use the swimming pool, or to lounge in the areas adjacent to the swimming pool or the spa, unless accompanied by a parent or adult who is actively supervising the children. Children under the age of 14 shall not be permitted to use the spas.

Additional Rules and Regulations

The Board may make and post additional rules and regulations governing the use of the swimming pool and spa facilities. All persons using these facilities must comply with these additional rules and regulations.

Miscellaneous Rules

Valuables and Other Personal Articles

The Desert Breezes Clubhouse is not responsible for valuables and other personal articles which may be brought or left on the premises of the Desert Breezes Clubhouse. Persons using the recreational facilities of the Desert Breezes Clubhouse should not leave valuables and other personal articles on the premises unattended.

Notices

No posters, pamphlets, written advertising, notices or other written materials other than those relating to the operation and use of the Desert Breezes Clubhouse shall be posted, displayed or distributed on the premises of the Desert Breezes Clubhouse without the prior consent of the Board.

Fitness Room Rules

1. Shirts, shorts, and/or sweats, and shoes shall be worn while using the fitness equipment. Open toed shoes are prohibited.
2. No children under 16 years of age will be allowed to use fitness equipment.
3. No food or beverages are allowed in the fitness room.
4. Usage of treadmills is limited to thirty (30) minutes if others are waiting.
5. Abuse of the fitness equipment is prohibited and will result in suspension or expulsion of the offender.

Complaints

Complaints about service, conduct of members, guests or children, the condition of the Clubhouse recreational facilities or any other matters relating to the operation or use of the recreational facilities should be made to the Activities Director or the Management Company in writing, and should be made as soon as possible after the occurrence.

Parking

No commercial vehicles, campers or recreational vehicles are to be parked in the Clubhouse parking lot on an overnight basis, without specific written authorization of the Desert Breezes Master Board of Directors.

The Clubhouse parking lot is not an overflow lot. It is to be used only for Clubhouse activities.

Enforcement Policy

Due Process

Prior to the imposition of any fine or suspension of rights, the Member shall be given notice in writing and an opportunity to appear in person before the Board of Directors or appropriate committee.

Enforcement Guidelines

The Association, and/or any owner, has the right to enforce the Association's rules and regulations. This right includes requesting the violator to cease the offending action, taking legal action against the violator and making a complaint to the Board of Directors. Once a Member gives the Board of Directors a written complaint that a rule has been violated, the Board will investigate the allegation and may take action against the offending Member, including but not limited to fining, specially assessing, if appropriate, or instituting legal action. However, nothing in this section obligates or requires the Board of Directors or authorized committee to take any action against an individual Member. The Board of Directors in making this decision will determine the costs and benefits of taking such action.

Generally, though not necessarily, the Association will adhere to the following schedule:

1. **First Offense:** Warning letter and request to correct violation (if applicable.) Possible fine not to exceed \$50, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges.
2. **Second Offense:** Letter or hearing, possible fine of up to \$100, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges.
3. **Third Offense:** Letter and/or hearing, possible fine of up to \$150, special assessment to reimburse the Association for costs incurred in compelling compliance, and/or suspension of privileges, and/or lawsuit.

Depending on the severity and frequency of the violation and violator, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary. Fines will usually vary from \$50 to \$150. In extreme cases, the fines may be substantially higher.

Phone Numbers Frequently Needed

Riverside County	
Board of Supervisors	863-8211
County Clerk	863-7490
Health Department	863-8283
Sheriff (non-emergency)	341-1600
Voter Registration	1-800-773-8683
Senior Citizens' Centers	
Indio	347-5111
LaQuinta	564-0096
Palm Desert	340-3220
Shopping Centers	
Desert Fashion Plaza, Palm Springs	320-8282
Desert Hills Factory Stores, Cabazon	1-909-849-6641
Indio Fashion Mall, Indio	347-8323
Palm Desert Town Center	346-2121
Palm Springs Mall	327-1319
Social Security Administration	1-800-772-1213
Theaters	
Metropolitan Theaters Information	322-3456
McCallum, Palm Desert	340-2787
Town Center, Palm Desert	340-6611
Trash - Waste Mgmt of the Desert	340-2113
(Trash incl. in your HOA payment.)	
U.S. Post Offices	
Hovley Lane	568-5803
Portola	568-9213
Utilities	
Electric - So. Cal. Edison	324-8500
Gas - So. Cal. Gas	1-800-427-2200
Telephone - GTE: New Service	1-800-483-4000
Billing Inquiries	1-800-483-3000
Water - Coachella Valley Water	398-2651