OUTDOOR RESORT PALM SPRINGS
ARCHITECTURE AND AESTHETICS (A&A RULES)

(Restatement Adopted 12.04.17; 10.18.21; 10.19.26)
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SECTION 1 – ARCHITECTURE & AESTHETICS (A&A) COMMITTEE

1) Duties of the A&A Committee: An Architectural & Aesthetic Committee is established pursuant to Article 7, Architectural and Aesthetic Control, of the Association's CC&Rs. Article 7 of the CC&Rs is attached hereto as Exhibit A.
2) Committee Membership: The A&A Committee shall consist of not less than three and not more than nine members who are Owners with the exception of the Committee Chair, members will be appointed to a three-year term and may be appointed for three additional one-year terms, for a total of six consecutive years on the Committee. The Committee Chair will be appointed by the Board of Directors annually following Director elections when Officers of the Board are selected. The Board may approve requests for extended membership terms where circumstances require continuity of knowledge, experience, and work effort.
3) Committee Vacancies: When a committee vacancy occurs, the A&A Committee will identify potential candidates from the general ownership giving consideration to candidates who have background, knowledge, or interest in the Committee's area of responsibility. Once an individual is selected by the Committee, their name shall be submitted to the Board for approval.
4) Attendance at Meetings: Committee members should attend each meeting. If a committee member misses two consecutive meetings without a reasonable excuse, that member may be subject to being replaced. The General Manager and the Community Standards Coordinator will be invited to attend each Committee meeting.

SECTION 2 – PERMIT APPLICATION REQUIREMENTS

2.A PERMIT APPLICATION REQUIRED

Except for limited, routine maintenance items described below, before any improvement is made to any lot, a permit application is required to ensure that all modifications and improvements comply with the Association's Governing Documents. For purposes of this requirement, the term "improvement" includes, without limitation, the construction, installation, alteration, removal, or remodeling of any buildings, walls, privacy screens, fences, landscaping, golf ball screens/netting, satellite dish antennas, utility line structures, installations, and improvements of any kind. Refer to CC&Rs, Article 7.3 (Permit Application for Lot Improvement attached as Exhibit C).

2.B PERMIT APPLICATION APPROVALS

1) Subject to CC&Rs, Article 7.3, it is the responsibility of the A&A Committee to approve all permit applications except that the Board can delegate to the General Manager the duty to review and make decisions on applications submitted during the summer months.
2) In the event a permit application is not approved by the A&A Committee, the owner may appeal in writing to the Board of Directors, as provided in Article 7.9 of the CC&Rs and in section 12 of the A&A Rules.

2.C LOT IMPROVEMENT PERMIT APPLICATION GUIDELINES

1) A permit application is not required for routine maintenance, clear sealing of lot hardscape surface (if staining and sealing hardscape, a permit and A&A approval is required), annual bed cleaning in the spring and replanting in the fall, and maintenance of palm trees. Only state-of-California-approved products are allowed for staining, sealing, or painting.
2) A no-fee permit application is required for the following lot modifications, and an inspection is required when the work is completed.
    a) Repair/repaint of lot light
    b) Repair/repaint of fifth wheel enclosure
    c) Repair/repaint of fifth wheel stairs and railing
    d) Repair/repaint of pet fencing
    e) Replacement of palm tree lighting
    f) Removal of trees, hedges, or landscape material.
3) Permit applications are required for all other improvements subject to the current permit application fee.
4) No Owner shall make or cause to be made any exterior modifications to their RV or lot without obtaining an approved permit application. Refer to Section 7.3 of the CC&Rs.

2.D GENERAL REQUIREMENTS

Before a permit application is approved, detailed specifications and plans for all changes, including any relocation of utilities, must be submitted along with the permit for lot modification application (attached as Exhibit C to these rules) and a plot plan of your lot.

1) A red permit tag must be posted on the front Washingtonian palm and kept on the lot from the beginning of construction until final inspection.
2) Any addition/deletion of items to an approved permit application must be promptly reported to the

committee and is subject to review and approval by the A&A Committee. Work must stop until changes have been approved by the A&A Committee.

3) The owner is responsible for replacing or modifying any common area landscaping, utilities, or irrigation components affected while installing approved lot modifications. All irrigation modifications performed on common areas must be completed by the association's contracted vendor for landscape maintenance, at the owner's expense. Any disruption of the common area during a lot modification of any kind must be fully restored to its original condition.
4) All improvements must be within the boundaries of the lot. To help prevent lot boundary disputes, all major and fully demolished lot modifications will require a licensed survey of the lot, locating the four (4) corner pins, before a permit application is approved. (Refer to section 5 of these rules for procedures to determine lot line boundaries).
5) After a survey is completed and prior to the final inspection, it is the Owner's responsibility to make sure the survey pins are clearly visible or easily found with a metal detector. This will ensure that the work is completed within the boundaries of the lot. It will also ensure that future changes to the lot are made within the legal boundaries of the property, as well as reducing the possibility of property line disputes in the future.
6) Permits required by local authorities are the responsibility of the owner.
7) Improvements made on a lot without an approved permit application are subject to additional permit fees and possible removal of improvements at the owner's expense.

2.E CITY PERMIT GUIDELINES

1) Improvements or lot modifications that entail work subject to the City of Cathedral City permitting requirements, including but not limited to electrical work, plumbing work, or work in connection with a retaining wall, will require an applicable permit(s) from the City of Cathedral City.
2) Electrical work on a lot may or may not require an A&A permit application or a Cathedral City permit. Exhibit T outlines the specific permit requirements based on the type of work being performed.
3) The owner is responsible for applying for a City of Cathedral City permit, which should occur following submittal of a lot improvement permit application and preliminary approval of design by the A&A Committee (as required by the City of Cathedral City).
4) Once pertinent permits have been issued by the city, the A&A Committee will approve the lot improvement permit application and authorize work to proceed. A copy of the approved city permits will be provided to ORPS and maintained in the lot file.
5) Final inspection will be scheduled following receipt of a signed-off permit from the city, ensuring that all work has been completed according to code.

2.F CONTRACTOR GUIDELINES

1) A lot modification permit application will not be approved for an unlicensed contractor performing work in the categories listed below. Contractors must hold the applicable contractor's license issued by the state of California for the work they are performing and hold a business license from the city of Cathedral City.
2) Work Requiring a Contractor's License:
   a) New concrete and masonry work (exception: brick border around landscaping)

b) Outdoor kitchen installations
c) Fence installation
d) Storage enclosures
e) Lattice work
f) Stairs
g) Custom shade structures, gazebos or pergolas
h) Electrical
i) Plumbing
j) Artificial turf
k) Golf ball screens/netting

2.G OWNER PERFORMED IMPROVMENTS

1) A lot modification permit may be issued to an owner as an owner/contractor. However, all owner-performed projects must meet the same standards of workmanship, quality, durability, and aesthetics expected of work performed by qualified professional vendors. Owner/Contractors are also subject to the same A&A permitting requirements and, depending upon the work being done, subject to the same Cathedral City permitting requirements. Prior to undertaking an improvement, owners are encouraged to consult with a professional contractor.
2) If the owner subcontracts any work in the categories listed above, the subcontractor must be licensed, and name and licensing information must be provided to the association on a new permit application or a change order form (attached hereto as Exhibit D).

SECTION 3 – LOT MODIFICATIONS/IMPROVEMENTS

3.A FIFTH WHEEL ENCLOSURES AND SKIRTING

1) Solid material, such as plywood or T-111, may be used to enclose a fifth wheel pin well. Concrete blocks or bricks no thicker than three inches (3") must be used as a footing for a water barrier between the concrete pad and the enclosure. The bottom edge of the siding material must be at least one inch (1") above the concrete pad. The enclosure must be readily removable and disassembled. Canvas or vinyl fabric may also be used.
2) The forward edge of the pin well enclosure must be positioned no further forward than six inches (6") in front of the pin hitch unless this location is behind the furthermost protrusion of the front of the fifth wheel, in which case the forward edge of the pin well enclosure may be extended to match the furthermost protrusion of the front of the fifth wheel. The pin well enclosure cannot be wider or higher than the pin well area.
3) Enclosures must have a top vent or vents totaling at least 48 square inches located no less than 12 inches from the top. Enclosures must also have a bottom vent or vents totaling at least 48 square inches located as close to the bottom as possible.
4) Electrical can be run to enclosures but must conform to all current Cathedral City electrical codes and have an approved permit. Refrigerators and freezers that are installed in conformance with current electrical codes are allowed in the enclosure. All other appliances, including washers and dryers, are prohibited.
5) Skirting to the rear of the pin well, under the main body of the RV, and the front and sides of slide-outs is allowed. However, skirting on slide-outs can be no more than 44" high. Skirting may be created using vinyl lattice, Sunbrella (or equivalent) fabric, or vinyl. Fabric or vinyl skirts must be suspended from the RV and weighted at the bottom to rest on the ground. Fabric or vinyl skirting that is supported from the ground on a frame of wood or tubes may not be used, but framing for vinyl lattice is recommended. Solid material, such as plywood, is not allowed.
6) Wheel wells may be covered with lattice, with the same materials as the front enclosure, or Sunbrella or similar type fabric. Skirting and wheel well covers must be readily removable.
7) The color of the fifth wheel pin well enclosures, skirting, and wheel well covers must be harmonious with the architectural style and color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used.

   See Exhibit E for enclosure styles allowed.

3.B STAIRS AND STAIRWAYS

1) Purpose-built stairs and stairways must be constructed of a solid material (wrought iron railings are permissible). Materials must be painted or weather-resistant composite materials such as Trex. No engineered hardwood can be used. The complete finished color must be harmonious with the architectural style and color scheme of the RV using neutral colors compatible with the surroundings. No bright colors can be used. For more information, see Exhibit F.
2) Commercially built steel stairs are allowed.
3) Any custom-built stairs or stairways must be approved by the A & A Committee.
4) The footprint of the landing shall be no larger than 20 sq. ft. for safe ingress and egress. The

design must be similar to the attached Exhibit F.

3.C RETAINING WALLS AND SEAT WALLS

Except as specified in this section, walls shall not be constructed.

a) Retaining walls are allowed on perimeter lots, where approved. The construction of such a wall requires the following:
   a) An application for a permit
   b) Approval by the A&A Committee
   c) A variance granted by the Board of Directors
   d) A permit from Cathedral City, if required.

2) Seat walls are allowed but must be no more than 24 inches high and may have a 32-inch pilaster at the ends. Seat walls will be counted as hardscape. The construction of a seat wall requires the following:
   a) A permit application
   b) Approval by the A&A Committee
   c) It must be constructed of brick, block, stone, concrete, or other masonry products and installed with a foundation or on a concrete patio. Because of the type of soil in our resort, a foundation is highly recommended.
   d) A permit from Cathedral City, if required.

   See Exhibit G for further details.

3.D BORDERS & MOW STRIPS

1) As further specified in these rules, fences, plantings, and landscaping must be surrounded by a border. Borders function as a mower strip to separate natural grass from softscape and to protect fences, plantings, lot lights, etc., from damage by lawnmowers and string trimmers.
2) The resort and its landscape contractor are not responsible for damages that result from an owner's failure to provide and maintain an effective border.
3) Borders must be of masonry material and mortared in place to prevent disruption or movement during landscape maintenance operations.
4) Borders must be maintained and repaired.
5) As per the CC&Rs Section 6.21, there shall be no interference with the established drainage pattern over any lot so as to affect any other Recreational Vehicle, unless an adequate alternative provision is made for proper drainage which is first approved in writing by the Architectural and Aesthetic Committee. For the purpose of this section, “established drainage” is defined as the drainage which existed at the time the overall final grading of any lot was completed or any later grading changes that are shown on plans approved by the Architectural and Aesthetic Committee, which may include drainage from the common area over any lot. The owner of each lot will be responsible for reasonably maintaining any drainage control facilities located on his or her lot and shall otherwise be responsible for effecting proper drainage controls on his or her lot.

3.E TRELLIS FENCING

1) General Requirements:

a) Trellis fences must be white, constructed of vinyl material, and be the approved design depicted on Exhibit H. Wood fences are not allowed. They must also be continually maintained and kept structurally sound and aesthetically pleasing. See Exhibit H.

b) A trellis fence may not be placed over natural grass. Options for natural grass include artificial turf, decorative rock, stone, or concrete.

c) If a trellis fence abuts natural grass, a border must surround the trellis fence to separate it from the natural grass. Borders must be of masonry material and mortared in place to prevent disruption or movement during landscape maintenance operations. Maintenance of landscaping under and around the trellis fence is the responsibility of the owner.

d) Trellis fences may not be installed on common areas.

e) Trellis fences cannot block access to the electrical pedestal nor prevent ingress or egress to/from any lot. Remedial action up to and including removal of the trellis fence will be required for any installation that impedes access.

f) Trellis fences can only be placed on or parallel to the side and rear lot line, setback a minimum of fifteen (15) feet from the survey pin if present or middle of gutter if survey pin is not present, and forty-eight (48) in aggregate length, nor more than six (6) feet in height. On corner lots, trellis fences must be setback fifteen (15) feet from the front and ten (10) feet from the curve of the corner side streets, and four (4) feet from the side street where the street is a straight curb between corners.

g) Trellis fences are not allowed at the rear of golf course lots. Side lot line trellis fences can be installed up to the rear property line without setback but cannot block the power pedestal or neighbor's view.

h) Commercially made products such as privacy screens, plastic panels, bamboo screens, pet fencing, or similar products may not be erected on lot lines or elsewhere on the lot to simulate a fence and avoid the requirement for use of only the allowable length and height of the approved fence design.

2) Conditions Requiring Approval of Neighboring Lot Owner:

a) Trellis fence installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:
   i. Written agreement with owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
   ii. Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.

b) For installation of side property trellis fence on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

3) Plants Grown Using a Fence as a Trellis:

Plants grown using a trellis fence as a trellis shall not exceed six (6) feet in height. Only upon approval of the A&A Committee can plants extend up to ten (10) feet in height. (Measure

plants from highest point to ground level of lot.)

4) Variance from Setbacks and/or Height Restrictions:

Requests to exceed six (6) feet in height for plants on a trellis fence and requests for variances from the setback requirements may be requested by submitting a request for variance to the A&A Committee (Exhibit I). Neighboring owners shall be notified of the request for variance and given an opportunity to comment before the A&A Committee approves or disapproves of the request.

3.F PET FENCING

Pet fencing is subject to the following conditions:

a) Permanent installation of a pet fence requires a permit application.
b) They must not exceed 42 inches in height and must be set back a minimum of 10 feet from the survey pin if present, or the middle of the gutter if a survey pin is not present. **Pet fencing cannot be installed on the service side of the lot (from RV to lot line). The pet fencing cannot block access to the utilities.**
c) They must be commercially made and constructed of high-quality metal in tones of black, brass, bronze, silver or finishes consistent with the RV's color scheme and the surrounding environment, using neutral, complementary colors. Bright, bold, or highly contrasting colors are not permitted. Pet fencing must be stabilized with bolts or stakes, or by the manufacturer's recommendations for anchoring.
d) Home-built fencing is not allowed.
e) They cannot restrict access to the lot for maintenance purposes.
f) If the pet fencing is on the lawn, it must be removed on scheduled lawn mowing day.
g) Approved pet fencing, properly anchored in the patio that has no portion of it on the grass, may be left in place if the RV is not occupied. Pet enclosures that are partially or entirely on the grass must be placed in storage if RV is not occupied.
h) They must be aesthetically acceptable to the A&A Committee.

3.G DRIVEWAY POSTS AND CHAINS

1) Existing Driveway Posts and Chains:
   a) Posts must be well maintained and aligned vertically. Posts in poor condition or unused posts must be removed, and if replaced, must follow the guidelines in #2 below.
   b) Only metal chains are allowed. Chains must be removed from posts and placed in storage at all times when not stretched between posts.
   c) The chain must extend between the two posts and may only be supported in the center by a removable post.
   d) No objects may be hung on the chain.

2) New Driveway Posts and Chains - Requires a fee permit application and must comply with the following:
   a) Posts:
      i) May not exceed three posts per driveway. The third post in the center must be slip-fitted into a hollow tubular pipe/sleeve embedded in the driveway and removable. All

sleeves/posts must be set in mortar or concrete.
   ii) Must be set back a minimum of 12 inches from the front curb.
   iii) Must be 2-inch square or 2-inch round painted metal posts and extend no more than 36 inches above grade.
   iv) Posts must be within the owner's property lines and must be maintained by the owner.
b) Chain extending between the posts:
   i) Must be metal chain. Plastic chain or colored chain is not permitted.
   ii) Driveway chains may not be attached to a lot light.
   iii) The chain must extend between the two posts and may only be supported in the center by a removable post. No cones, buckets, bricks, etc. may be used to support the center of the chain.
   iv) No objects may be hung on the chain.
c) Any applications requesting a lot of modification will require updating of driveway posts and chains to confirm the items in #2 above.

3.H TREES AND HEDGES

1) General Requirements:

a) On golf course lots, trees and hedges are not allowed on the rear of the lot to protect the view of the golf course from the street.
b) Trees and hedges may not overhang another lot. New plantings should be at least one (1) foot from the lot line to prevent overhang onto another lot. The standard height for hedges is a maximum of ten (10) feet in height.
c) Hedges must be set back a minimum of fifteen (15) feet from the survey pin if present or the middle of the gutter if the survey pin is not present. New and existing hedges within fifteen (15) feet of the front property line are limited to four (4) feet in height.
d) Hedges cannot impede access to the electrical pedestal.
e) Hedge and plant material cannot create a hazard for vehicle or pedestrian traffic.
f) If a hedge abuts natural grass, weed barrier and ground cover shall be installed underneath the hedge, and a border must surround the hedge to separate it from the natural grass. Borders must be of masonry material and mortared in place to prevent disruption or movement during landscape maintenance operations. Maintenance of landscaping under and around the hedge is the responsibility of the owner.
g) If any variety of Ficus is planted on a lot, the use of a root barrier is required to direct the root structure to spread down rather than out to prevent damage to surrounding structures. The root barrier must be a minimum of 18" deep.

For more information on hedges, see Exhibit J.

2) Conditions Requiring Approval of Neighboring Lot Owners:

a) Hedge installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:
   i) Written agreement with the owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
   ii) Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.

b) For installation of side property hedges on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

3) Variance from Setbacks and/or Height Restrictions:

Requests for variances from the setback requirements may be requested by the submittal of a request for variance to the A&A Committee (Exhibit I). Neighboring owners shall be notified of the request for variance and given an opportunity to comment before the A&A Committee approves or disapproves the request.

3.I GOLF BALL SCREENS OR NETTING

1) Installation of golf ball screens or netting on a lot requires a permit. Requests for a permit to install golf ball screens or netting must be approved by the A&A Committee. Neighboring owners shall be notified of the request and given an opportunity to comment before the A&A Committee reviews the request.
2) Golf ball screens or netting can be installed only on a lot that is adjacent to the golf course, for the sole purpose of preventing stray golf balls from hitting any items on that lot.
3) Must be constructed similar to Exhibit K.
4) Side and center poles must be made from a rigid material, such as metal. Poles are to be painted the same color as the screen or netting.
5) Each section of screen/netting may be up to thirteen (13) feet high and ten (10) feet wide. No more than two sections can be in place at one time.
6) Trees or plantings may be required in front of the screen/netting for aesthetic value. No plantings will be allowed to grow on the golf screen/netting.
7) Any golf ball screens or netting that have been installed and have not been permitted and approved by the A&A Committee must be removed.

3.J OUTDOOR KITCHENS/STREET FACING WALL/BBQ BACKING

1) Outdoor Kitchens General Requirements

a) Kitchens must be placed on hardscape and set back a minimum of 20 feet from the survey pin if present or the middle of the gutter if the survey pin is not present, and a minimum of one foot from the patio side property line. The maximum overall finished height allowed is 50 inches. The front (street) view may not exceed 8 feet in length. All specifications and requirements for outdoor kitchens are attached in Exhibit L.

b) Units may include built-in extensions, barbeques, grills, and side burners. Built-in refrigerators, sinks, dishwashers, and ovens are allowed but must be designed and constructed for outdoor use. All built-in cooking units must be powered by propane or electricity.

c) Sinks and dishwashers must be plumbed into a water source and sewer and cannot be drained or emptied onto any lot or common area. Connection to water/sewer must be in conformance with plumbing diagram for outdoor kitchens (see Exhibit L attached).

d) The placement of an outdoor kitchen on a lot must be approved by the A&A Committee and will take into consideration lot shape, configuration, and placement to minimize impacts on neighbors, including golf course view.

e) Any appliance installed within the kitchen or adjacent to it is considered part of the outdoor kitchen and cannot exceed 50 inches in height.

(a) Construction Requirements

1) Units must be made of non-flammable materials such as steel studs and fire-resistant board designed for the purpose and must meet fire code specifications.
2) The exterior of the unit must be of tile, stone, brick (new or used), flagstone, stucco, or other materials that blend with the architecture of the community.
3) Prefabricated units (either complete or sectional) are allowed but must meet all existing rules and requirements. The exterior of the unit(s) can be made of stainless steel and/or other rust-proof and fire-resistant materials.
4) Any surface of a prefabricated unit which faces the street must have a "finished" look (no cut-outs for venting, electrical or propane connections) and blend with the architecture of the community (as outlined above) or have a hedge, privacy screen or BBQ backing used to hide the back of the unit from the street view.

b) Conditions Requiring Approval of Neighboring Lot Owners

Outdoor Kitchens may connect to the sewer on an abutting lot, if advantageous because of proximity or other factors, with the following documentation included with the permit application:

1) Written Agreement from Owner of an abutting lot to allow connection to sewer source on his lot. This Agreement will apply to all future Owners.
2) Written Agreement that the owner of the lot to be modified with an outdoor kitchen will bear all expenses associated with the connection, including repair of any damage to the lot as a result of the connection and replacement to original conditions.

c) Permitting Requirements

1) ORPS – Approved lot improvement permit application which includes specifications, elevations, and/or photographs of proposed unit and completed outdoor kitchens specification sheet.
2) City of Cathedral City – An electrical permit is required if electrical circuits do not meet the required or recommended wattage for the unit. Units must include a GFCI breaker. A plumbing permit is also required when installing sinks and dishwashers.

2) Street Facing Wall/BBQ Backing

a) Must be constructed of non-flammable materials. The overall finished maximum height may not exceed fifty (50) inches, eight (8) feet in length for the wall, plus a

cap of no more than 2 inches of overhang on each side for a total of 8ft and 4in.

b) Street-facing wall/BBQ backings must be supported by pilasters or other suitable support. No more than one street-facing wall/BBQ backing will be allowed on one lot, and BBQ Backings must comply with setbacks of twenty (20) feet from the survey pin (if present) or middle of gutter if survey pin is not present and 1ft from the side property line.

c) For corner lots, all outdoor kitchens and street-facing wall/BBQ backing must be set back twenty (20) feet from the survey pin (if present) or middle of gutter if survey pin is not present and twenty (20) feet from the side lot line.

3) Variance from Setbacks and/or Height Restrictions

Requests for variances from setbacks and/or height restrictions may be requested by submitting a request for variance to the A&A Committee (Exhibit I). Neighboring owners shall be notified of the request for variance and given an opportunity to comment before the A&A Committee shall approve and/or disapprove the request.

3.K LOT HARDSCAPE/SOFTSCAPE REQUIREMENTS

A lot may have up to 85% of its area covered in hardscape with a minimum of 15% of its area covered in softscape and/or desertscape, as defined below.

1) **Hardscape**: Includes concrete, pavers, brick, interlocking floor tiles, and/or benches. Note that allowed interlocking floor tiles should be manufactured from polypropylene or like material (similar to the rib Trax modular floor manufactured by Swiss Trax), and installations shall be from an approved neutral color palette consisting of black, grey, brown, or beige earth tones. Predominant patterns such as checkerboards are not allowed, nor are installations that incorporate logos, family crests, or the like, in the pattern. Variations to the type of floor tile and color palette specified will be considered by the A&A Committee upon written request.
2) **Softscape:** Includes decorative planters, grass, artificial turf, flowers, decorative rock, or other vegetation.
3) **Desertscape:** Is defined as a landscape design appropriate to a desert environment. The design should depict the desert environment in the simplest and cleanest form and incorporate natural colors, texture, and placement.

To enable future placement of sprinkler and electrical lines to the front of the lot, the A & A Committee may deny requests for hardscape installations that will directly adjoin the neighboring hardscape and may require a strip of removable softscape between the lots or require the placement of conduit under the hardscape for future water and electrical needs.

3.L LOT PLANTINGS

1) General Requirements

a) Applications for a lot renovation permit, and the finished work, require approval by the A&A Committee.

b) All maintenance of flower beds, shrubs, hedges, and trees planted on a lot is the

responsibility of the owner at all times, i.e., twelve months a year. All owners are required to make arrangements for keeping these areas neat, orderly, and weed-free at all times.

c) Flowerbeds, hedges, and new trees must be enclosed by hard surface borders, such as concrete, brick, or stone, and must be in mortar. Wood or plastic border material is not allowed. The association will not be responsible for damage to unprotected plantings caused by mowing or trimming.
d) An owner who no longer wishes to maintain flower beds or other planting areas (adjacent to grass areas) may apply to the A&A Committee to have these areas converted to grass and maintained by the association. However, if approved, said conversion to grass will be at the owner's expense, and the owner will have to remove all borders, flowers, and plantings at the owner's expense.
e) Weed killers should not be used around palm trees.
f) A weed barrier must be installed beneath any softscape or desert scape. A weed barrier is not required for the installation of artificial turf.
g) When choosing vegetation for a lot modification, Owners should select species which are not unreasonably detrimental or poisonous to pets.
h) The owner will be responsible for repairing any damage caused by owner-installed vegetation. This applies to the owner's lot as well as any damage to neighboring lot(s) or common area.

2) Artificial Turf

a) Artificial turf is allowed on individual lots but is subject to a separate completed and approved permit application for installation of artificial turf. (attached as Exhibit M).
b) Artificial turf counts toward the 15% softscape requirement for individual lots.
c) Artificial turf cannot be installed under shade structures.
d) To ensure consistency and control the quality, style, and color of artificial turf, all artificial turf installations must be by a licensed vendor with a product approved by the A&A Committee and identified at the time of permit application.
e) Artificial turf installations that show signs of wear, discoloration, or failure of any type, as determined by the A&A Committee, must be replaced at the owner's expense.
f) Regarding the installation of artificial turf:
    i) Artificial turf will not be allowed in the common area.
    ii) An eight-inch (8") mortared brick or concrete border will be required whenever artificial turf abuts Common Area grass.
    iii) In the corridor that lies between two lots, if one half is installed as artificial turf and the other half is natural grass, then a mortared brick or concrete border must be installed to divide the two treatments. Whenever one owner wishes to install artificial turf in this area, the permission of the neighboring owners must be received. Additionally, future maintenance shall be the responsibility of each lot owner.
    iv) It is recognized that some lots may not be suitable for artificial turf installation, such as in cases where the transition from artificial turf to common area would be unacceptable, or in cases where a neighbor's permission is not received. The A&A Committee will consider these factors before approving the permit application for the installation of artificial turf.

3) Desertscape

The use of desertscape is encouraged on individual lots within the resort, subject to a completed, approved permit application for lot modification, including installation of desertscape.

3.M LIGHTING

LOT LIGHT ILLUMINATION

1) To improve lot identification for safety and emergency service response:
   a) When hardscape changes are made to a lot, the owner must arrange for the lot number light fixture to be relocated as set forth below in 3.b and replaced if necessary. Owners intending to install a replacement fixture must apply for a permit and be approved by the A&A Committee.
   b) The Lot number light fixture must be on the left side of the lot, viewed from the street, no more than six (6) feet from the survey pin (if present) or middle of gutter if survey pin is not present, facing the street, and illuminated by a standard 110-volt, 25-watt bulb or the equivalent. Lot light ID illumination cannot have colored light bulbs. Warm white tones only. All electrical wiring for the light must be connected to the meter box. No low-voltage lighting or solar or battery-operated lighting is permitted. The design must allow for easy access to the bulb.
   c) Approved designs include the original pole, square or rectangular pedestal made of brick or earth-tone brick or block, or suitable flat-faced rock. On all lot number lights, only numbers may be used and must be pre-approved by the A & A Committee. All numbers must have sufficient contrast to be visible and legible during the day or night.
   d) Lot light pedestals must be designed per Exhibit N (attached) and the above rules.
   e) Flat-faced rock specifications are as follows:
      i) Must be pre-approved by the A&A Committee before installation. Pictures of the rock are required prior to approval.
      ii) Must be earth-tone colors – no bright colors and not painted.
      iii) May not be taller than 24 inches above grade and no wider than 30 inches.
      iv) Must have metal contrasting numbers visible day or night. Black numbers are usually the best.
      v) Must be free-standing and secured in softscape, not natural grass.
      vi) Lighting must be from the ground up and may not point sideways to be seen from the street
2) Any deviation from allowable designs must be pre-approved by the A&A Committee, and include pictures, written details of material type, number, color, and type, size of design, electrical connection, and any other details the A&A Committee requests on the permit application.

3.N SHADE STRUCTURES

1) For the purposes of this section, a shade structure shall be defined as any structure framed and supported by four (4) posts in the corners (and possibly two (2) additional posts in the middle on each side, and no walls. Roofs can be slatted or solid. This definition would include but not be limited to, gazebos and pergolas.

2) Installation of a shade structure requires a permit and the submittal of an application for a shade structure (attached as Exhibit O). Any commercially made structure over 120 square feet or custom-built structures of any size require concrete footings and an approved city of Cathedral City building permit.
3) All shade structure applications shall be accompanied by a picture of the design requested. Any custom-built structure must have a detailed drawing or picture depicting columns, cross members, roof structure, and elevation drawings for evaluation and approval.
4) General requirements are as follows:
    a) **One shade structure is allowed per Lot.**
    b) **Size:** The shade structure can take up a maximum of 10% of the lot's square footage. For example, a 1,925 square foot lot would be allowed a shade structure no larger than 192 square feet.
    c) **Height**: Cannot exceed ten (10) feet above the lot's hardscape.
    d) **Installation:** Must be bolted into the hardscape and in accordance with the manufacturer's specifications and/or building code requirements of the city of Cathedral City (see permits required above). All shade structures, regardless of size, must be bolted into concrete footings or concrete patio slabs.
    e) **Setbacks:** Shade structures must be set back a minimum of twenty (20) feet from the survey pin (if present) or middle of gutter if survey pin is not present. The edge of the roofline must be setback a minimum of one (1) foot from the side or rear property lines. In no case can any portion of the shade structure hang over any Lot lines.
    f) **Allowed Materials:**
        i. Shade structures must be constructed of powder-coated metal or Alumawood type material, with metal framing, slatted or solid metal roof, and metal posts.
        ii. Retractable sunshade canopy covers are allowed but must be made of weather- and UV-resistant fabric such as Sunbrella or similar type fabric.
        iii. No plastic, vinyl, or wood structures are allowed. Roofing materials must be metal. No shingles, tiles, or tar paper are allowed.
        iv. Colors must be harmonious with the color scheme of the RV using neutral colors compatible with the surroundings. No bright colors can be used.
    g) **Side Curtains and Retractable Shade Canopies:** Side curtains can only be closed when the shade structure is occupied. When the shade structure is unoccupied, curtains must be open and pulled back to the posts. Shade structures with retractable canopies are only allowed if the end and/or side shades can be retracted or rolled to the roof line when the structure is not occupied. Non-compliance with this provision may result in the removal of the shade structure and/or other remedies as provided in the Association's Enforcement Policy.
    h) **Approval by the A&A Committee:** Approval of a shade structure application will also take into consideration the placement of the structure to minimize impacts on the neighboring Lots so as to not interfere with views or privacy.

3.O PRIVACY SCREENS

1) A maximum of two (2) privacy screens can be placed on a lot, either at the rear or front of the lot. (See exception in 3.) Each screen may not exceed six (6) feet in height (6' 4" when

mounted on the stand) and four (4) feet in width.

2) Privacy screens placed at the front of the lot must be set back a minimum of fifteen (15) feet from the survey pin if present, or the middle of the gutter if the survey pin is not present, and a minimum of one (1) foot from the patio side property line. Front (street) view may not exceed eight feet in width.
3) Privacy screens placed at the back of the lot must be set back a minimum of one (1) foot from the rear property line and one (1) foot from the side property line and may not exceed 8 feet in width. Exception: lots that share a back lot line with a neighbor will be allowed (4) privacy screens, (2) in front and (2) at the back of the lot. Only (2) privacy screens at the front of the lot will be allowed on golf course lots or lots whose back line is adjacent to common ground.
4) Privacy screens cannot be used on the side property lines.
5) Screens must be commercially made and constructed of high-quality metal, in tones of black, brass, or bronze. No silver or other reflective colors. Any inlaid fabric panels shall be made of durable, outdoor-rated Sunbrella-type material or equivalent quality. Privacy screens may also be constructed of Trex-like material. All materials and finishes shall be consistent with the RV's color scheme and the surrounding environment, using neutral, complementary colors. Bright, bold, or highly contrasting colors are not permitted.
6) Privacy screens must be bolted into concrete, pavers, or other solid surfaces and cannot restrict access to the lot for maintenance and safety purposes. Screens cannot be placed in natural grass. Screens can be placed on turf or softscape with proper footings.
7) All Trex-like composite planter boxes used as privacy screens shall be adequately weighted and secured to prevent tipping, shifting, or displacement due to wind or other environmental conditions. Planters shall contain sufficient weight, such as soil, approved ballast, or other suitable materials, to provide a stable base for the attached privacy screen. The installation shall be designed to withstand local wind conditions without creating a safety hazard or damaging surrounding property. From November 15 through March 15, all Trex-like and other approved planter boxes used as privacy screens shall contain live vegetation or metal plant sculptures.
8) Screens mounted on softscape require a footing slab 4" deep, and 4 inches longer and wider on each side of the footprint of the privacy screen.
9) Screens mounted with one footprint (leg) on the existing patio and one footprint (leg) on softscape must have an extended slab poured in the softscape, connected to the patio with horizontal rebar to connect the patio and the slab that is 4" deep, and 4" longer and wider on each side of the footprint on the extended slab.
10) Photos will be required during the process of making the slab to show the depth and rebar if used. See Exhibit S.
11) Any footing slab needed for a privacy screen will be added as hardscape.
12) Privacy screens must be aesthetically acceptable to the A & A Committee.
13) All existing non-conforming screens must be replaced or removed and brought up to the existing standard when screens become unsightly and do not meet aesthetic standards.

SECTION 4 – SATELLITE REQUIREMENTS

1. **Definitions –** The term satellite antenna/dish as used within these A&A Rules shall include all direct broadcast satellite dishes, fixed or portable, and television or other aerial, antenna, dish, tower, or other signal receiving/transmitting structure. Satellite antenna/dish that exceeds a diameter or diagonal measurement of 39.6 inches is not allowed.

2. Satellite Antenna/Dish Placement and Mounting

   a. Satellite antenna/dish, fixed or portable, shall be mounted on the roof or ladder of the RV and shall not be mounted on the ground or any other part of the lot.

   b. Installations not mounted as per above because of reception issues must be located in the least obtrusive location possible. Requests must be submitted using the Satellite Dish Location Form, attached as Exhibit P to the A&A Rules.

   c. No more than two satellite dishes are allowed to be sited on a lot.

   d. Regardless of how mounted, installation shall be accomplished by a qualified person who is knowledgeable about the proper installation of satellite dishes and antennas and shall have a professional look when installed.

   e. Installation shall be made in accordance with applicable building, fire, electrical, and related codes. A permit shall be obtained if required by the local jurisdiction.

3. Owner Responsibility

   a. The owner shall be responsible for the maintenance, repair, and replacement of any satellite dish installation and shall be required to repaint if, for any reason, the exterior surface of the antenna becomes worn or deteriorated.

   b. The owner shall be responsible for any damage or injury resulting from the installation of the satellite dish and/or its continued use or maintenance.

   c. Any abandoned or unused satellite dishes must be removed at owner's expense.

SECTION 5 – PROCEDURES FOR ADDRESSING LOT LINE DISPUTES DURING THE LAND MODIFICATION PROCESS

1) Unless it is apparent that the actual occupancy line (existence of actual improvements) has been utilized by the adjoining lot owners on a long-term basis, the existing pins/monuments shall be utilized in the event of any lot line boundary disputes. In the event there are no pins or monuments that establish or set forth the boundary lines between lots, the parties may hire a surveyor to determine the lot lines or may utilize the procedure set forth below. **However, for all major and complete lot modifications, a licensed survey locating the four (4) corner pins will be required.**
2) Where no pins/monuments exist, or where there is a dispute between owners, the parties are urged to hire a land surveyor to determine the lot line boundaries. If a land surveyor is not hired, the parties may utilize the procedures outlined herein to resolve the dispute. The parties may also ask the A&A Committee for an opinion on the matter. It should be noted that the members of the A&A Committee are volunteers and are neither professional engineers nor land surveyors. The members of the A&A Committee will not perform any land surveying, and their recommendations are advisory in nature and not official or binding. The procedures are as follows:
    a) Primary consideration shall be given to the actual occupancy lines currently being utilized by the adjoining owners on both sides of the lot in question. Historical records and procedures can be reviewed on the lots in question to assist in making this determination. Except for some corner lots and some other exceptions, most lots at ORPS are approximately 35 feet wide. A three (3) foot measurement from the original concrete pads was historically used to assist in determining lot lines. The owners can request assistance from the A&A Committee at this stage.
    b) If this preliminary assessment of the lot boundary lines does not result in resolution, the owners of the lots must hire a licensed engineer or land surveyor to determine the actual boundary line of the lots.
3) No work on the improvement or modification of the applicant's lot can commence until the A&A Committee has received confirmation from the parties that the dispute has been resolved or the A&A Committee receives a survey from a licensed surveyor. Until such time as this information is received, the application will be denied.
4) In the event that both parties in the lot boundary dispute hire a licensed engineer or land surveyor and can still not agree on said boundaries, the owners have a right to litigate the lot line disputes in court. Should this occur and a decision be made by the court, the decision shall be final and binding on the litigants and ORPS.

SECTION 6 – VARIANCES AND RIGHTS OF APPEAL

1) VARIANCES:

The A&A Committee will consider requests to allow reasonable variances with respect to these Rules in order to overcome practical difficulties, avoid unnecessary hardships, under guidelines as specified in Section 7.6 of the Association's CC&Rs.

Requests for variances to the Architectural and Aesthetic (A&A) Rules must be submitted using the request for variance form, included as Exhibit I to these rules.

2) RIGHTS OF APPEAL:

In the event plans and specifications submitted to the A&A Committee are disapproved or if a request for variance is denied by the A&A Committee, the owner may appeal in writing to the Board using the request for appeal of A&A Committee determination form attached as Exhibit R to these rules.

A request for appeal of A&A Committee determination (Exhibit R) must be submitted to the Board within 45 days following the decision of the A&A Committee. The Board shall hold an open meeting to consider the appeal and make a decision regarding the appeal within 45 days of receipt of the request for appeal. The Board's decision shall be final. Failure of the Board to render a decision within the 45- day period shall be deemed a decision in favor of the owner.

SECTION 7 – GENERAL MANAGER APPROVAL

1) During the summer months, when the committee is absent from the resort, the committee shall retain the authority to approve or deny permits with the assistance of the Compliance Officer or his/her designee. The Compliance Officer (or designee) will assist the committee in making its decisions by supplying the committee with permit application information via Zoom, texts, photos, and emails. The committee shall approve or deny all permit applications within the required time frame set forth in the permit application.
2) Notwithstanding anything contained herein to the contrary, the A &A Committee may designate and allow the General Manager to approve or deny plans and specifications and permits that relate to customary matters for which clear A&A Rules, guidelines and/or policies have been established (and in which there is no boundary line dispute) when the A&A Committee is absent. The committee must notify the Board and the General Manager in writing when the committee will be absent.
3) In lieu of the A&A Committee during the summer months, the General Manager shall have the authority to determine whether lots are being maintained and, if not, to start action to enforce the association's governing documents subject to any hearing requirements contained within the association's enforcement procedure.

SECTION 8 – ENFORCEMENT AND ADMINISTRATION

In accordance with Article 15 of the Association's CC&Rs, it is the obligation of each owner, lessee, licensee, guest, resident, and occupant to comply with the provisions of the Association's Governing Documents, including these Architecture & Aesthetics (A&A) Rules.

Failure to comply with any of these rules shall be grounds for enforcement action by the Association, as set forth in the Association's Enforcement Policy.

Enforcement of these rules will be administered by the General Manager, his designee, and/or Security staff.

OUTDOOR RESORT PALM SPRINGS

Article 7

Architectural and Aesthetic Control

Section 7,1. Architectural and Aesthetic Committee. The Board shall appoint an Architectural and Aesthetic Committee which consists of not less than three (3) and not more than nine (9) members, none of whom shall be required to meet any particular qualifications, except that members appointed to the Architectural and Aesthetic Committee by the Board shall be Owners except the general manager may also serve on the Architectural and Aesthetic Committee. The chair of the Architectural and Aesthetic Committee shall be a Director appointed by the Board. Members of the Architectural and Aesthetic Committee shall be considered subordinate Officers of the Association. The Architectural and Aesthetic Committee's authority is as set forth in this Declaration. In the absence of an appointed Architectural and Aesthetic Committee, the Board may act as the Architectural and Aesthetic Committee and shall have the authority of the Architectural and Aesthetic Committee as set forth in this Declaration. The Board has the sole discretion to appoint and remove members of the Architectural and Aesthetic Committee.

Section 7.2. Duties of the Architectural and Aesthetic Committee. It shall be the duty of the Architectural and Aesthetic Committee to consider and act upon any and all proposals or plans submitted to it pursuant to the terms of the Governing Documents, to ensure that any Improvements constructed on the property conform to plans approved by the Architectural and Aesthetic Committee, to recommend the Board adopt or amend the Architectural and Aesthetic Rules, and to perform other duties imposed upon it by the Governing Documents.

Section 7.3. Architectural and Aesthetic Committee Approval of improvements.

(A) Notwithstanding anything contained in the Governing Documents expressly or impliedly to the contrary, no building, fence, wall or other structure or Improvement shall be constructed or maintained upon the Lots, nor shall any exterior addition, change or alteration be made in, on or to the Lots or Recreational Vehicles including without limitation painting, repainting and landscaping and all Improvements, until the plans and specifications, locating plat and color scheme showing the nature, shape, dimensions, materials and location of the same shall have been submitted to and approved in writing by the Architectural and Aesthetic Committee.

(B) Approval shall be based, among other things, on conformity and harmony of design and location in relation to surrounding Improvements, effect on location and use of Improvements and landscaping on neighboring property, aesthetic beauty, and conformity with Rules and Regulations and/or Architectural and Aesthetic Rules. The Architectural and Aesthetic Committee shall recommend to the Board whether or not the prevention or removal of any unauthorized and unapproved constructions of Improvements should be undertaken. The Board, on behalf of the Association, may then exercise all available 1egal and equitable remedies to prevent or remove any unauthorized and unapproved construction of Improvements on the Development. The Board shall have the right to

establish a fee for the review of plans and specifications. Owners shall be responsible for the Association's costs incurred for review of their plans.

(C) For purposes of the Governing Document, the term "Improvement" includes, without limitation, the construction, installation, alteration, or remodeling of any buildings, walls, decks, fences, pools, landscaping, antennas, utility lines, structures, installations and improvements of any kind.

(D) The Architectural and Aesthetic Committee shall, in writing, approve or disapprove plans (including landscaping plans) submitted to it within forty-five (45) days. During the summer months, the Board can delegate to the general manager, the duty to review and make decisions on applications submitted during that time. The Architectural and Aesthetic Committee can condition its approval of an Improvement subject to certain conditions being met, including, but not limited to, requiring the Owner to enter into a separate agreement for an easement, license, maintenance and/or indemnification. In the case of such "conditional" approval, the Improvement will not be considered approved unless or until all stated conditions have been met. If a plan is disapproved, the disapproval must include a description of why the plan was disapproved and a description of the procedure for reconsideration of the decision by the Board. In the event the Architectural and Aesthetic Committee fails to approve the submitted plans within forty-five (45) days, the applicant may send written notice to the Architectural and Aesthetic Committee advising the Architectural and Aesthetic Committee that the plans will be deemed approved if not disapproved forty-five (45) days from the receipt of such notice if such Improvements conform and are in harmony with the overall design and style of the Association. Notwithstanding the provisions of Article 18, Section 18.3 of this Declaration, such notice to the Architectural and Aesthetic Committee must be made by personal delivery or certified mail, return receipt requested.

(E) Once a work of improvement has been duly approved by the Architectural and Aesthetic Committee, no material modifications shall be made to the approved plans and specifications and no subsequent alteration, relocation, addition or modification shall be made to the work of improvement, as approved, without a separate submittal to, and review and approval by, the Architectural and Aesthetic Committee. If the proposed modification will have, or is likely to have, a material affect on other aspects or components of the work, the Architectural and Aesthetic Committee, in its discretion, may order the Owner, his or her contractors and agents to cease working not only on the modified component of the Improvement, but also on any other affected component.

(F) Prior to an Owner submitting plans, specifications, plats and/or schemes to the Architectural and Aesthetic Committee pursuant to this Article, such Owner shall consult the City's staff to identify and determine all regulations, standards, guidelines and other criteria that will be applicable to such Owner and the approval which such Owner intends to request of the Architectural and Aesthetic Committee. Prior to commencing any alteration or Improvements approved by the Architectural and Aesthetic Committee, the Owner shall comply with all appropriate governmental laws and regulations. The Association shall not be obligated to enforce the provisions of this Section. Approval by the Architectural and Aesthetic Committee shall not be considered to satisfy the approvals that may be required by any governmental entity with appropriate jurisdiction, nor shall the approval of any

governmental entity be considered to satisfy the requirement of Architectural and Aesthetic Committee approval. An Owner's failure to obtain any required governmental approval may subject such Owner to certain penalties imposed by the governmental entity, notwithstanding the approval of the Architectural and Aesthetic Committee, which penalties shall be the responsibility of such Owner.

(G) No approval by the Architectural and Aesthetic Committee shall be deemed to excuse an Owner from compliance with any and all applicable laws, ordinances, rules, codes or regulations of all governmental agencies having jurisdiction. Approval by the Architectural and Aesthetic Committee shall not constitute a representation by the Architectural and Aesthetic Committee that the proposed Improvements comply with laws, ordinances, rules, codes or regulations and it shall be the responsibility of each Owner to determine such compliance and to take all steps and acquire all permits at the Owner's sole expense as may be required to properly and legally complete such Improvements.

Section 7.4. Meetings. The Architectural and Aesthetic Committee shall meet from time to time as necessary to perform its duties hereunder. As more specifically set forth in the Architectural and Aesthetic Rules, the vote or written consent of the Architectural and Aesthetic Committee members shall constitute the act of the Architectural and Aesthetic Committee. The Architectural and Aesthetic Committee shall keep and maintain a written record of all actions taken. Members of the Architectural and Aesthetic Committee shall not receive any compensation for services rendered.

Section 7.5. Architectural and Aesthetic Rules. The Architectural and Aesthetic Committee may, from time to time, recommend that the Board, in its sole and absolute discretion, adopt, amend and repeal guidelines, to be known as "Architectural and Aesthetic Rules." The Board's approval, amendment or repeal of Architectural and Aesthetic Rules shall be made subject to Civil Code Sections 4340 - 4370. The Architectural and Aesthetic Rules shall interpret and implement the Governing Documents by setting forth the standards and procedures for Architectural and Aesthetic Committee review and the guidelines for design and placement of improvements and/or alterations. The Governing Documents may not prohibit, or include conditions that have the effect of prohibiting, the use of low water-using plants as a group. The Board is prohibited from adopting regulations that would prohibit or restrict compliance with water efficient landscape ordinances and regulations or restrictions on use of water adopted pursuant to the Water Code.

Section 7.6. Variances. The Architectural and Aesthetic Committee shall, by majority vote, be entitled to allow reasonable variances with respect to this Article in order to overcome practical difficulties, avoid unnecessary hardships, provided that the Board makes a good faith determination that:

(A) The requested variance does not constitute a material deviation from the overall plan and scheme of development within the Development or from any restriction contained in the Governing Documents or that the proposal allows the objectives of the violated requirements to be substantially achieved despite noncompliance; or

(B) The variance relates to a requirement hereunder, that it is unnecessary or burdensome under the circumstances; or

(C) The variance, if granted, will not result in a material detriment, or create an

(D) unreasonable nuisance, with respect to any other Recreational Vehicle, Lot, Common Area or Owner within the Development.

Section 7. 7. Waiver. The approval by the Architectural and Aesthetic Committee of any plans, drawings, or specifications for any work done or proposed, or for any other matter requiring the approval of the Architectural and Aesthetic Committee shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval.

Section 7.8. Liability. Neither the Association, nor the Board, Architectural and Aesthetic Committee nor any member of such entity shall be liable to the Association, any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, or specifications, or (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications; provided that with respect to the liability of a Committee member, such member has acted in good faith on the basis of actual knowledge possessed by him or her.

Section 7_9_ Appeal. In the event plans and specifications submitted to the Architectural and Aesthetic Committee are disapproved, then the Owner may appeal in writing to the Board. The written request must be received by the Board not more than forty-five (45) days following the final decision of the Architectural and Aesthetic Committee. Within forty-five (45) days following receipt of the request for appeal, the Board shall hold an open meeting to consider the appeal and make a decision regarding the appeal. Failure of the Board to render a decision within the forty-five (45) day period shall be deemed a decision in favor of the Owner.

Section 7.10. Approval by Individual Architectural and Aesthetic Committee Member. Approval of plans and specifications by any individual Architectural and Aesthetic Committee member is allowed, except as otherwise provided in the Architectural and Aesthetic Rules.

Section 7.11. Completion of Improvements. Unless expressly extended in writing by the Board or Architectural and Aesthetic Committee, all Improvements must be completed within one (1) year from the commencement of construction of any approved Improvement upon a Lot. Notwithstanding the foregoing, the Architectural and Aesthetic Committee or Board can specify a shorter time period in which any Improvement needs to be completed, depending on the scope of the construction.

Section 7.12. Inspection. Any member or agent of the Architectural and Aesthetic Committee or Board may, from time to time, at any reasonable hour or hours and upon reasonable Individual Notice, enter and inspect any Lot for the purpose of carrying out its duties.

EXHIBIT B - RV INSPECTION

OUTDOOR RESORT PALM SPRINGS

Notice of Sale of RV within Resort and Request for Inspection

Owner's Name: _____ **Lot No.**_____

Address: _____ **Phone No.** _____

Email Address: _____

RV Make & Model: _____ **Model Year:** _____

Vin No. _____ **Vin Location on RV:** _____

A&A Rules, Section 2.A, requires an Inspection of RV at Time of Sale as follows:

1.Sale of Lot
If an Owner wants to list their lot for sale, the Owner must provide notice to the Association of the proposed sale to initiate a lot inspection. In addition, upon receiving notice of the opening of escrow on a Lot the A&A Committee or other designee of the Association will perform an inspection of the Lot to ensure it is compliant with the current rules and regulations of the resort. The A&A Committee or other designee of the Association will use the Lot Inspection Criteria identified on the Lot Inspection Form to identify the non-compliant items. If the Lot fails to satisfy any of the listed criteria, a copy of the completed chart and listing of the requires repairs along with photos will be provided to the Owner and escrow company. The Owner will be requires to make the necessary repairs prior to the close of escrow. In the case that the buyer wants to assume the non-compliant items, the buyer and Owner will need to sign an Owner-to-Buyer Agreement Form. The Owner-to-Buyer Agreement form will be provided upon receiving notice of the opening of escrow if the lot is marked non-compliant.

2.Sale of RV within the Resort
If an Owner wants to sell an RV and the RV will remain in the Resort, the Owner must provide notice to the Association of the proposed sale. Once notice is received, the A&A Committee or other designee of the Association will perform an inspection of the RV. If the RV fails to satisfy any of the Criteria, a copy of the completed chart and a listing of the required repairs along with photos will be provided to the Owner. The Owner will be required to make the necessary repairs prior to sale of the RV and, if the Owner fails to do so, the RV may not be sold within the Resort and may be subject to removal. In case that the buyer wants to assume the non-compliant items, the buyer must provide proof of contract that the non-compliant items are to be fixed 30 days after the closure of escrow. If a contract is not provided within 30 days of escrow closure the Association will initiate the enforcement procedure.

NOTE: Inspection Criteria is attached.

Inspection Requested By: _____ **Date:** _____

EXHIBIT B
INSPECTION CRITERIA FOR RVs

RV Make & Model:_____Owner_____Lot #_____

RVs must be maintained in a first-class condition. A visual inspection will be conducted of all components to determine the specific and general visual aesthetics of the RV.

COMPONENTS	SCORING * (See Criteria Below)					COMMENTS
	1	2	3	4	5	
Side 1 (door side)						
Cladding/Fiberglas (paint faded or discolored/oxidation)						
Dents or Scratches						
Decals (Peeling, faded or deteriorated)						
Side 2						
Cladding/Fiberglass (paint faded or discolored/oxidation)						
Dents or scratches						
Decals (Peeling, faded or deteriorated)						
Front						
Classing/Fiberglass (paint faded r discolored/oxidation)						
Dents or scratches						
Decals (Peeling, faded or deteriorated)						
Rear						
Cladding/Fiberglass (paint faded or discolored/oxidation)						
Dents or scratches						
Decals (Peeling, faded or deteriorated)						
Roof/Cap Rails Peeling or deteriorating						
Awnings Faded/torn/missing						
Slide-Out Seals Cracked/loose/missing						

COMPONENTS	SCORING * (See Criteria Below) 1	2	3	4	5	COMMENTS
Windows (Window seals/ cracks/ missing/handles/ fogging)						
Front Storage Enclosure (Dog House) (Caulking/paint/vents/brick on bottom/door sagging/paint						
Skirting/Lattice (Broken/paint condition/ rotting wood)						
Steps, Landings or Ramps (Sagging, deteriorated or failing)						
Other (General visual aesthetics of RV/Lot)						
RV is allowed to remain in the Resort:	Yes ☐		No ☐			

RV is current and in compliance with State of California Licensing/Registration Laws: Yes ☐ No ☐

Notes:

***Scoring Criteria:**

5 = Excellent or new condition.
4 = Normal wear and tear; no visual defect signs.
3 = Shows obvious wear and tear and defects.
2 = Numerous defects or damage; little maintenance or upkeep.
1 = Obvious neglect, no owner improvements, no obvious maintenance or upkeep.

The scoring criteria set forth above are intended to assist the A&A committee or designated Association representative in determining the condition of a RV. The scoring within the sole discretion of the A&A Committee or designated Association representative. All Owners are required to maintain their RV in a first-class, road-worthy and well-kept condition at all times. An owner may be advised of deterioration in the condition of the RV at any time. In some cases, corrective action will be required. An RV that fails to meet any of the conditions, or the aesthetic requirements for the resort may not be permitted to remain or be sold within the resort. Further enforcement action may be taken, including a requirement that the RV must be removed from the resort.

BY (Print):_____

DATE OF INSPECTION:_____ SIGNATURE:_____

Exhibit "C" to A&A Rules

OUTDOOR RESORT PALM SPRINGS

PERMIT FOR LOT MODIFICATION

ARC - _____

Date Approved: _____

CCR - _____

Date Finalized: _____

_____ (___)_____ Lot #_____
Owner(s) Name Phone

A permit is required for any construction, installation, renovation or improvement done on any lot including planting or removal of trees, shrubs, bushes or hedges of any type and/or the installation of desertscape. All improvements must comply with rules and regulations outlined in the most current revision to the Architectural & Aesthetic (A&A) Rules. A permit fee is required unless specified as a "no fee" permit and currently established at **$50.00**. (See Section 2 of the A&A Rules)

INSTRUCTIONS:

1. Provide a detailed description of the work to be performed (Section I).
2. Provide Contractor Information (Section III). **Turf installations must be by an ORPS approved turf contractor.**
3. Submit Application with supporting documentation and permit fee; after review of documentation and plan approval by an A&A representative or the General Manager, a "red" permit for lot revision will be issued by the Community Standards and A&A Coordinator.
4. The owner will post red permit on front palm tree at commencement of work.
5. The A&A Representative or General Manager will perform a final inspection and certify that revisions are in compliance with the approved application ~~a~~nd all rules and regulations.
6. Installations not in accordance with the application shall be removed and/or brought into compliance at the expense of the owner or owner's agent **(see Section IV).**
7. **Please turn in all documents and application(s) to the Community Standards and A&A Coordinator for review.**
   Email: Jmiramontes@orps.com
8. **Please notify the Community Standards and A&A Coordinator upon completion of work (NO MORE THAN 60 DAYS AFTER PERMIT APPROVAL) for final inspection.**
   Phone: (760) 328-3834 Ext: 246 Or Email: Jmiramontes@orps.com
9. **Payments can be submitted over the phone or in person with the Front Office.**
   Phone: (760) 382-3834 Ext: 301/302

SECTION 1 - DESCRIPTION OF PROPOSED LOT REVISION: Provide a brief description below of improvements to lot and attach a detailed plan noting revision to lot, location of electrical, plumbing, etc. and proposed lot coverage. For landscape installations, include exact location of landscaping on the lot, square footage. Identification, and placement of ground cover, plantings, accent rocks and other features in the plan. Owners are responsible for contacting the ORPS Landscaping contractor BEFORE ANY modifications are done to the sprinkler systems during a lot modification to ensure irrigation system is working correctly. Any modified irrigation, the ORPS landscape company will not be responsible for repair. The owner will have to hire a gardener, or ORPS landscape company may correct the issue for a fee. All exhibit forms are to be attached for any necessary work that requires an exhibit form.

SECTION II - COMPLIANCE WITH LOT COVERAGE RESTRICTIONS: A lot may have up to 85% of its area covered in hardscape and 15% softscape. **EXAMPLE: Area** 1925 square feet = 289 (approx.) sq. ft. of Softscape.

Current Hardscape Sq. Ft _____ **Total after changes** _____
Current Softscape Sq. Ft _____ **Total after changes** _____

DEFINITIONS:

Hardscape: Includes concrete pavers, brick and/or benches. If the lot light and lot number are not located at the front of the lot, any revision to hardscape will require that the lot light and number be relocated to the front of the lot as part of the lot revision.

Softscape: Includes decorative planters and their borders, grass, artificial turf, flowers, decorative rock, or other vegetation.

Desertscape: Professional landscape designers are encouraged to assist owners with the design, selection of plant materials, accent rocks and other considerations. Groundcover is limited to decomposed granite available in a palette of colors complementary to the desert Mounded and flat surfaces as well as accent rocks can be used in the design and are encouraged to add interest and texture. Plants that require limited or no water and are indigenous to the desert are required and are specified in a Plant Identification Manual which is available for review in the Permitting Office. Artificial plants and/or weeds are not allowed as part of the plan.

SECTON III – CONTRACTOR REQUIREMENTS: Contractors performing work in categories set forth in Section 2.F of the A&A Rules must be licensed with the State of California and the City of Cathedral City. In addition, any vendor who will access the community for a fourth time in any 30-day period must enroll in the Outdoor Resort Palm Springs vendor program.

Contractor Name_____ **Phone Number:** _____

Cathedral City License_____ **California State License**_____ **Verified License** ☐

Non – Licensed Vendor Name _____ **Phone Number:** _____

SECTION IV – RESPONSIBILITIES AND LIABILITIES: Owners and Owner's contractor will be responsible for conforming all lot revisions to the plans submitted herein, existing A&A Rules and CC&Rs. **Major lot modifications will require a professional survey BEFORE a lot can be modified.** For other lot modifications A&A members can assist owners in finding the 4 corners of a lot but this will only be an estimate. Owner and/or Owner's contractor will correct any and all deviations from the approved Permit, per the A&A Rules and CC&R's within 10 working days of written notification. If the corrective action is not completed the Owner will be sent to a hearing before the Board of Directors as set forth in the Association's Enforcement Policy. All lot modifications must be made within the 4 corners of their property and any pre-existing encroachment issues are to be dealt with neighbor to neighbor per the A&A Rules Section 5. Any properties that have been surveyed; the survey pins must be exposed at the time of final inspection.

I, the owner of lot _____agrees the A&A Committee and/or representatives of the committee may come on the lot to review and inspect for permit application approval and final inspection for the work submitted on this permit application without an appointment.

Yes ☐ **/** **No, I am requesting an appointment** ☐

Owner Signature: _____ **Date**: _____

WE THE UNDERSIGNED, UNDERSTAND AND AGREE TO THE ABOVE RULES, CONDITIONS AND PENATLTIES.

Owner Signature: _____ **Date:** _____

Contractor Signature: _____ **Date:** _____

APPROVAL OF PERMIT APPLICATION BY:

_____
A&A Committee Member or Designee

Date: _____

FINAL APPROVAL OF WORK COMPLETED

_____
A&A Committee Member or Designee

Date: _____

Office use only: _____

PERMIT FEE PAID ON: _____ Receipt # _____ Check ____ Cash ____ Credit Card ____ N/A____

OUTDOOR RESORT PALM SPRINGS

A&A Committee Notes

Date: _____

A&A Committee Member: _____

Notes:

_____

_____

_____

_____

_____

Exhibit – D Change Order (Addendum)

For a previously approved Permit for Lot Modification

ARC - _____
Date Approved _____
CCR - _____
Date Finaled _____

In order for this to be valid, this **Change Order** will be attached to the Original Permit for Lot Modification. All the same restrictions and rules that apply to the Original Permit for Lot Modification will apply to this **Change Order**.

_____ _____ **Lot #**_____

Owner Name **Phone**

ARC number of Original Permit for Lot Modification _____Date Permit approved

_____

Original Permit for Lot Modification Approved by:

_____

Instructions:

- Provide a detailed description of the work to be added to or changed.
- Provide contractor information
- Submit this form with supporting documentation. This plan must be approved by an A&A representative **BEFORE work may start.**
- Installations not in accordance with the permit shall be removed and/or brought into compliance at the expense of the owner.

Description of the **CHANGE** to the Original Permit for Lot Modification:

_____

_____

_____

_____

Contractor Name: _____ **Signature :** _____

City License: _____ **California State License:** _____

Non – Licensed Vendor Name: _____

Change in Hardscape-85%/Softscape-15%?

Previous Hardscape _____ **New Hardscape** _____

Previous Softscape _____**New Softscape** _____

Approval of Change Order by:

_____

A&A Committee Member or Designee

Date: _____

Final approval of work completed:

_____

A&A Committee Member or Designee

Date: _____

Exhibit E - 5th Wheel Enclosure Installations

Forms needed to submit a complete application:

1. **Permit Application**
2. **5th wheel enclosure diagram**
3. **Rig Placement Approval Form**

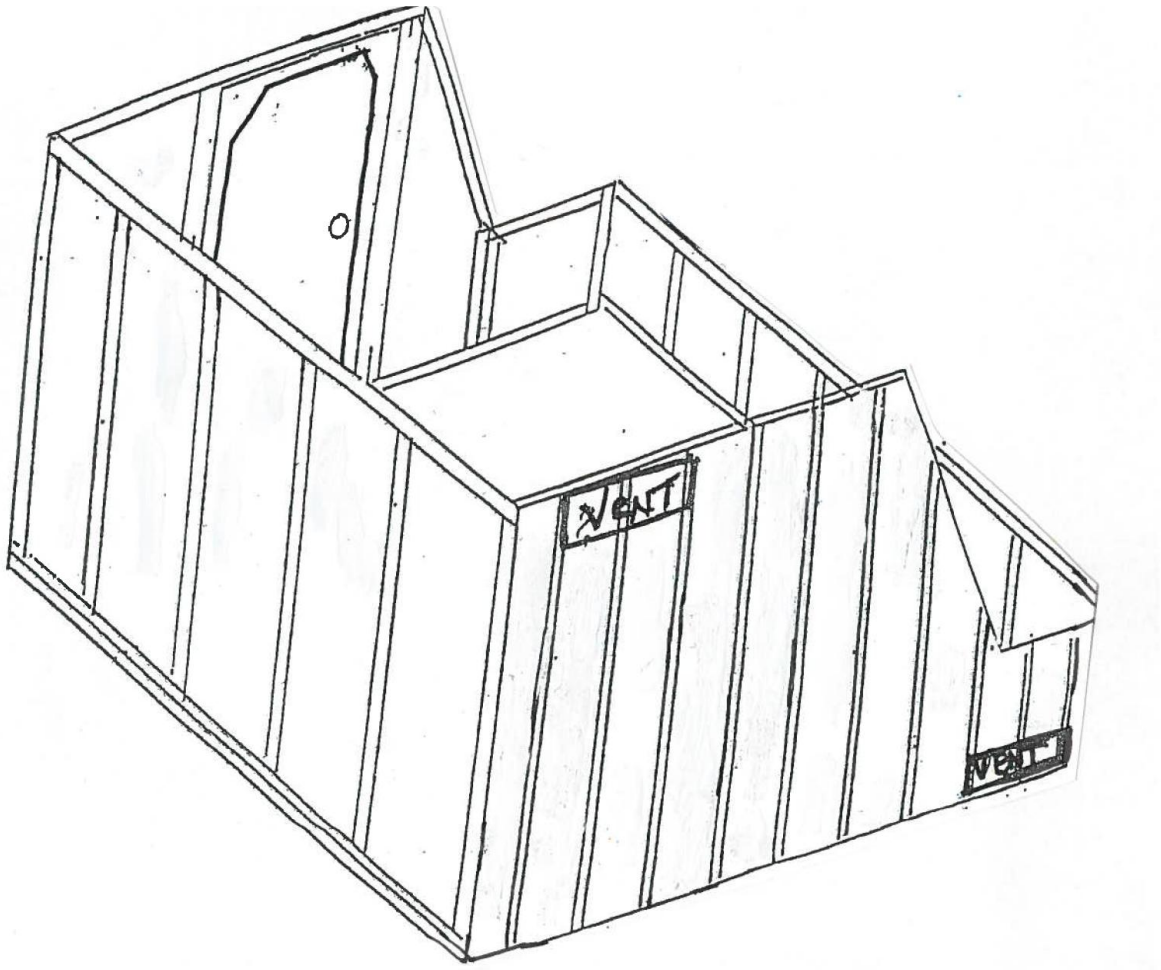
Attached are the 5th wheel diagram, & the Rules for 5th wheel enclosure installations (A&A rules, Section 3.A)

OUTDOOR RESORT PALM SPRINGS

5th Wheel Enclosure Diagram

Owner's name: _____ Date: _____
Lot #_____

Please indicate your measurements on the diagram below, or you may submit a more detailed drawing of your enclosure and attach it to your application.



RV Placement Approval Form

If you are installing an enclosure onto your lot, please complete this form and include it with your application.

The undersigned Owner of Lot #_____ has read, understands, and will comply with the Association Rules, Regulations and CC&Rs of Outdoor Resort Palm Springs.

RV Make and Model:

_____

RV is to be placed on the lot in accordance with the current A&A rules.

_____ _____
Owner's name (please print) Date

_____ _____
Owner's signature Date

For Community Standards/A&A Coordinator and A&A Committee use ONLY

RV spotted on:
_____

Approved By:
_____

Date Approved:
_____

OUTDOOR RESORT PALM SPRINGS

SECTION 3 – LOT MODIFICATIONS/IMPROVEMENTS

3.A FIFTH WHEEL ENCLOSURES AND SKIRTING

1) Solid material, such as plywood or T-111, may be used to enclose a fifth wheel pin well. Concrete blocks or bricks no thicker than three inches (3") must be used as a footing for a water barrier between the concrete pad and the enclosure. The bottom edge of the siding material must be at least one inch (1") above the concrete pad. The enclosure must be readily removable and disassembled. Canvas or vinyl fabric may also be used.
2) The forward edge of the pin well enclosure must be positioned no further forward than six inches (6") in front of the pin hitch unless this location is behind the furthermost protrusion of the front of the fifth wheel, in which case the forward edge of the pin well enclosure may be extended to match the furthermost protrusion of the front of the fifth wheel. The pin well enclosure cannot be wider or higher than the pin well area.
3) Enclosures must have a top vent or vents totaling at least 48 square inches located no less than 12 inches from the top. Enclosures must also have a bottom vent or vents totaling at least 48 square inches located as close to the bottom as possible.
4) Electrical can be run to enclosures but must conform to all current Cathedral City electrical codes and have an approved permit. Refrigerators and freezers that are installed in conformance with current electrical codes are allowed in the enclosure. All other appliances, including washers and dryers, are prohibited.
5) Skirting to the rear of the pin well, under the main body of the RV, and the front and sides of slide-outs is allowed. However, skirting on slide-outs can be no more than 44" high. Skirting may be created using vinyl lattice, Sunbrella (or equivalent) fabric, or vinyl. Fabric or vinyl skirts must be suspended from the RV and weighted at the bottom to rest on the ground. Fabric or vinyl skirting that is supported from the ground on a frame of wood or tubes may not be used, but framing for vinyl lattice is recommended. Solid material, such as plywood, is not allowed.
6) Wheel wells may be covered with lattice, with the same materials as the front enclosure, or Sunbrella or similar type fabric. Skirting and wheel well covers must be readily removable.
7) The color of the fifth wheel pin well enclosures, skirting, and wheel well covers must be harmonious with the architectural style and color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used.

OUTDOOR RESORT PALM SPRINGS

Exhibit F - Stair Additions

Forms needed to submit a complete application:

1. **Permit Application**
2. **Stair Addition form**

Attached is the Stair addition form along with the rules for Stairs (A&A Rules, Section 3.B)

Section 3.B Stairs and Stairways

1) Purpose-built stairs and stairways must be constructed of a solid material (wrought iron railings are permissible). Materials must be painted or weather-resistant composite materials such as Trex. No engineered hardwood can be used. The complete finished color must be harmonious with the architectural style and color scheme of the RV using neutral colors compatible with the surroundings. No bright colors can be used. For more information, see Exhibit F.

2) Commercially built steel stairs are allowed.

3) Any custom-built stairs or stairways must be approved by the A & A Committee.

4) The footprint of the landing shall be no larger than 20 sq. ft. for safe ingress and egress. The design must be similar to the attached Exhibit F.

OUTDOOR RESORT PALM SPRINGS

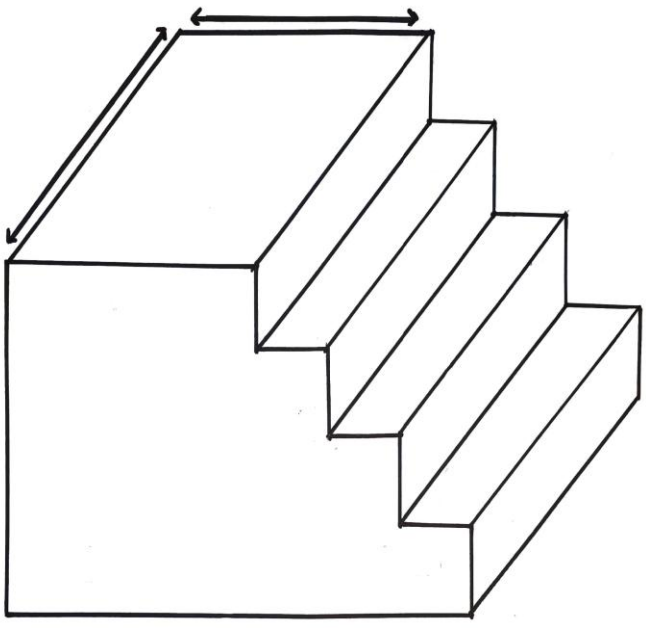
Stair Addition Form

Owners Name: _____ Lot# _____

Please indicate on this sample drawing the number of steps and what the measurement of the landing will be. You may submit a more accurate drawing of your stairs in a separate attachment.

***Overall size of the landing cannot exceed 20 square feet. Measure length & width of your landing to equal your total square feet.**

TRADITIONAL STAIRS



OUTDOOR RESORT PALM SPRINGS

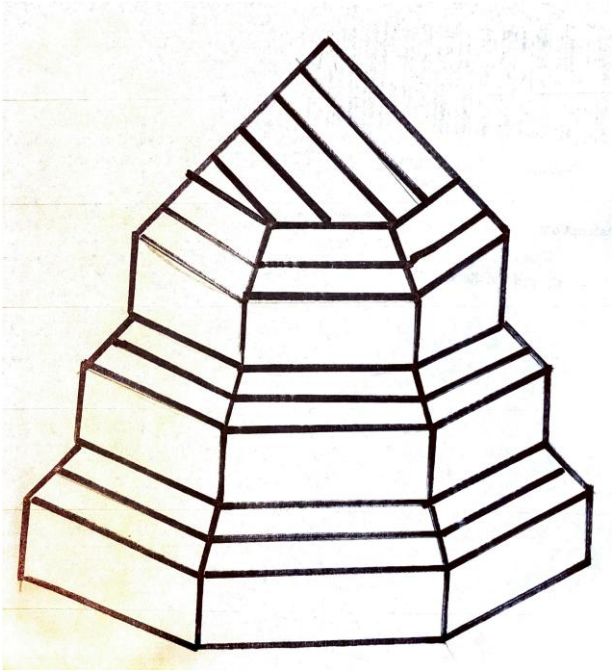
Stair Addition Form

Owners Name: _____ Lot# _____

Please indicate on this sample drawing the number of steps and what the measurement of the landing will be. You may submit a more accurate drawing of your stairs in a separate attachment.

***Overall size of the landing cannot exceed 20 square feet. Measure length & width of your landing to equal your total square feet.**

90 DEGREE STAIRS



OUTDOOR RESORT PALM SPRINGS

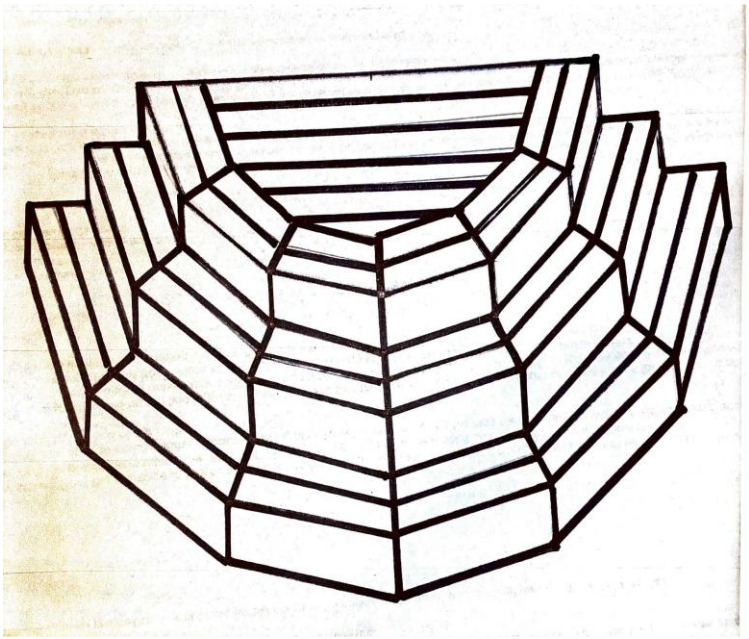
Stair Addition Form

Owners Name: _____ Lot# _____

Please indicate on this sample drawing the number of steps and what the measurement of the landing will be. You may submit a more accurate drawing of your stairs in a separate attachment.

***Overall size of the landing cannot exceed 20 square feet. Measure length & width of your landing to equal your total square feet.**

180 DEGREE STAIRS



OUTDOOR RESORT PALM SPRINGS

Exhibit G - Bench Seats Proposed Attachment

Forms needed to submit a complete application:

1. **Permit Application**
2. **Plot plan of your lot**
3. **Bench seat form**
4. **City of Cathedral City permit, if required**

Bench seat form is attached along with the requirements for Bench seats.

OUTDOOR RESORT PALM SPRINGS

Section 3.C Retaining Walls and Seat Walls

Except as specified in this section, walls shall not be constructed.

a) Retaining walls are allowed on perimeter lots, where approved. The construction of such a wall requires the following:

a) An application for a permit
b) Approval by the A&A Committee
c) A variance granted by the Board of Directors
d) A permit from Cathedral City, if required.

2) Seat walls are allowed but must be no more than 24 inches high and may have a 32-inch pilaster at the ends. Seat walls will be counted as hardscape. The construction of a seat wall requires the following:
   a) A permit application
   b) Approval by the A&A Committee
   c) It must be constructed of brick, block, stone, concrete, or other masonry products and installed with a foundation or on a concrete patio. Because of the type of soil in our resort, a foundation is highly recommended.
   d) A permit from Cathedral City, if required.

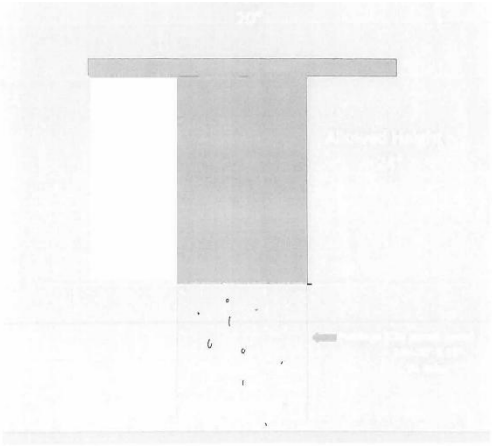
Type of Material: _____

Color: _____

Height: _____

Width: _____

Allowed Width
20in.



Allowed Height
24in.

OUTDOOR RESORT PALM SPRINGS

Exhibit H - Fence Installation Attachment

Forms needed to submit a complete application:

1. **Permit Application**
2. **Exhibit "H" (Attachment to Permit for lot modification for fence installation)**
3. **Plot plan of your lot**
4. **Special conditions may require neighbor approval, see the attached rules for details.**

Exhibit H is attached along with the Rules for Hedge installations (A&A rules, Section 3.E)

Section 3.E Trellis Fencing

1) General Requirements:

a) Trellis fences must be white, constructed of vinyl material, and be the approved design depicted on Exhibit H. Wood fences are not allowed. They must also be continually maintained and kept structurally sound and aesthetically pleasing. See Exhibit H.

b) A trellis fence may not be placed over natural grass. Options for natural grass include artificial turf, decorative rock, stone, or concrete.

c) If a trellis fence abuts natural grass, a border must surround the trellis fence to separate it from the natural grass. Borders must be of masonry material and mortared in place to prevent disruption or movement during landscape maintenance operations. Maintenance of landscaping under and around the trellis fence is the responsibility of the owner.

d) Trellis fences may not be installed on common areas.

e) Trellis fences cannot block access to the electrical pedestal nor prevent ingress or egress to/from any lot. Remedial action up to and including removal of the trellis fence will be required for any installation that impedes access.

f) Trellis fences can only be placed on or parallel to the side and rear lot line, setback a minimum of fifteen (15) feet from the survey pin if present or middle of gutter if survey pin is not present, and forty-eight (48) in aggregate length, nor more than six (6) feet in height. On corner lots, trellis fences must be setback fifteen (15) feet from the front and ten (10) feet from the curve of the corner side streets, and four (4) feet from the side street where the street is a straight curb between corners.

g) Trellis fences are not allowed at the rear of golf course lots. Side lot line trellis fences can be installed up to the rear property line without setback but cannot block the power pedestal or neighbor's view.

h) Commercially made products such as privacy screens, plastic panels, bamboo screens, pet fencing, or similar products may not be erected on lot lines or elsewhere on the lot to simulate a fence and avoid the requirement for use of only the allowable length and height of the approved fence design.

2) Conditions Requiring Approval of Neighboring Lot Owner:

a) Trellis fence installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:
   i. Written agreement with owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
   ii. Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.

b) For installation of side property trellis fence on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

3) Plants Grown Using a Fence as a Trellis:

Plants grown using a trellis fence as a trellis shall not exceed six (6) feet in height. Only upon approval of the A&A Committee can plants extend up to ten (10) feet in height. (Measure plants from highest point to ground level of lot.)

Fence Adjacent Neighbor Agreement

Conditions Requiring Approval of Neighboring Lot Owner:

Trellis fence installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:

1. Written agreement with owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
2. Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.

For installation of side property trellis fence on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

I/we _____, owners of lot # _____, authorize our adjacent lot owner(s) _____ of lot # _____, to construct a fence on their property, pursuant to the attached application permit for lot modification and ORPS rules and regulations.

Neighbor Agreement:

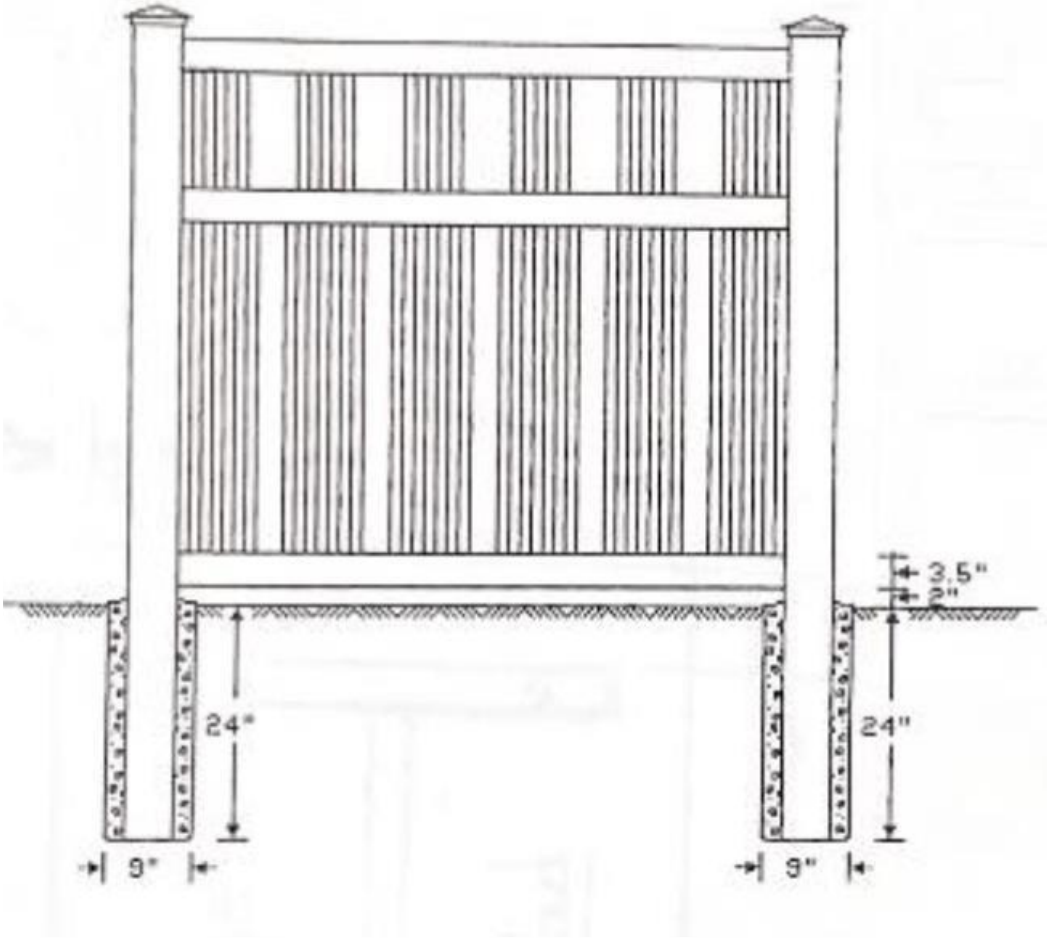
_____
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_____

Requesting Owners Signature: _____ Date: _____ Lot #_____

Adjacent Owners Signature: _____ Date: _____ Lot #_____

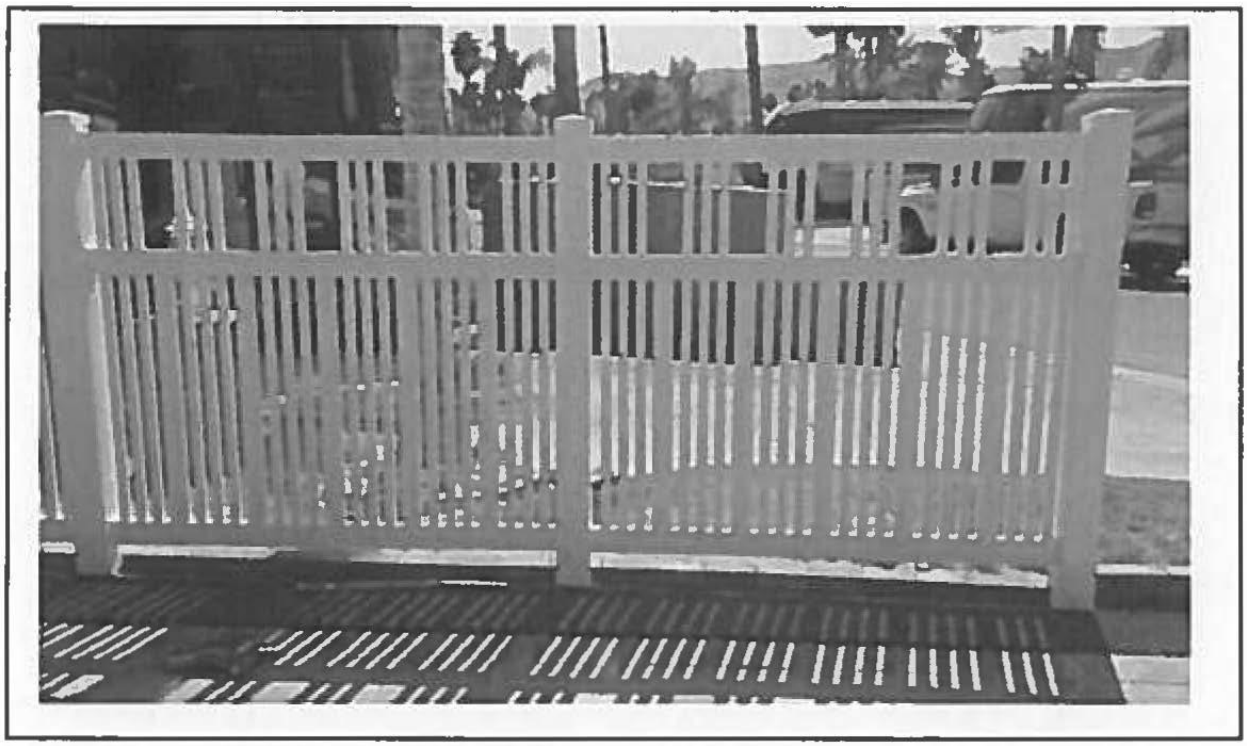
OUTDOOR RESORT PALM SPRINGS

Aurora Trellis Fence - 5ft or 6ft
Allowed Exhibit H Form



OUTDOOR RESORT PALM SPRINGS

Exhibit H
Approved Trellis Aurora Fence Design



This is to acknowledge that I have reviewed the A&A Rules on Trellis Fence installations (Section 3.E.) and agree to comply with all rules relating to design, construction materials, setbacks, placement on lot so as not to impede access to the electrical pedestal nor prevent ingress or egress to/from the lot, and conditions requiring approval of neighboring lot.

Variances from setbacks and/or height restrictions of trellis and/or plants grown on a trellis fence require the submittal of a Request for Variance to the A&A Committee. Neighboring lots shall be notified of the Request for Variance and given opportunity to comment before the A&A Committee shall approval and/or disapprove the request. It is recommended that you share your plans with neighboring lots that may be impacted, regardless of whether a variance is necessary.

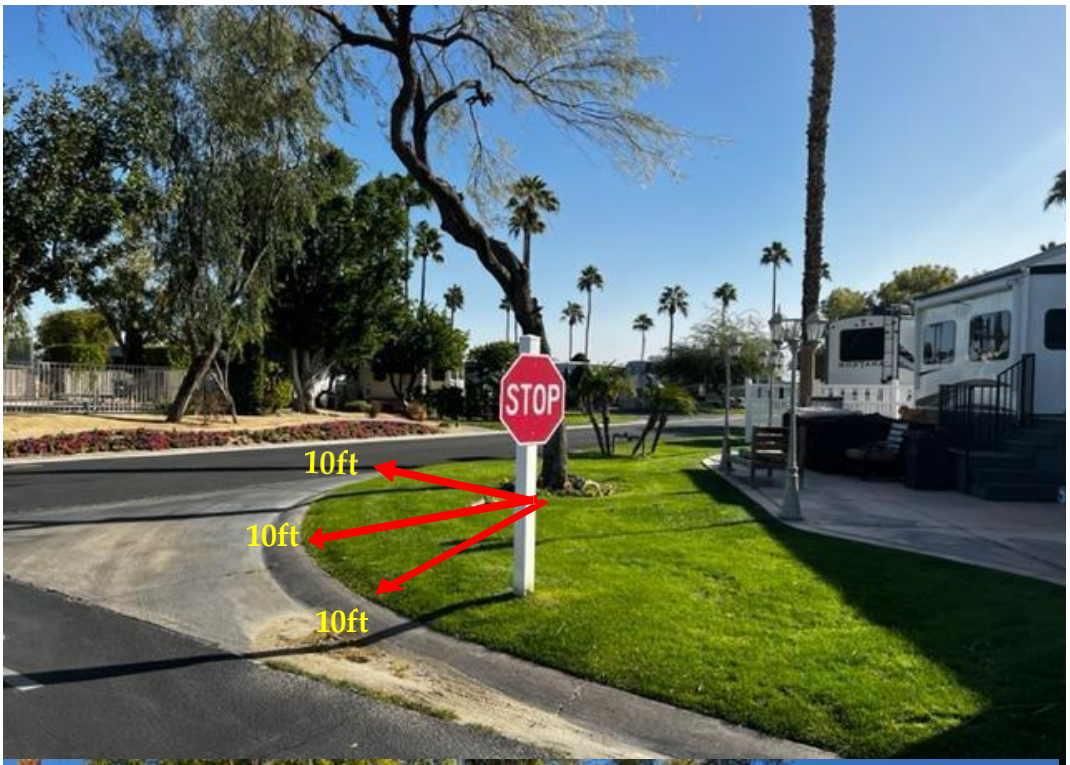
Owner Signature: _____ **Lot:** _____ **Date:** _____

This is to verify that the trellis fence installation on lot _____, was approved on _____ and complies with Section 3.E of the A&A Rules.

Approved by: _____ **Date:** _____

OUTDOOR RESORT PALM SPRINGS

Exhibit H -Trellis Fence Corner Lot Measurements





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Trellis Fence Corner Lot Measurements



Trellis Fence Corner Lot Measurement

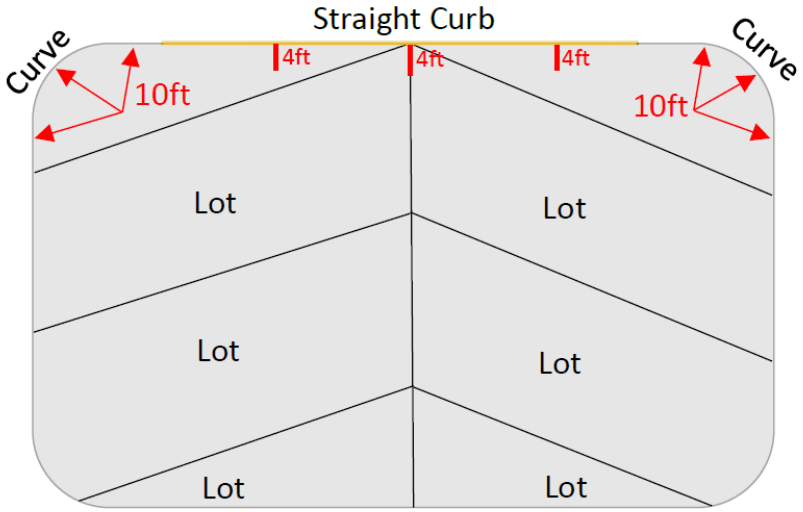


EXHIBIT I

REQUEST FOR VARIANCE

Lot #_____ Date:_____

Owner(s) Name:_____

Variance Request:

Owners Signature:_____ Date:_____

Variance Request considered at a meeting of the A&A Committee held on _____, with a quorum of the Committee present.

The Variance Request was: APPROVED ☐ DISAPPROVED ☐

The Request for Variance was approved/disapproved for the following reasons:

By:_____ _____
A&A Committee Chair/General Manager

Date:_____

NOTE: Variances which have been denied by the A&A Committee may be appealed to the Board of Directors within 45 days of the A&A Committee's decision and the decision of the Board shall be final. Use Request for Appeal of A&A Committee Determination, Exhibit R to these Rules.

Copy to Lot File.

Exhibit J - Hedge Installation Attachment

Forms needed to submit a complete application:

1. **Permit Application**
2. **Exhibit “J”**
3. **Plot plan of your lot**
4. **Special conditions may require neighbor approval, see the attached rules for details**

OUTDOOR RESORT PALM SPRINGS

Section 3.H Trees and Hedges

1) **General Requirements:**
   a) On golf course lots, trees and hedges are not allowed on the rear of the lot to protect the view of the golf course from the street.
   b) Trees and hedges may not overhang another lot. New plantings should be at least one (1) foot from the lot line to prevent overhang onto another lot. The standard height for hedges is a maximum of ten (10) feet in height.
   c) Hedges must be set back a minimum of fifteen (15) feet from the survey pin if present or the middle of the gutter if the survey pin is not present. New and existing hedges within fifteen (15) feet of the front property line are limited to four (4) feet in height.
   d) Hedges cannot impede access to the electrical pedestal.
   e) Hedge and plant material cannot create a hazard for vehicle or pedestrian traffic.
   f) If a hedge abuts natural grass, weed barrier and ground cover shall be installed underneath the hedge, and a border must surround the hedge to separate it from the natural grass. Borders must be of masonry material and mortared in place to prevent disruption or movement during landscape maintenance operations. Maintenance of landscaping under and around the hedge is the responsibility of the owner.
   g) If any variety of Ficus is planted on a lot, the use of a root barrier is required to direct the root structure to spread down rather than out to prevent damage to surrounding structures. The root barrier must be a minimum of 18" deep.

2) **Conditions Requiring Approval of Neighboring Lot Owners:**
   a) Hedge installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:
      1. Written agreement with the owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
      2. Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.
   b) For installation of side property hedges on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

3) **Variance from Setbacks and/or Height Restrictions:**

Requests for variances from the setback requirements may be requested by the submittal of a request for variance to the A&A Committee (Exhibit I). Neighboring owners shall be notified of the request for variance and given an opportunity to comment before the A&A Committee approves or disapproves the request.

Hedge Adjacent Neighbor Agreement

Conditions Requiring Approval of Neighboring Lot Owner:

Hedge installations that result in a strip of natural grass remaining on the abutting lot that cannot be easily maintained by the association must include the following documentation with the permit application:

1. Written agreement with the owner of an abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape; and
2. Written agreement between the parties as to who will pay for the conversion from natural grass, including necessary irrigation modification.

For installation of side property hedges on golf course lots, consultation with adjacent neighbors is recommended to ensure views are not being impeded.

I/we _____, owners of lot # _____, authorize our adjacent lot owner(s) _____ of lot # _____, to construct a hedge on their property, pursuant to the attached application permit for lot modification and ORPS rules and regulations.

Neighbor Agreement:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Requesting Owners Signature: _____ Date: _____ Lot #_____

Adjacent Owners Signature: _____ Date: _____ Lot #_____

OUTDOOR RESORT PALM SPRINGS

Exhibit J - Hedge Installations

A Hedge is a boundary formed by a dense row of shrubs or low trees.

Examples of plant material commonly used for hedges are listed below:

- **Carolina Laurel Cherry - Struggles with hot summer weather and is prone to bug infestation**
- **Xyloma**
- **Wax Leaf Privet**
- **Thecoma Stans/ Yellow Bells**
- **Ficus – Root barrier must be a minimum of 18'' deep**

This is to acknowledge that I have reviewed the A&A Rules on Hedge installations (Section 3. H.) and agree to comply with all rules relating to approved plant selection, placement on lot, installation requirements, setbacks and height restrictions, placement on lot so as not to impede access to the electrical pedestal, and conditions requiring approval of neighboring lot.

Variances from setbacks and/or height restrictions of a hedge require the submittal of a Request for Variance to the A&A Committee. Neighboring lots shall be notified of the Request for Variance and given the opportunity to comment before the A&A Committee approves and/or disapproves of the request. It is recommended that you share your plans with neighboring lots that may be impacted, regardless of whether a variance is necessary.

Owner Signature: _____ Lot: _____ Date: _____

This is to verify that the hedge installation on lot _____ , has been approved on date _____ complies with Section 3.H. of the A&A Rules.

Approved by: _____ Date: _____

Landscape/ Plantings Recommendations

Desert Landscape & Artificial Turf- are recommended as they reduce water usage & mowing.

Trees - Trees on lots are recommended to have at least 6-10 feet between each tree. Mower decks are 21" thus leaves enough room for mowers to get through and allows for expansion of the trees.

Ficus – Any plants within the Ficus family that are planted on a lot, the use of root barrier is required to direct the root structure to spread down rather than out to prevent damage to surroundings structures. The root barrier must be a minimum of 18'' deep.

Bougainvillea - Are not recommended as their aggressive summer growth requires extensive trimming. Falling flowers and leaves blow onto neighbors' lots and thorns complicate trimming and clean up.

Queen Palms - Are not recommended as they are not native to this area and have a short life span, many are dying.

Carolina Cherry Hedge - Recommended to be planted in cool weather as they die quickly through summer. They are also prone to pests that can eventually kill the plants.

Small plants, gravel, DG, rock, and pink oleanders, are all recommended. Beds & Borders - Landscape cloth must be installed beneath gravel & stones to block weed growth. A hardscape border must separate beds and turf and must be set in mortar.

Irrigation - Provided by the Resort. Call ORPS maintenance dispatch at Ext. 293 for sprinkler check and maintenance work.

OUTDOOR RESORT PALM SPRINGS

EXHIBIT K - Golf Ball Screen or Netting

Forms needed to submit a complete application:

1. **Permit Application**
2. **Plot plan of your lot**

EXHIBIT K - GOLF NETTING OR SCREENS
A&A Rules Section 3.I

1) Installation of golf ball screens or netting on a lot requires a permit. Requests for a permit to install golf ball screens or netting must be approved by the A&A Committee. Neighboring owners shall be notified of the request and given an opportunity to comment before the A&A Committee reviews the request.
2) Golf ball screens or netting can be installed only on a lot that is adjacent to the golf course, for the sole purpose of preventing stray golf balls from hitting any items on that lot.
3) Must be constructed similar to Exhibit K.
4) Side and center poles must be made from a rigid material, such as metal. Poles are to be painted the same color as the screen or netting.
5) Each section of screen/netting may be up to thirteen (13) feet high and ten (10) feet wide. No more than two sections can be in place at one time.
6) Trees or plantings may be required in front of the screen/netting for aesthetic value. No plantings will be allowed to grow on the golf screen/netting.
7) Any golf ball screens or netting that have been installed and have not been permitted and approved by the A&A Committee must be removed.

EXAMPLES OF HOW GOLF BALL SCREENS SHOULD BE CONSTRUCTED

(The 4 photos below show preferred golf ball screen installations located on 4 different lots within the Resort)









Exhibit L - Outdoor Kitchen Installation

Forms needed to submit a complete application:

1. **Permit Application**
2. **Exhibit “L” (Outdoor Kitchen specification sheet)**
3. **Plot plan of your lot**
4. **Attach a picture of the design requested**
5. **City of Cathedral City electrical permit application, if adding or upgrading electrical wiring**
6. **A Plumbing permit is also required when installing sinks & dishwashers**
7. **Special conditions may require neighbor approval, see the attached rules for details**

Outdoor Kitchens Adjacent Neighbor Agreement

Conditions Requiring Approval of Neighboring Lot Owner:

Outdoor Kitchens may connect to the sewer on an abutting lot, if advantageous because of proximity or other factors, with the following documentation included with the permit application:

1. Written Agreement from Owner of an abutting lot to allow connection to sewer source on his lot. This Agreement will apply to all future Owners.
2. Written Agreement that the owner of the lot to be modified with an outdoor kitchen will bear all expenses associated with the connection, including repair of any damage to the lot as a result of the connection and replacement to original conditions.

I/we _____, owners of lot # _____, authorize our adjacent lot owner(s) _____ of lot # _____, to connect their sewer to my lot, pursuant to the attached application permit for lot modification and ORPS rules and regulations.

Neighbor Agreement:

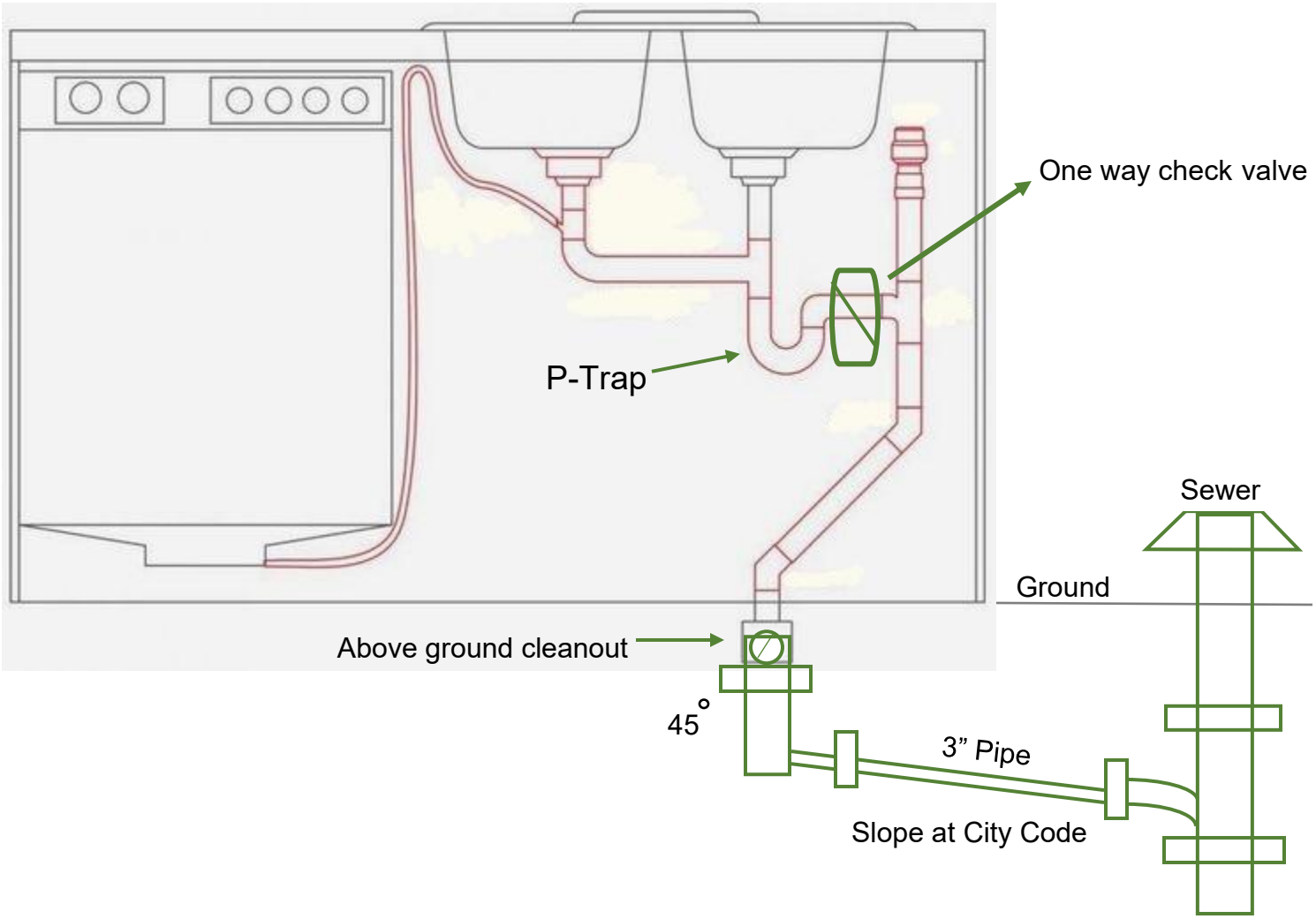
_____
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Requesting Owners Signature: _____ Date: _____ Lot #_____

Adjacent Owners Signature: _____ Date: _____ Lot #_____

OUTDOOR RESORT PALM SPRINGS

Plumbing Diagram Outdoor Kitchens



Little Giant 599059 CV-114/112 Check Valve



- Fits both 1-1/4 inch and 1-1/2-inch IPS pipe
- Flexible unions slip over ABS, PVC, or copper pipe
- Easy-lip fit design makes simple installation
- Durable flapper design checks back flow of water and sewer gases
- Can be installed in vertical or horizontal line

OUTDOOR RESORT PALM SPRINGS

Outdoor Kitchen Specification Sheet

Form for Exhibit L

Outdoor Kitchen to be installed on Lot #_____

Provide the following information on proposed Outdoor Kitchen:

1. To-scale drawing on plot plan showing location of Outdoor Kitchen on the lot, including:
   - Setbacks: minimum of 20 feet from the survey pin (if present) or middle of gutter if survey pin is not present; minimum of one foot from the patio side property line.
   - Maximum Height: Overall finished height 50"
   - Maximum front street view: View may not exceed 8 ft. in length
2. Detailed design of the Outdoor Kitchen including specifications, construction materials, elevations, and locations of various components.
3. Identify electrical components included in the Outdoor Kitchen (refrigerator, stove, etc.) and the amperage required:

Electric Component	Amperage Required
_____	_____
_____	_____
_____	_____

Additional Permit Requirements: Units that contain electrical outlets or appliances requiring electrical service will require a City of Cathedral City electrical permit.

Electrical Contractor Name: _____License #: _____

Units that include the installation of a sink and or dishwasher, must be plumbed to a water source and sewer in conformance with Plumbing Diagram for Outdoor Kitchens and include a one-way check valve where indicated, and require a City of Cathedral City Permit. (See attachments)

Contractor Name: _____License #: _____

Final inspection will be scheduled following receipt of a signed off permit from the City of Cathedral City ensuring that all work has been complete according to code. A copy of the final must be submitted to the A&A Coordinator.

Exhibit M - Artificial Turf Attachment

Forms needed to submit a complete Artificial Turf application:

1. **Permit Application**
2. **Plot plan of your lot**
3. **Exhibit M Form (Neighbor agreement if needed)**

OUTDOOR RESORT PALM SPRINGS

A&A Rules, Section 3.L

a) Artificial turf is allowed on individual lots but is subject to a separate completed and approved permit application for installation of artificial turf. (attached as Exhibit M).
b) Artificial turf counts toward the 15% softscape requirement for individual lots.
c) Artificial turf cannot be installed under shade structures.
d) To ensure consistency and control the quality, style, and color of artificial turf, all artificial turf installations must be by a licensed vendor with a product approved by the A&A Committee and identified at the time of permit application.
e) Artificial turf installations that show signs of wear, discoloration, or failure of any type, as determined by the A&A Committee, must be replaced at the owner's expense.
f) Regarding the installation of artificial turf:
    i) Artificial turf will not be allowed in the common area.
    ii) An eight-inch (8") mortared brick or concrete border will be required whenever artificial turf abuts Common Area grass.
    iii) In the corridor that lies between two lots, if one half is installed as artificial turf and the other half is natural grass, then a mortared brick or concrete border must be installed to divide the two treatments. Whenever one owner wishes to install artificial turf in this area, the permission of the neighboring owners must be received. Additionally, future maintenance shall be the responsibility of each lot owner.
    iv) It is recognized that some lots may not be suitable for artificial turf installation, such as in cases where the transition from artificial turf to common area would be unacceptable, or in cases where a neighbor's permission is not received. The A&A Committee will consider these factors before approving the permit application for the installation of artificial turf.

OUTDOOR RESORT PALM SPRINGS

Suggestions and guidelines for synthetic turf purchase and installation.

Things to consider before you buy

- Consider the level of activity the turf will be subjected to.
- Will the turf need to be more pet friendly?
- The higher the "weight/pile" of the face and backing the better the quality.
- Polypropylene turf is good for low traffic areas and is less expensive.
- Polyethylene turf is softer for foot traffic and more durable.
- Polyurethane backing is best for high heat area.
- Using an antimicrobial filler sand is recommended, it reduces bacteria, mold, & mildew.

Procedures installers should be following in black, strong suggestions in blue.

- Spray area where synthetic turf is to be installed with a vegetation killer, this will reduce weed maintenance down the road.
- Remove any existing foliage and excess soil in area to receive new turf.
- Level area to customers liking, making sure to allow for drainage from area to receive new turf as well as hardscape around the area.
- Bring in and compact 2"-3" of 5/8 or 3/4 minus gravel for base, sand or DG is best for the final layer so you don't feel rocks under the turf.
- Apply weed barrier fabric around edges. (Most weeds will start around the edges)
- Secure the edges of the turf with spikes very 6-8" and throughout the overall area. Take care not to trap blades of grass under the nail head.
- When seams are needed, pay close attention to the nap of grass to be seamed. The nap needs to go the same direction.
- We suggest not making straight cuts for the seams, these will show up more than seams with wavy lines.
- When seams are needed, use seam tape and adhesive along with spikes.
- Use a power brush or plastic leaf rake to fluff up the turf prior to adding the infill.
- Infill with 16 grit sand or rubber grindings. Use leaf rake or power brush to finish.

Care & maintenance of your synthetic turf.

- Hose down with water to clean off dirt/dust that may be on grass regularly.
- Fluff up with a plastic leaf rake when grass has dried from being hosed down.
- If you see pet waste, remove it as soon as possible so as not to stain the turf.

OUTDOOR RESORT PALM SPRINGS

Artificial Turf
Adjacent Neighbor Agreement

Conditions Requiring Approval of Neighboring Lot Owner:

Artificial Turf Installations that result in a strip of grass remaining on the abutting lot that cannot be easily maintained by the Association, must include the following documentation with the permit application:

1) Written agreement with owner of abutting lot that the strip of grass will be converted to another type of softscape (not grass) or hardscape.

2) Written agreement between the parties as to who will pay for the conversion from natural grass including necessary irrigation modification.

I/we _____, owners of lot # _____, authorize our adjacent lot owner(s) _____ of lot # _____, to install artificial turf on their property, pursuant to the attached application permit for lot modification and ORPS rules and regulations.

Neighbor Agreement:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Requesting Owners Signature: _____ Date: _____ Lot #_____

Adjacent Owners Signature: _____ Date: _____ Lot #_____

OUTDOOR RESORT PALM SPRINGS

EXHIBIT N - Lot Lighting Installations

Forms needed to submit a complete application:

1. **Permit Application**
2. **Brick column & Pillar form**
3. **Flat faced rock form**
    a. **Photo**
    b. **Dimensions**
    c. **Details of material type**
    d. **Number color and type**
    e. **Type of light/electrical connection**

The Rules for Lighting can be referenced in the A&A Rules Section 3.M.

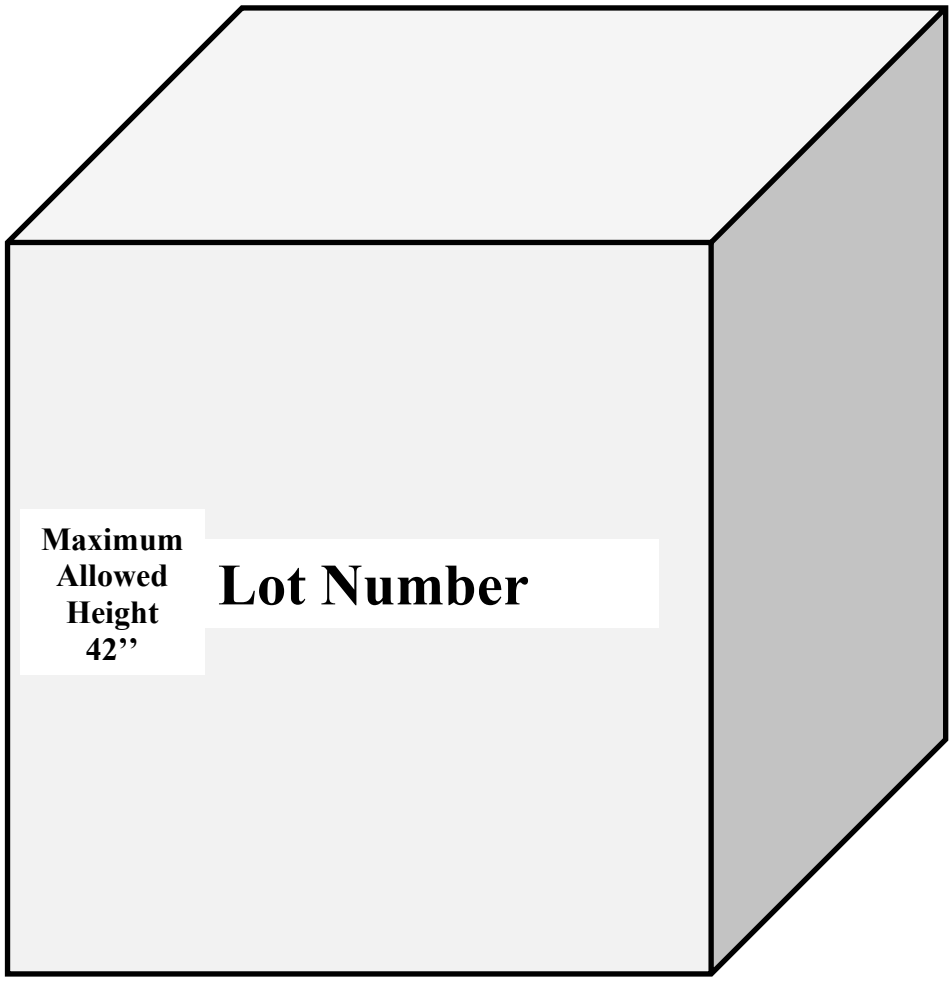
Exhibit N – Lot Lighting Installations

Brick Columns & Pillar Installations

Type of Material: _____

Height: _____

Width: _____



Allowed Width 24"

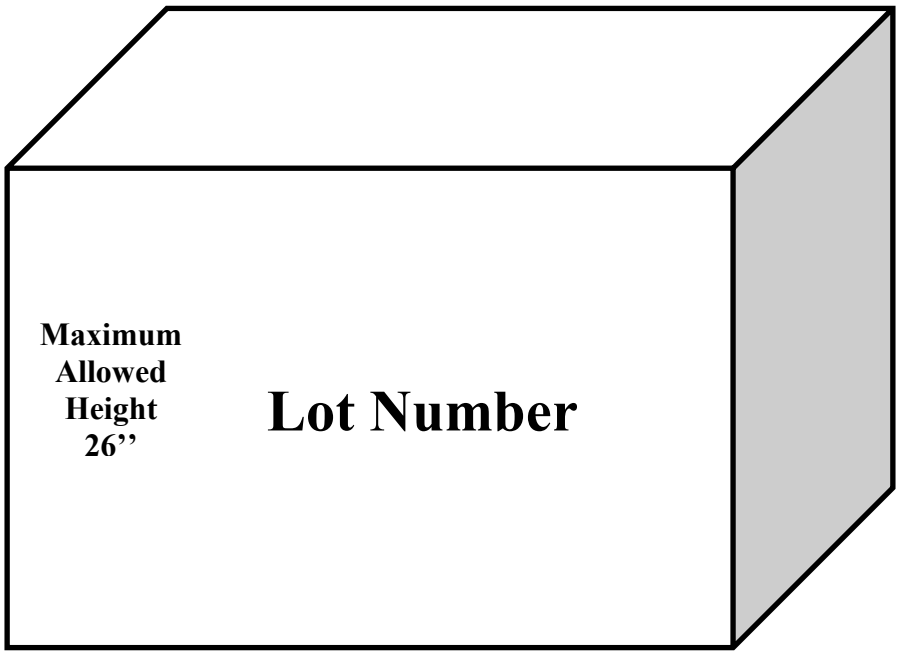
Exhibit N – Lot Lighting Installations

Brick Columns & Pillar Installations

Type of Material: _____

Height: _____

Width: _____



Allowed Width 32”

OUTDOOR RESORT PALM SPRINGS

Exhibit N – Lot Lighting Installations

Flat Faced Rock Installations

Type of material: _____

Height: _____

Width: _____

Color of numbers and material: _____

Location of electrical connection: _____

Type of light: _____

Example:



OUTDOOR RESORT PALM SPRINGS

EXHIBIT O - Shade Structure Installation

Forms needed to submit a complete application:

1. **Permit Application**
2. **Exhibit "O" (Application for Shade Structure)**
3. **Plot plan of your lot**
4. **Shade Structure Agreement Form**
5. **Attach a picture of the design requested**
6. **Cathedral City requires a permit for any gazebo over 120 sq ft and an engineering study done and paid for by the owner is required by the city to provide the size of foundations needed to secure the gazebo in place to withstand up to 130 mph winds.**

Exhibit O is attached along with the Rules for Shade Structures (Section 3.N)

EXHIBIT O

OUTDOOR RESORT PALM SPRINGS

SHADE STRUCTURE AGREEMENT FORM

3.N. SHADE STRUCTURES

For the purposes of this section, a shade structure shall be defined as any structure framed and supported by four (4) posts in the corners (and possibly two (2) additional posts in the middle on each side and no walls. Roofs can be slatted or solid. This definition would include but not be limited to gazebos and pergolas.

Installation of a shade structure requires a permit and the submittal of an Application for Shade Structure (attached as Exhibit O). Any commercially made structure over 120 square feet or custom-built structures of any size require concrete footings and an approved City of Cathedral City Building Permit.

All Shade Structure Applications shall be accompanied by a picture of the design requested. Any custom-built structures must have a detailed drawing or picture depicting column, cross member, roof structure and elevation drawings for evaluation and approval.

OUTDOOR RESORT PALM SPRINGS

General requirements are as follows:

- One shade structure is allowed per lot.
- Size: The shade structure can take up a maximum of 10% of the lot's square footage. For example, a 1,925 square foot lot would be allowed a shade structure no larger than 192 square feet.
- Height: Cannot exceed ten (10) feet above the lot's hardscape.
- Installation: Must be bolted into the hardscape and in accordance with manufacturer's specifications and/or building code requirements of the City of Cathedral City (see Permits Required above). All shade structures, regardless of size, must be bolted into concrete footings or concrete patio slab.
- Set-Backs: Shade structures must be set back a minimum of twenty (20) feet from the survey pin (if present) or middle of gutter if survey pin is not present. The edge of the roof line must be setback a minimum of one (1) foot from the side or rear property lines. In no case can any portion of the shade structure hang over any lot lines.

- Allowed Materials:
  - Shade structures must be constructed of powder coated metal or Alumawood type material, with metal framing, slatted or solid metal roof, and metal posts.
  - Retractable sun-shade canopy covers are allowed but must be made of weather and UV resistant fabric such as Sunbrella, or similar type fabric.
  - Roofing materials must be metal. No shingles, tiles or tar paper are allowed.
  - Colors must be harmonious with the color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used.

- Side Curtains and Retractable Shade Canopies: Side curtains can only be closed when the shade structure is occupied. When the shade structure is unoccupied, curtains must be open and pulled back to the posts. Shade structures with retractable canopies are only allowed if the end and/or side shades can be retracted or rolled to the roof line when the structure is not occupied.

- Approval by the A&A Committee: Approval of a shade structure application will also take into consideration the placement of the structure to minimize impacts on the neighboring lots so as to not interfere with views or privacy.

By signing below, I agree to adhere to the Rules and Regulations relating to Shade Structures within the Resort:

Print Name: _____ **Signature:** _____

Date: _____ **Lot #:** _____

OUTDOOR RESORT PALM SPRINGS

Exhibit O - Shade Structure

Application for Shade Structure

(Attachment to Permit Application for Lot modification dated _____)

Provide the following information on proposed Shade Structure:

1. To-scale drawing showing location of Shade structure on lot, including setbacks from property lines.
2. Shade Structure specifications as to its structure, including the fabric selection and color of the structure canopy.

_____
_____
_____
_____

3. Proposal installation method, including manufacturer's specifications.

_____
_____
_____
_____

Note: Approval of shade structure application will also take into consideration the placement of the structure to minimize impacts on the neighboring lots so as to not interfere with views or privacy.

I (we) agree to comply with the A&A Rules on Shade Structures printed on pg. 2 &3 of this application.

Submitted by: _____ Lot # _____

(Signature of Owner): _____ **date:** _____

- - - -

Exhibit P – Satellite Dish Siting Form

Date of Request: _____ Lot Number: _____

Name of Owner(s): _____

Telephone 1: _____ Telephone 2: _____

Description of Satellite Dish/Antenna:

_____

_____

Preferred Location of Satellite Dish: **Attach sketch or map to this Exhibit P Form to assist the A&A Committee in siting the dish in the least obtrusive surrounding areas.**

Date/Time Available for Satellite Dish Siting: _____

Additional Aesthetic Considerations by the A&A Committee:

_____

_____

_____

I, owner of lot _____ understand and agree:

1. I have read the A&A Rules and, if applicable, have furnished copies to the contractor engaged by me for this installation.
2. I agree to comply with the A&A Rules. If applicable, I also understand that it is my responsibility to ensure that my contractor also complies with the A&A Rules.
3. I agree that it is my responsibility to secure proper building permit if required by the local governmental entity.

Signature: _____ _____

Owner 1 Owner 2

(For A&A Committee/Administration Use Below Only)

1. Date of Request Received: _____ Date of Siting: _____
2. A&A Committee and Owner have sited this satellite dish installation and approved its location as describe:
   _____

   A&A Committee Member Signature
3. Additional Comments and Requirements:
   _____
   _____
   _____

Date: _____ Approved By: _____

OUTDOOR RESORT PALM SPRINGS

EXHIBIT Q - RV Placement on Lot

A. When the slides are fully extended, the RV must be at least two feet (2') from the property line on the driver's side, with no part of the unit extending over natural grass and/or past the sewer outlet.

B. Rear Property Line Setbacks:

   a. RVs on interior lots can be placed no closer than three feet from the rear property line.
   b. RVs on Common Area lots (including the golf course) can be placed at least six inches (6") from the back edge of the concrete pad without regard to the location of the rear property line.

C. No portion of the RV, including tow bars and bike racks, may extend beyond the edge of the concrete pad.

D. With awnings extended, there must be at least ten feet (10') between RVs, awning to awning.

E. To assist with rig placement, a Rig Placement on Lot Form (attached as Exhibit Q to these rules) must be acknowledged by the RV owner and a copy maintained in Lot file.

Exhibit Q – Rig Placement Request Form

If you are bringing an RV into the Resort or moving your RV from one lot to another, please complete this form and return it to the front desk. RV is to be placed on the lot in accordance with the copy of the Exhibit Q of the A&A rules provided with this form. You will be required to move your RV if it is not placed correctly. Penalties may apply if the RV is not moved after inspection of the A&A committee and written notification from Compliance. Please complete all highlighted items for either owner or renter.

RV Make, Model _____ Length _____

All RVs allowed in the Resort must be in compliance with industry standards relating to square feet of gross area and must be at least 24 feet in length. Travel trailers are measured from front wall to rear wall, not including tongue or bumpers.

The undersigned **OWNER of Lot #** _____ has read, understands and will comply with the Association Rules Regulations, CC&Rs, and A&A rules of Outdoor Resorts Palm springs. _____ **OWNER'S** name (please print) _____ **OWNER'S Signature** _____ **Arrival Date** _____ **Departure Date or end of season**	The undersigned **RENTER** of **Lot #** _____ has read, understands and will comply with the Association Rules Regulations, CC&Rs, and A&A rules of Outdoor Resorts Palm springs. _____ **RENTER'S** name (please print) _____ **RENTER'S Signature** _____ Arrival Date _____ **Departure Date**

For community Standards/A&A Coordinator and A&A Committee use ONLY

Date RV spotted on: _____ Measurement from lot line: _____

(Must be a minimum of 24" from the lot line measured from the furthest out slide out and complies with the rules)

Did owner/renter refuse placement form? Yes _____ No _____

Which slide out was measured from lot line _____

Is the sewer accessible? Is the Power Pole clear and accessible? Is the slide out over grass?

Is the RV 3' from the back line or 6" if it is a golf course lot or next to common ground?

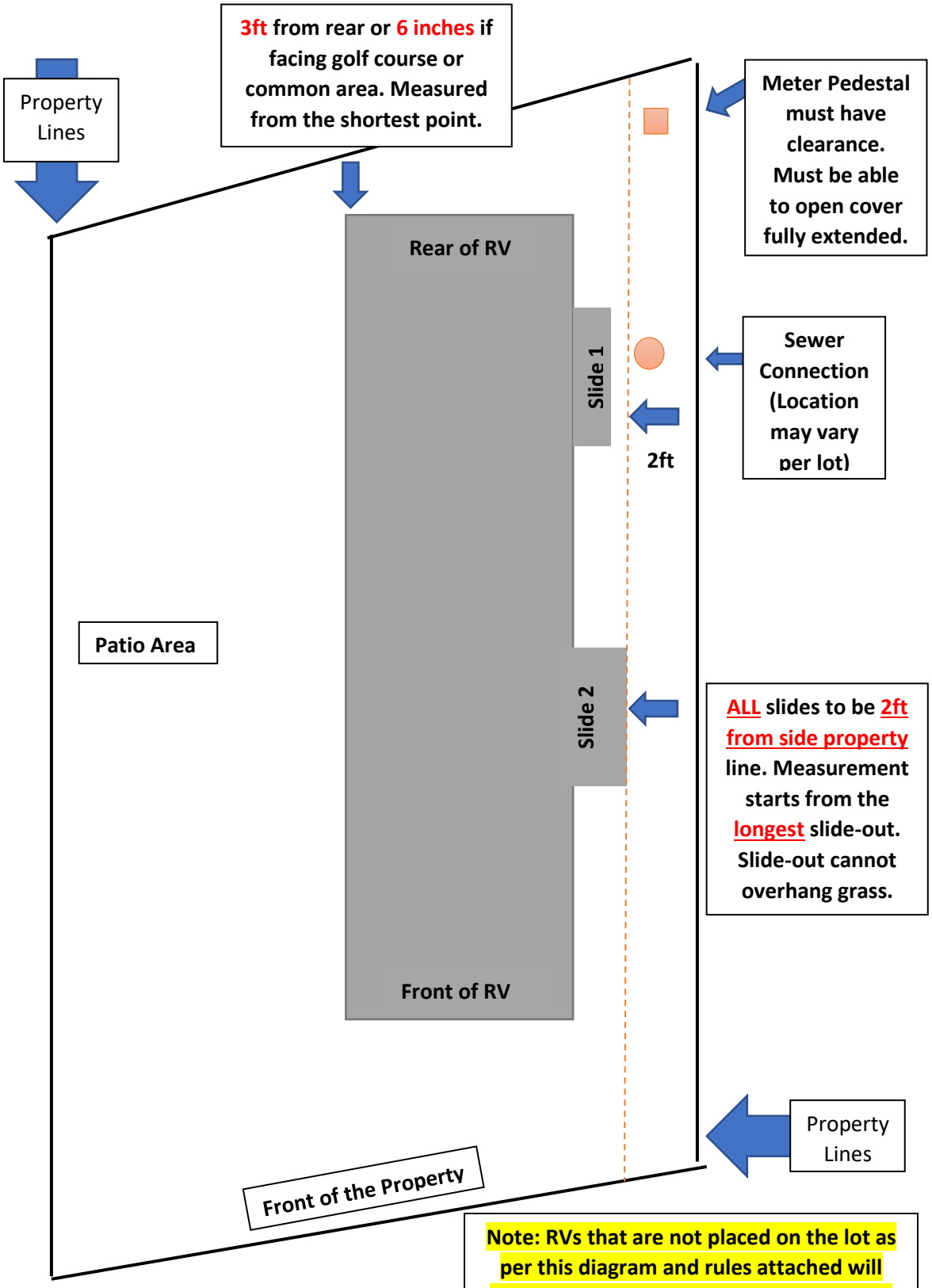
Signature of A&A Coordinator or A&A member:

_____

Notes:

OUTDOOR RESORT PALM SPRINGS

Rig Placement Diagram



Note: RVs that are not placed on the lot as per this diagram and rules attached will receive a violation notice and be required to move and placed on the lot accordingly. Owners are responsible for their renters.

Revised Nov. 22, 2022

EXHIBIT R

APPEAL OF A&A COMMITTEE DETERMINATION

Lot # _____ Date: _____

Owner(s) Name: _____

I hereby appeal a decision of the A&A Committee as follows:

☐ Denial of Request for Variance of A&A Rule on _____

(Attach a copy of the Request for Variance with the A&A Committee's Decision)

☐ Disapproval of Plans and Specifications for Lot Improvement/Modification made on_____. (Attach Permit Application and copy of the A&A Committee's Determination)

Provide below any information pertinent to the Board's consideration of this Appeal Request (attached additional pages if necessary):

_____

_____

_____

_____

_____

_____

Date Appeal Considered by the Board of Directors:_____

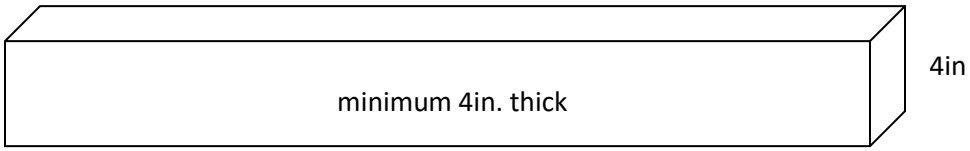
Appeal Approved ☐ Appeal Denied ☐

Notice of Board's Determination (Copy Attached) Mailed to Owner on_____.

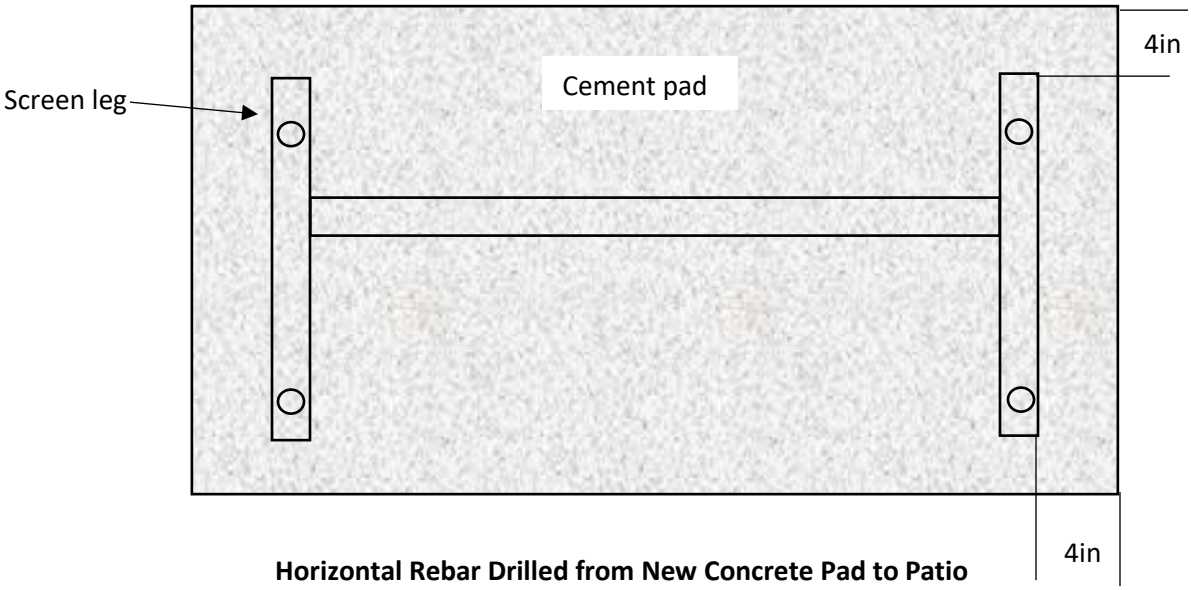
CC: Lot File

Exhibit S - Privacy Screen Footings

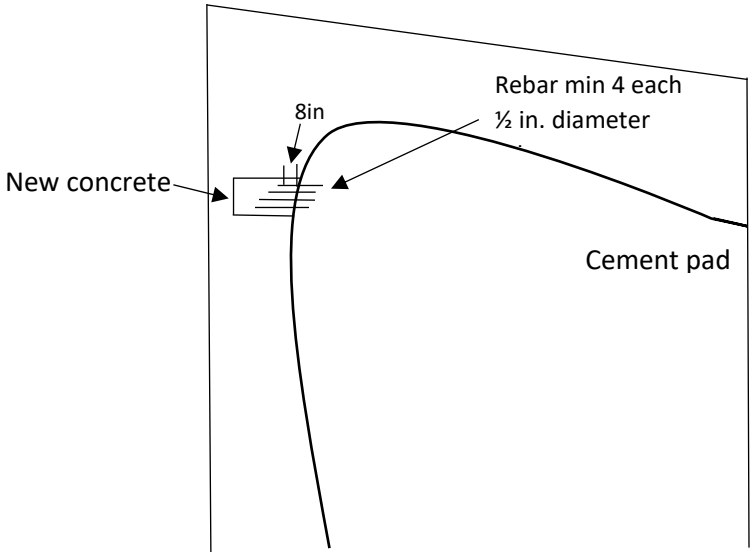
Cement Pad



Top View

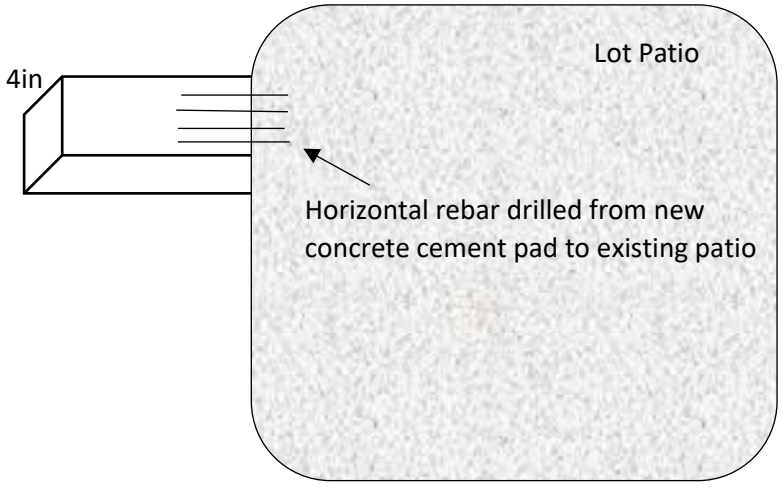


Horizontal Rebar Drilled from New Concrete Pad to Patio



OUTDOOR RESORT PALM SPRINGS

Exhibit S - Privacy Screen Footings (Softscape)



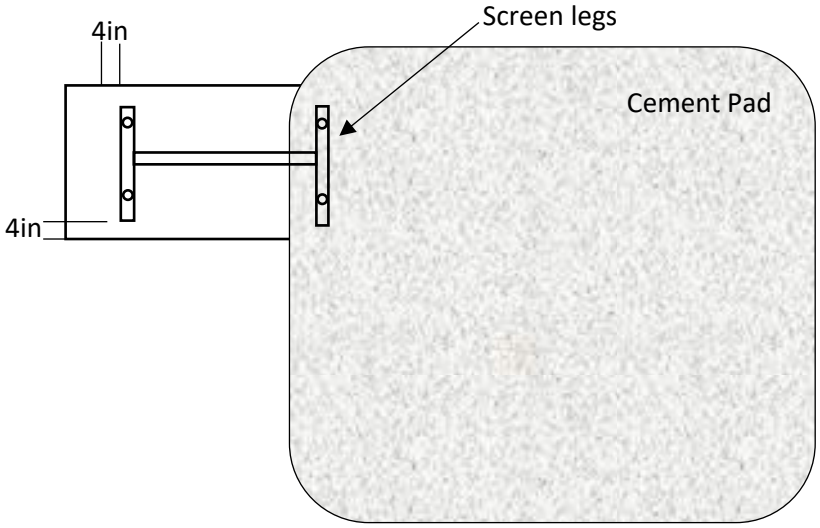


Exhibit T

A&A Rules Section 4E City Permits

Electrical work requiring a CATHEDRAL CITY PERMIT and an A&A permit

1. Running new conduit with wire in soft scape on lot (must be run deeper than under hardscape)
2. Running new conduit with wire under hard scape (cement, paver etc.)
3. Found 110v wire in ground with NO conduit. This would need replacing with all new conduit and wire
4. All masonry outdoor kitchens that have Electrical plugs, appliances, light fixtures, switches.
5. New light post with electrical plugs and switches
7. Other electrical issues as determined by the A&A committee or Cathedral City.

It is highly recommended that all Electrical work be performed by a licensed electrical contractor.

Electrical work that does NOT require a Cathedral City permit or A&A Permit

1. Change out a light bulb
2. Change out an Electrical Cover
3. Change out an Electrical Plug
4. Change out an Electrical Switch
5. Change out a Light Fixture
6. Replacing a light bulb socket
7. Installing a 12 Volt lighting system

Electrical work that requires an A&A Permit

1. All Electrical in ground SPLICE BOX (Junction Box)
2. Running new wire in approved electrical Conduit (wire only) connecting to a breaker or other electrical

Any and all electrical work on a Main Power Post/Pedestal must be performed by a licensed electrical contractor.

If the electrical work is not on this list, the A&A will decide what permits are required.