

**SEVEN LAKES
GOLF & COUNTRY CLUB**

FOR YOUR INFORMATION

Rules and Regulations are a necessary part of condominium living. None of us like restrictions, but some are necessary if we are to protect the health and safety of all residents and guests, protect our common property from needless and expensive abuse by a few, and preserve our individual rights from infringement by others.

The Board of Governors has been given the authority by the Declaration of Covenants, Conditions and Restrictions (CC&R's) and the By-Laws of Seven Lakes Golf and Country Club to adopt reasonable rules relating to the common area, the recreational area and other facilities within these boundaries. Copies of the governing documents are available in the HOA office.

The following rules have been adopted (or approved) by the Board of Governors as a general policy. It will be the Homeowners responsibility to acquaint their tenants or guest with these rules.

GENERAL OVERVIEW OF OUR COMMUNITY RULES AND REGULATIONS

- 1. Common Rules of courtesy should be observed for the common good of all residents.**
- 2. Notify the Main Gate if you are expecting guests or vendors, etc.**
- 3. HOA statements must be paid by the due date or become delinquent, and a 10% late charge will be assessed. Members who are delinquent are considered "not to be in good standing" and may lose membership privileges such as voting.**
- 4. Only Real Estate "For Sale" signs shall be erected on or about a residential lot. House-numbering devices and security signs are permitted. A single sign of reasonable dimension and design offering an individual home may be erected or displayed on or near a residential lot. Real Estates "Flyer Boxes" are permitted in nearby common areas. A "For Sale" sign may be displayed in one window of those condominiums located in the Unit 9 section.**
- 5. No gainful occupation, profession, trade or other non-residential use shall be conducted in or from any residence, lot or unit.**
- 6. The Club shall not be liable or responsible for loss or damage occurring on the premises or facilities of the HOA, to person or property of any member or member's family, or renters, or guests.**
- 7. Feeding of the ducks, and/or animals of any kind outside of a Condo/Living Unit is not permitted. DOING SO CREATES AN UNHEALTHY AND UNSANITARY CONDITION.**
- 8. No storage is to be visible to the common area.**
- 9. California's leash law applies to all pets.**

EMPLOYEES

1. All employees of the general contractors hired by the Seven Lakes Homeowners Association and the maintenance department, who are employed by the Seven Lakes Homeowners Association are under the direct supervision of the management of Seven Lakes Homeowners Association. They are instructed to take orders from no other person(s).
2. Members, guest or renters will not harass employees or other homeowners. Any violence, profanity, abusive behavior or rude conduct shall not be tolerated.
3. All complaints, orders or suggestions with respect to work or conduct of the employees should be registered with the Association Office.
4. Only persons authorized by management or the Board of Governors shall adjust, change or alter any of the machinery controlling the flow of water in to, or temperature of, the swimming pools/spa.
5. Only persons authorized by management or the Board of Governors shall adjust, change or alter community lights, lighting controls, sprinklers or any other community apparatus.

CARPORTS - PARKING

1. Numbered carport spaces are for the personal use of that resident. The numbered spaces are not to be used by other persons except by written permission by the designated owner. Except for Unit 9 dwellings only one carport per homeowner is normal procedure.
2. Carport Storage areas are for storage only. No flammable items should be stored in carport or carport stage areas.
3. With the exception of items that are stored in an approved cabinet/storage area, carports may not be used for storage of any kind.
4. From time to time, guest parking spots can be rented on an annual basis for \$500 per fiscal year.

ROADS

1. Pedestrians, bicyclers and golf carts have the right-of-way. However, caution should be observed by all.
2. When walking or jogging, it is requested, for safety reasons, to walk on the side facing oncoming traffic.
3. Riding bicycles and children's conveyances, is restricted and extreme caution should be used at all times.
4. No roller-skating, roller-blading or skate-boarding are allowed on the premises.
5. Golf carts may NOT be operated in the streets or common area by anyone under AGE 16, or without a driver's license.
6. The speed limit is 15 mph at all times and strictly enforced

LANDSCAPE

1. No changes may be made in the common areas (planting, removal of plants, trees or shrubs) without first getting approval of the Landscaping Committee and/or the Architectural Committee.
2. Hours of operation are set seasonally by the General Manager and notifications are in office bulletins and on the website.
3. Fruit trees outside of a dwelling's perimeter are on Common ground. As such, fruit is available to all Homeowners and Guests as a shared amenity. Under General Rules & Regulations, common rules of courtesy should be observed, and this applies to harvesting fruit. Picking large containers of fruit breaks these rules; so does someone prohibiting a resident from picking a reasonable amount. When fruit begins to fall on the ground, this fosters vermin infestation; when this occurs, please call the HOA for proper cleanup.

LANDSCAPE cont.

4. When falling fruit begins this may require the removal of any remaining fruit on the specific tree. To prevent rodent infestation on the property all citrus from the trees are removed by the Association beginning in May each year.

PATIOS AND WINDOWS

1. Outside Patios: Homeowners are responsible for maintaining their patios in a neat and orderly condition. Only well maintained patio furniture, plants, golf carts and other appropriate patio accessories may be kept in a patio area. Storing items such as firewood and hanging items such as towels and clothing in the patio are not allowed.
2. Private front and back patios are the homeowner's responsibility to maintain. Please do not allow any shrubs to grow above the walls, fences and do not let weeds go unattended.
3. No laundry, bedding, garments or other items of like nature shall be hung in or about any residential lot so as to be visible from another residential lot or unit or from the common area.
4. Any window/patio coverings used for sun protection shall be of a material or design approved by the Architectural Committee. The use of paper or foil is unacceptable.
5. The Board of Governors HOA has reaffirmed the policy that it is not responsible for the cost of replacing glass broken by stray golf balls. Each individual homeowner has/or should acquire insurance to cover the loss in case of damage from an unknown golfer. However, the golfer is responsible for replacement.

ARCHITECTURE

In maintaining a desirable neighborhood, architectural control is one of the foremost responsibilities of the HOA. If a homeowner wishes to make exterior changes, alterations or modifications to their dwelling, before submitting a request, the homeowner should read the limits and restrictions contained within the CC&RS , the Architecture Guidelines & Guideline Booklet (which is available in the HOA office) . The following procedure must be used:

Step #1. An application form is available in the HOA Office. The owner shall complete the application. Submit drawing, floor plan and elevation which clearly indicate the proposed modification and its relationship to the existing structure and to the individual property line.

Step #2. The completed application and a brief diagram of the proposed changes will be referred to the Architectural Committee for review.

All homeowners are held responsible for compliance with all applicable building code requirements. During such times as internal construction or having visible, long term storage items, i.e. storage boxes, appliances, etc., internal window covering should be drawn after working hours.

All proposed additions or modifications also require the approval of the City of Palm Springs Planning Commission. A building permit must be applied for (and paid for) by the homeowner for any such addition and/or modification. Building permits are issued by the City of Palm Springs.

Step #3. Written approval will be granted if the Architectural Committee agrees that the proposal complies with the intent of the HOA governing documents and does not detract from the appearance of the Community. Notification will be sent to the homeowner with an appropriate response.

ARCHITECTURE RULES & GUIDELINES HIGHLIGHTS

As mentioned on the preceding page, page 14, the HOA has promulgated Rules governing changes, modifications or alterations of homes at 7 Lakes. The Architectural rules are specific, are strictly enforced and should be carefully reviewed by any Member considering such changes before seeking approval.

The following are some highlights**

1. Air Conditioners: may not be installed in windows, walls or on roofs.
2. Prohibited Alterations or Improvements: Basketball hoops, clotheslines, swamp coolers, awning of any type, and building extension or additions.
3. Private Outdoor Pavement Cover: Concrete is preferred and any painting or covering must be approved.
4. Doors: Exterior doors may be installed at owner's expense after approval. These doors may be painted at the discretion of the owner but if not 7 Lakes tan, approval is required. Sliding glass doors must have clear, anodized aluminum frames.
5. Patio Extensions: require review and approval and may require membership approval.
6. Patio & Atrium Screens: Screens are the responsibility of the homeowner and must be framed in clear anodized aluminum after being reviewed and approved.
7. Patio Appearance: all patios must be kept in a neat and tidy condition. Patios that do not meet that definition will be sent a "request letter" to correct and comply. Overgrown shrubs, dead plants, or furniture, pots and golf carts in disrepair are examples which will prompt such a notice. Lack of compliance may lead to HOA maintenance and the cost charged to the homeowner.
8. Fireplaces: Wood burning fireplaces are not permitted. Installation and maintenance for gas or electric fireplaces and vents are the responsibility of the homeowner.

9. Garage Doors: After approvals, garage doors and the necessary supporting structures, may be installed and must be maintained by the homeowner.
10. Roofs, Gutter and Downspouts: Are the responsibility of the homeowner. Any addition of same requires approval and painted 7 Lakes tan. Roof coatings must be painted 7 Lakes tan and are maintained by the homeowner.
11. Lighting: All installation of lighting fixtures, including security lighting, in the common area must have review and approval. Seasonal lighting may be installed 30 days prior to the Holiday date; it must be removed 15 days after the Holiday date.
12. Paint Color: Except for exterior doors, all outside walls must be painted 7 Lakes tan. The exterior walls of all dwellings will be maintained and painted by the HOA.
13. Satellite Equipment and Antennas: Transmission antennas are not allowed. All others require review and approval. Satellite dishes must be less than 39" in diameter.
14. Skylights and Solar Tubes: Any addition planned must be reviewed and approved. Existing and new structures are maintained by the homeowner.
15. Windows and Sliding Glass Doors: Any replacement or additions must have review and Approval.

***An Illustrative ARC Handbook is available in the HOA office*

MAIN GATE

Seven Lakes Association Rules are designed to obtain the maximum security possible under existing circumstances; as such, resident cooperation and participation is essential. Constant attention is directed toward new or improved rules which will upgrade the quality of our security.

PLEASE OBSERVE THE FOLLOWING ASSOCIATION RULES:

1. All homeowners must have current year identification stickers attached to the **INSIDE** of the front windshield in the **LOWER LEFT HAND CORNER**.
2. All other vehicles must have a current gate pass conspicuously displayed in the vehicle at all times. Vehicles that are not properly identified (sticker/pass) will be denied access to the Community.
3. The Main Gate must be notified in advance when guests, vendors or tradesman are expected. No guest or guest vehicle is authorized to enter Seven Lakes unless the guest's name is registered with the Controlled Access Employee on duty. Gate notification is now available through the Gatekey System on the Internet.

"GateKey" is an internet based resident and guest management system. Gate Key provides you with the ability to update your personal information and manage your guests online.

The following are a few of the highlights that Gate Key offers;

- Maintain a permanent, temporary, party and/or denied list of guests anytime 24 hours a day 7 days a week.
- Update your personal information
- Receive text messages on your mobile phone when a guest arrives
- View the online community directory
- Review Guest Access history
- Setup additional users and access levels

Contact the HOA office for login/password information and resident operating manual.

4. Vendors and contractors are not allowed access and/or may not work before 8:00 a.m., Monday through Saturday, and must stop work and leave the Community by 5:00 p.m.
5. No vendor access or work is allowed on Sunday or holidays except in emergency situations which must be approved by the General Manager, or in his/her absence the President of the Association.
6. Homeowners and renters must phone or give written notice of their guest's arrival. Guests and non-resident family members will be issued a limited time use GATE PASS upon request of the homeowner or renter. Gate passes may be obtained from the Main Gate—1-760-328-1169. The Gate Pass must be current and conspicuously displayed in the vehicle at all times.
7. Domestic employees and gardeners employed by residents must have a PASS to enter Seven Lakes. These passes will be obtained from the Main Gate. The pass must be current and conspicuously displayed in the vehicle at all times.
8. If you are planning a party and entertaining outside guests, the following information must be furnished IN WRITING to the Controlled Access Employee at least four (4) hours prior to the party:
 - a) Name(s) of person(s) having party.
 - b) Address or location of party.
 - c) A party check list. Guests not on party list shall be detained at gate until properly identified by homeowner.
9. Service companies operating on a continuing basis (laundry, dry cleaners, TV repair, pest control, etc.) will be cleared at the Gate upon being registered. However, if you anticipate special delivery or service, please notify the Main Gate or expected arrivals so that authorization may be given for entry.
10. Campers, trailers, boats and motor homes may not be brought into Seven Lakes except as approved by the General Manager. Moving vans may enter the community at 8:00 am Monday through Saturday and must exit by 5:00 pm.

**PLEASE OBSERVE THE FOLLOWING
ASSOCIATION RULES:**

1. When not in residence, advise the Association Office by phone (and subsequent mailing), email or fax of the name, date of arrival and length of stay or your renter, guest or family member in order that the Main Gate may issue passes.
2. Upon returning to Seven Lakes immediately advise the Main Gate and the Association office that you are now in residence.
3. Residents are advised to adhere to the following procedure should there be unpleasant incidents or disturbances:
 - a) When incidents of a critical nature occur, such as a pending burglary, assault, fire, etc., *you should first call 911 then the Main Gate at 1-760-328-1169.*
 - b) When incidents occur of a less critical nature that should involve the police, first call Police Department Dispatch at 1-760-323-8116, then call the Main Gate.
 - c) It should be noted there is a City and County Ordinance prohibiting any disturbances after 10:00 pm.

THE ELITE ENTRY PHONE ACCESS GATE SYSTEM

The Elite Entry Phone Access Gate System is available to those homeowners who wish to be "less dependent" on a gate attendant to allow them and their guests into the Seven Lakes Community. We would like to remind those members who choose not to use this access system, that there will still be controlled access employees at the main gate.

There are 4 different access devices available to the homeowners. They are as follows:

1. Elite Card Reader
2. Elite Transmitter
3. Access Control Tag
4. Key Code

All homeowners will receive a six (6) digit key code. These codes can only be changed by modifying the last 3 digits of the code. All homeowners will also receive one (1) free Elite Card Reader. If you wish to have additional cards issued, you may do so for a \$10 refundable deposit. If any cards are lost or stolen, you will lose your deposit. These cards can be programmed for vendors, renters, etc for your residence for different days and time periods. These cards and codes are available for pick-up in the HOA office.

There are two other access devices available to all homeowners. They are the Elite Transmitter and the Access Control Tag. The Elite Transmitter is similar to a garage door opener and the Access Control Tag is a device that is mounted on the inside of your windshield and communicates to the Smart Pass Reader, which is mounted on the gate.

Both of these devices are also programmable for vendors, renters, etc. There is a \$50 refundable deposit required per device. Again, if any of these devices are lost or stolen, you will lose your deposit.

Located at the gate entrance is the Homeowner Directory. All homeowners are programmed into this directory. This feature will allow the homeowner to open the gate for their guests, etc from their residence. For those homeowners who would like to have their cell phone numbers programmed in instead, may do so.

The instructions to use this access are as follows:

1. Have the guest locate your name in the directory at the gate.
2. Using the keypad located at the gate entrance, the guest should punch in the 3 digit code located before your name. This will ring your unit.
3. After you answer the call and verify your guest, punch the number "9" on your home phone. This will open the gate.

****Remember, your telephone must be registered with the HOA office in order for this system to work.**

For homeowners who choose to have their names hidden on the directory or have their phone numbers removed from this system, may do so. Any changes must be done in person for security reasons at the HOA office.

If you have any questions or problems concerning the Elite Entry Phone Access Gate System, please contact the HOA office for assistance.

MOTOR VEHICLE, TRAFFIC RULES AND REGULATIONS

CAMPERS, MOTOR HOMES, TRAILERS, BOATS AND TRUCKS

Campers, trailers, boats, motor homes and trucks (rated over 1 ton) may not be brought into Seven Lakes except as may be temporarily approved by the General Manager or Board of Governors.

They WILL NOT be used as living quarters under any circumstances. The procedure to follow should you expect guests who are using a motor home, trailer, boat, or camper is to call the HOA office (1-760-328-2695), and state that you expect guests who will be using any of these vehicles. If the guests are to remain for a short time—NEVER OVERNIGHT—the HOA office will notify the Main Gate, and authorize your guests and their vehicles to enter Seven Lakes. The same procedure should be followed if these types of vehicles are on the premise for purposes of loading and/or unloading.

TRAFFIC RULES AND REGULATIONS

The SLHOA has adopted traffic rules and regulations established by the California State Legislature described in the California Vehicle Code, § 22658A & 22658.2 ET.SEQ.

A conspicuous traffic warning sign has been posted at the front gate. It includes a statement of enforcement.

1. TRAFFIC REGULATIONS:

- a) **SPEED LIMIT:** The maximum speed limit at which motor vehicles may proceed on the streets within the Community is fifteen miles per hour (15 MPH) as posted.
- b) **STOP SIGNS:** Motor vehicles shall come to a complete stop at all street intersections within the Community marked with a stop sign before proceeding further.
- c) **RIGHT OF WAY:** Pedestrians, bicycles and golf carts shall have the prior right-of-way while standing, proceeding, or crossing any streets within the Community.
- d) **COMMON COURTESY:** Courtesy to others and consideration of the rights of others shall be the primary concern of all who use the streets and parking areas of the Community.
- e) **MOTOR VEHICLES:** The term "motor vehicle" includes all vehicles driven by a motor.
- f) **UNASSIGNED PARKING SPACES:** Homeowners and guests may park in any unassigned parking space (parking in handicap spaces are by permit only). However, vehicles may not be stored in any of these spaces for a period in excess of 72 hours without written permission of the General Manager.

Permission to use another assigned space must be in writing by the designated homeowner.

- g) All vehicles must be parked in assigned carports or guest parking areas within designated parking lines. Parking in the roadway is not allowed, except for brief (maximum 30 minutes) **LOADING AND UNLOADING.**

2. THE FOLLOWING TRAFFIC SAFETY POLICY IS STRICTLY ENFORCED:

SINCE ACTION must be taken to prevent serious accidents, injury or damages, SLHOA will enforce a program for safety.

Appropriate action will be taken to deter traffic violators.

3. VIOLATION OF THE TRAFFIC REGULATIONS

- a) Homeowners are responsible for their renters, guests, vendors, contractors and all other visitors.**
- b) Anyone observing a violation of the traffic regulations is requested to report the same to the Controlled Access Employee or the HOA office.**
- c) Violations that are reported will be investigated by the General Manager and if deemed to be legitimate or verifiable will result in the following action:**
 - 1) Upon the first offense—a letter will be sent notifying the responsible homeowner of the violation and of a possible fine for subsequent violations.**
 - 2) Upon the second offense and investigation by the General Manager, a letter will be sent notifying the responsible homeowner of the violation and of a possible \$50 fine. The letter will also invite the homeowner to a Board hearing as required by the Davis-Stirling Act.**
 - 3) Upon a third and subsequent violation and a investigation by the General Manager, a letter will be sent notifying the Homeowner of the violation and of a possible \$100 fine. The letter will also invite the Homeowner to a Board hearing as required by the Davis-Stirling Act.**

- 4) Fines will be charged to the Homeowner's account upon approval of the Board.
- 5) In addition to the fines as outlined above, the violator may be subject to the following restrictions:
 - (a) Second Offense: Suspension of driving privileges within the Community for two (2) weeks.
 - (b) Third Offense: Suspension of driving privileges within the Community for a minimum of thirty (30) DAYS
 - (c) Repeated violations may result in banning the violator from driving in the Community altogether.

VEHICLE TOWING POLICY

This Policy will set the guidelines per CVC § 22658, under which vehicles will be towed from Seven Lakes Homeowners Association and other private property, including Association roadways, parking areas and Clubhouse area. Vehicles parked in unauthorized areas and/or vehicles that are non-operational are subject to towing. Any vehicle parked on any Association road in such a manner as to create a traffic hazard will be towed immediately.

Posting of Signs:

A sign measuring at least 17" x 22" {Ca. Vehicle Code} Sections 22658 (a)(1) and 22658.2 (O)(1) will be posted at the entrance to Seven Lakes.

This sign indicates that vehicles parked illegally on Association property and other private property, without authorization, will be towed.

This sign shall also include the telephone number of the Palm Springs Police Department.

Conditions of Towing for Vehicles on other than Association Property:

1. The motor vehicle, motorcycle or trailer must belong to someone other than the owner of the spot on which the vehicle is parked.
2. The property owner must give permission for the towing of the vehicle from their property.

CONDITIONS OF TOWING FOR VEHICLES WHICH ARE STRIPPED OF PARTS, APPEAR INOPERABLE, OR HAVE NOT BEEN MOVED FOR A PERIOD OF TIME, PARKED ON ASSOCIATION PROPERTY INCLUDING PARKING LOTS, ROADWAYS AND COMMON AREAS:

1. The vehicle must have at least two wheels on the roadway or parking lot. If this requirement is not met, the vehicle cannot be towed.
2. Any vehicle parked on any Association road in such a manner as to create a traffic hazard will be towed immediately.

TOWING PROCEDURE:

One tire will be marked in such a manner as to readily indicate if the vehicle has been moved after being marked,

1. The mileage reading will be noted if possible.
2. A windshield tag indicating the date and time the vehicle was marked and a date and time (at least 72 hours) indicating the date and time the vehicle will be towed, will be placed as securely as possible on the vehicle.
3. In all cases every effort will be made to contact the owners of the vehicles in violation of this policy.
4. All towing will be done during daylight hours except in case of an emergency.
5. An inventory of the vehicle, on the form provided, will be conducted on the vehicle to be towed.
 - a) The inventory will be signed by both the General Manager and the tow truck driver.
 - b) A copy will be given to the tow truck driver and the original will be retained by the General Manager and a copy placed in the Property owner's file.
 - c) The steps taken to locate the owner/driver of the vehicle will be documented.
 - d) Any items inside the vehicle and any damage found on the vehicle shall be noted.
6. DAVE'S TOWING, PALM SPRINGS (1-760-322-5441) will be the only tow company authorized by Seven Lakes Homeowners Association to tow vehicles from the property.
 - a) DAVE'S TOWING will be responsible for the towing notification to the proper law enforcement agency.

PERSONAL HOME SECURITY

YOU ARE SERIOUSLY URGED TO ADOPT THE FOLLOWING RECOMMENDATIONS:

- 1. Secure your home whenever it is unoccupied. Close & lock all doors and windows before retiring for the night.**
- 2. Lock entrance and patio doors with regular locks and dead bolts upon retiring.**
- 3. Lock sliding glass doors in closed position (or in not over 6" open position if door has "Mitey Locks" or equivalent). These locks not only control opening, but also prevent lifting of glass doors off tracks. Though limited in protection, screen doors should also be locked, as slitting of screens may be audible.**
- 4. Lock boxes can be installed by the HOA staff for \$50. Though the HOA is not permitted to store homeowners keys, should there be a need to enter an empty dwelling for emergency situations, i.e. signs of ongoing water damage, upon notice, the homeowner can permit the HOA to inspect.**
- 5. Use timers to automatically activate indoor and outdoor lighting. The most vulnerable hours are from midnight to daylight.**
- 6. Lock your vehicle at all times.**
- 7. Report to gate immediately if you see any suspicious person(s) roaming your area.**
- 8. CALL 911, (PALM SPRINGS POLICE) FIRST IN THE CASE OF AN INTRUDER, THEN CALL THE MAIN GATE AT 1-760-328-1169.**

PETS

Homeowners, guests or tenants who possess pets must comply with the following regulations and have their pet registered in the HOA office:

1. When outside, pets must be restrained on a leash at all times however, pets are not to be tethered outside a unit and left unattended for any period of time.
2. Owners are responsible for clean-up after their pets. Carry a plastic bag to gather all pet droppings. Properly and promptly dispose of waste in the designated trash areas.
3. Owners are responsible for repair of grass if their dog creates any stain on the grass. Various products are available and a copious amount of water applied regularly is also effective.
4. Owners shall be responsible for any personal or property damage caused by their pets.
5. Pets are NOT ALLOWED in the pool areas at any time.
6. Pets are NOT ALLOWED on the golf course at any time.
7. Pets should never be left unattended outside living units.
8. Owners must be considerate of neighbors at all times and make every effort to respect boundaries around the homes when walking their pets.
9. Pets with aggression issues must be properly restrained when in the common area, i.e. muzzled, secured leashes.

10. No animal shall be allowed to unreasonably annoy residents with nuisance noise or other acts as defined in the Davis Stirling Act. Special attention is directed to the rule against allowing dogs or cats to run free. There is a Palm Springs City Ordinance #10.28.010 against unleashed pets, and there have been a few unpleasant incidents at Seven Lakes caused by violation of this ordinance. Therefore, compliance is mandatory.

Attention is directed to the Palm Springs City kennel law which states that no more than 3 pets may be kept in any household. Any addition to this number requires a kennel license and minimum size requirements.

POOLS AND POOL AREAS

- 1. The use of pools, spas, saunas, and cabana amenities are limited to homeowners, tenants, members of their immediate families and their invited guests. Employees are not to be considered as guests.**
- 2. Use of pools, spa and pool areas are restricted to the period from 7:00 am—10:00 pm.**
- 3. Use of pools by children pursuant to California State Law:**
 - a) No children under twelve (12) are allowed in any pool or pool area unless accompanied by an adult, eighteen (18) or older.**
 - b) Unsupervised children under fourteen (14) are not allowed in the Spa at any time. (California Uniform Building Code Section §31198.5)**
 - c) Children wearing diapers are not allowed in the pools.**
- 4. Guests may use the pools and pool areas when accompanied by a homeowner or tenant. Except for reserved pool parties, guests shall be limited to four (4). NOTE: This guest limit protects against overcrowding at each individual pool.**
- 5. Spa jets must be turned off after each use.**
- 6. Lights in restrooms and saunas are to be turned off after use however; all pool/landscaping lighting is to be left on at all times.**
- 7. Reservations for cookouts or pool parties must be made in advance through the Association Office, and a notice is to be posted on the Bulletin Board near the grill.**
- 8. Plates, glasses and ashtrays used in the pool areas must be paper, plastic or metal.**
- 9. Furniture is not to be removed from the pool areas.**

10. Grill and sink areas must be cleaned by the user after each use.
11. No loud-playing radios or boisterous conduct will be permitted in any pool areas. When others are present, only limited use of cell phones is requested.
12. Towels must be used to protect pool-side chairs and lounges against suntan oils and lotions.
13. All suntan oils and lotions must be removed before entering pools.
14. Animals are not allowed in pool areas.
15. PROPER BATHING ATTIRE IS REQUIRED AT ALL TIMES.
ABSOLUTELY NO NUDITY ALLOWED AT ANY POOL AT ANY TIME.
16. Pool areas are non-smoking areas.

Each homeowner shall be responsible for compliance with these regulations including Homeowner's Guests or Tenants.

Anyone observing a violation of these regulations is requested to promptly report it to the Seven Lakes HOA office. Violations of the rules may result in prohibiting further use of the pools and pool areas for such a period of time, not exceeding thirty (30) days and/or a fine not to exceed \$100.00.

REFUSE DISPOSAL

Refuse pick-up is on Tuesday of each week.

Refuse disposal areas and trash cans are located throughout the common area at the end of the carports. Homeowners, guests and tenants must use the trash cans for all refuse that cannot be run through an electric disposal. The following rules must be observed:

- 1. All refuse (garbage) must be placed in sealed plastic bags. REFUSE MUST NEVER BE PUT LOOSE INTO THE TRASH CONTAINERS.**
- 2. Lids of cans must then be replaced tightly on cans.**
- 3. Break down smaller boxes and put them in trash containers.**
- 4. All trash, such as large boxes, etc., which do not fit in the trash containers will not be picked up by the Palm Springs Disposal Company 1-760-327-1357.**
- 5. Please follow these rules regarding larger boxes and excess refuse:**
 - a) Break down boxes.**
 - b) Special Pickup is required for excess garbage, boxes, etc. Palm Springs Disposal Company will arrange a special pickup for these items. Call 1-760-327-1351. billing for this special pick-up will be made directly to the homeowner who will be responsible for payment for this service.**
 - c) Any homeowner who engages in remodeling must arrange with the Waste Disposal Company for a Dumpster. The Homeowner must contact the HOA office for location of a convenient space for the dumpster.**

- d) Please be advised that the trimmings from work done inside private patios must be hauled away by the private gardener.

REMEMBER—Construction materials, sod bricks, etc., must not be placed in trash containers. Contractors are responsible to remove all debris from the Seven Lakes property.

FAILURE TO DO SO WILL CAUSE THE RESPONSIBLE OWNER TO INCUR APPROPRIATE COSTS TO REMEDY THE SITUATION.

TENNIS COURTS

All homeowners, tenants and guests in all units have every right to use the courts.

The following rules apply:

1. Children of owners or tenants under 16 years of age may use the court only when accompanied and supervised by a related adult from the household.
2. All trash such as tennis ball cans, paper cups, etc., must be removed from the court after each time period.
3. Regulation tennis shoes must be worn by all players. Proper tennis attire, including shirts for men, must be worn when using the court.
4. No food or glass is allowed on the court. Only water and other drinks without sugar or sticky contents (no soda pop or beer) may be taken onto the court, and only in unbreakable containers.
5. Tennis Courts are for playing tennis only. No bike riding, roller skating, skate boarding, etc.

SEVEN LAKES HOMEOWNERS ASSOCIATION A=Association
MAINTENANCE MATRIX O=Owner
I=HOA ins

	A	O	I
1. Exterior Painting of Front Door and Front Door Frame in Standard Color-Owner Must Purchase The Paint But HOA Performs Painting	A		
2. Exterior Painting of Front Door and Front Door Frame in Custom Color (Requires Architectural Committee Approval)		O	
3. Interior Painting of Front Door		O	
4. Hardware, Weather Stripping and Fixtures of All Doors		O	
5. Front Door and Door Frame, Including Any Damage Caused By Irrigation Overspray		O	
6. Front Stoop, Including Surface Tile Treatments.		O	
7. Interior Painting of Dwelling Unit		O	
8. Window Screens		O	
9. Patio Door Screens		O	
10. Windows, Window Frames, Weather Stripping, Glass, Sliding Doors and All Components of Window System		O	
11. Patio Doors And Glass		O	
12. Outside Walls (Cinder Blocks and Stucco), Including Painting	A		
13. Outside Trim of Dwelling Unit, Including Painting	A		
14. Carport Roofs, Including Gutters and Scuppers	A		
15. Interior Wall Paint and Coverings		O	
16. Interior Floor Coverings		O	
17. Residential Unit Roof, Including Gutters and Scuppers		O	
18. Condominium Building Roof System, Including A Gutters and Scuppers Pursuant to Sections 1.16, 6.4.7 And 6.4.8 Of The CC&Rs Regarding Condominium Roof Cost Center and Carport Roofs	A		
19. Residential Building Footings, Foundations/ Slabs		O	
20. Common Area Sidewalks	A		
21. Faucets—Exterior of Dwelling Unit		O	
22. Faucets—Interior of Dwelling Unit		O	

DWELLING UNIT	A	O	I
23. Pest Control		O	
24. Light Fixtures and Bulbs-Interior and Exterior of Unit (Except Electrical Elements on Exterior of Unit Connected to Association's Common Area Electrical Meter Installed by Original Developer).		O	
25. Light Fixtures and Bulbs, and Electrical Elements on Exterior of Unit Connected to Association's Common Area Electrical Meter Installed by Original Developer.	A		
26. Skylights and Solartubes (Including Transition and Connection to Roof System)		O	
27. Fireplaces, Spark Arrester and Related Components/Utility Connections, Including Chimney		O	
28. Mailboxes	A		
29. HVAC System, Including All Interior/Exterior Ductwork or Utility Penetrations		O	
30. Water Heater System		O	
CONDOMINIUM UNITS ONLY			
31. All Areas of a Balcony Which Need Repairs to Prevent Water Intrusion into the Condominium Building and Which Shall be Considered Part of the Condominium Roof Cost Center Allocated to the Owners Within Each Respective Condominium Building. However, If Balcony is Altered From Its Original Developer Installed Condition (Enclosed, Flooring Installed or Any Alteration Which Blocks The Roof Drain), That Entire Balcony and All Aspects of It Become the Responsibility Of The Owner	A		
32. Exterior Stairways Between First and Second Story	A	O	
VEHICLE GARAGES AND CARPORTS			
33. Painting of Unenclosed Carports	A		
34. Interior Painting of Enclosed Carport		O	
35. Exterior Painting of Enclosed Carport	A		
36. Hardware, Weather-stripping, and Fixtures Of Garage Door(s) to an Enclosed Carport		O	
37. Garage Door Opener		O	
38. Replacement of Garage Door		O	
39. Exterior Painting of Garage Entry Door	A		

VEHICLE GARAGES AND CARPORTS cont.	A	O	I
40. Exterior Painting of Garage Entry Door Frame	A		
41. Interior Painting of Garage Entry Door		O	
42. Hardware and Fixtures of Garage Entry Door		O	
43. Replacement of Garage Entry Door		O	
44. Carport Roof System	A		
45. Enclosed Carport Slabs		O	
46. Unenclosed Carport Slabs	A		
47. Outside Walls and Trim Of Enclosed A Garages And Carports			
If An Owner Has Added Doors to a Garage Or Has Enclosed A Carport the Owner Then Becomes Responsible For All Aspects of That Garage Or Carport Except As Noted Above		O	
48. Stains on Carport Slabs		O	
49. Association Maintenance Workshops and Storage Areas, Both Interior and Exterior	A		
50. Exterior of Storage Units	A		
51. Locking Mechanism Related to Hardware and inside of Storage Units		O	
REAR COURTYARD AREAS - ALL ARE RESPONSIBILITY OF THE OWNERS			
52. Patio Concrete Slab		O	
53. Door/Gate Surface Facing the Common Area		O	
54. Door/Gate Surface Facing Into Courtyard Interior		O	
55. Owner Installed Patio Walls		O	
56. Upgraded Hardscape/Patios or Sidewalks		O	
57. Shrubs and Landscaping Within Or Surrounding Rear Patio		O	
58. Irrigation System Within Patio		O	
59. Any Owner-Installed Improvements Or Personal Property (e.g., Potted Plants, Statues, Built-In Barbeques and Appurtenant Gas Lines)		O	
60. Raised Planters And Related Components Including Plant Material, Tile Treatment And Irrigation System And Waterproofing		O	
61. Spas, Pools, Water Features and All Appurtenant Pipes and Equipment		O	
62. Faucets in Rear Patio Area		O	

REAR COURTYARD AREAS cont.	A	O	I
63. Damage Caused to Any Association Maintenance Areas By Failure to Properly Maintain Irrigation System (Including Overspray)		O	
64. Rear Patio Security Light Fixtures and Bulbs		O	
65. All Areas Below The Roofline Visible to The Common Area (Roof Overhang Area) Must Be Painted "7 Lakes Tan" and are the Responsibility of the Owner		O	
FRONT PATIOS (Adjacent to Living Rooms)			
66. Upgrade of Hardscape Patios or Sidewalks and Any Resulting Damage to Underlying Hardscape		O	
67. Painting of Custom Wrought Iron (At Owners Additional Cost For Materials and Labor. If Owner Desires, HOA Will Perform This Work At Owner Expense For Material And Labor)		O	
68. Plants, Trees, Shrubs and Related Irrigation System		O	
69. Pagoda Landscape Lighting Connected To Association's Common Area Electrical Meter	A		
70. Faucets in Front Patio Area		O	
71. Spas, Pools, Water Features and All Appurtenant Pipes and Equipment		O	
72. Raised Planters and Related Components, Including Plant Material, Tile Treatment And Irrigation System And Waterproofing		O	
73. All Light Fixtures, Bulbs, and Landscaping Lighting Within Side Yards Except for Pagoda Landscaping Lighting Connected to Association's Common Area Electrical Meter Installed by the Original Developer		O	
74. Damage Caused to Any Association Maintenance Areas by Owners Failure to Properly Maintain Irrigation System (Including Overspray)		O	
TRASH ENCLOSURE AREAS			
75. Concrete Slab	A		
76. Exterior Stucco and Cinder Block Elements	A		
77. In The Area Around Trash Enclosure. If Owner Causes Trash, Spills Or Other Damage The Owner Is Responsible For Clean-Up And Repair.		O	

APPLIANCE RELATED TO THE DWELLING UNITS ONLY	A	O	I
78. Furnace		O	
79. Air Conditioner		O	
80. Air Duct System		O	
81. Kitchen And Bath Cabinets		O	
82. Plumbing Fixtures And Connections To Water And Sewer System		O	
83. Bathtubs, Shower Stall, Shower Pans, Bath And Shower Tile		O	
COMMON AREA PROPERTY AND LANDSCAPING			
84. Landscaping Within Common Area, Including Pagoda Landscape Lighting Connected To Association's Common Area Electrical Meter, But Excluding Landscaping Within Enclosed Courtyards	A		
85. Sidewalks Adjacent to Dwelling Units Located in Common Area But Not in Enclosed Courtyards	A		
86. Maintenance Buildings, Swimming Pools Spas And Ramadas	A		
87. Irrigation System-Common Area Only (Not Including Irrigation Systems Within Enclosed Courtyards of Private Patios)	A		
88. Perimeter Walls, Streets, Curbs, Parking Lots and Trash Areas	A		
89. Gates and Guardhouse	A		
90. All Common Area Buildings, Improvements And Facilities, Such As The Clubhouse, HOA Office Building, Cabanas/Bathrooms/Ramadas At The Pools, Etc.	A		
UTILITIES U=Utilities			
91. Electrical Service Up To And Including The Electric Meter			U
92. Electrical Distribution From The Meter To And Within The Dwelling Unit		O	
93. Gas Service Up To and Including the Gas Meter And Including Lighting of Pilot Lights			U
94. Gas Distribution From the Meter to and Within the Dwelling Unit		O	
95. Water Distribution up to and Including the Water Meter			U

UTILITIES cont. U=Utilities	A	O	U
96. Water Distribution From Water Meter Up To The Connection With The Dwelling Unit Shut-Off Valve Or, If None, To The First Pipe Connection To The Dwelling Unit And Within The Dwelling Unit, As Well As Including Any Pipes Under The Slab, Footings, Or Foundation Of The Dwelling Unit		O	
97. Water Distribution System Breaks And/Or Stoppages Caused By Roots Of Trees In Common Area And Excluding Any Water Lines On The Roofs.	A		
98. Water Distribution System Breaks and/or Stoppages (Unless Caused By Roots Of Trees In Common Area) And Including Any Water Lines On The Roofs		O	
99. Telephone And Telephone Wires (Either Telephone Company Or Owner)		O	U
100. Cable TV (Either Cable TV Company Or Owner)		O	U
101. Sewer Line Breaks And/Or Stoppages (Unless Caused By Roots Of Trees In Common Area)		O	
102. Sewer Line Breaks And/Or Stoppages Caused By Roots Of Trees Located In Common Area	A		

Unless Specified Otherwise, All Maintenance Includes Repair And Replacement As Well As Usual And Customary Maintenance.

Owners Are Reminded That Due To The Historic Aspect Of The Community, Alterations Should Be In Keeping With Mid Century Style And That Painting Of Exterior Components Should Be Done Utilizing "7Lakes Tan", Including All Vents, Conduits, Etc.

Owners Are Also Reminded That Alterations Require Architectural Committee approval Pursuant To The CC&Rs And The Architectural Guidelines.

Notwithstanding any allocation of maintenance, repair or replacement responsibilities contained herein, the express provisions under the CC&Rs, or under California law, the following general principles shall apply in determining the maintenance, repair and replacement responsibilities between the HOA and the Owner:

1. **Exterior Residential Building Maintenance.** Any maintenance responsibility by HOA for the buildings where the Dwelling Units are located shall be limited to the exterior surface of such buildings (excluding the roof system), unless otherwise indicated above, and shall not include the maintenance, repair or replacement of any interior walls, party walls, or any structural elements within the residential buildings. As such each and every Owner shall be responsible to maintain, repair and replace his interior walls, that portion of the party wall adjacent to his Dwelling Unit. The HOA shall be responsible for the Condominium Roof Cost Center as described in the CC&Rs. Maintenance, repair and replacement of the roof system for each Dwelling Unit located within the PUD Property shall be the responsibility of each respective Owner of his Dwelling Unit.
2. **Exterior Stucco and Exterior Paint of Dwelling Unit.** HOA shall be responsible for the repair and/or replacement of the exterior stucco and exterior painting of each residential building in accordance with a regular schedule as recommended by consultants and experts, and shall provide maintenance, repair and/or replacement for such areas on the basis of regular wear-and-tear unless immediate painting, repair or replacement is necessary to prevent water intrusion or other resulting damage. Any Owner of a Dwelling Unit with the PUD Property who wishes to facilitate painting and/or repair of the building stucco, cinder blocks and/or trim outside the HOA's regular schedule may do so, subject to the Architectural Guidelines, obtaining architectural approval, and at Owner's sole cost and expense.
2. **Owner Installed Improvements.** Any Owner-installed improvement, wherever located, shall become the maintenance, repair and replacement responsibility of the Owner, and not that of the HOA. If such Owner-installed improvement impacts or changes any portion of the HOA maintenance area, the HOA shall have the right to bring such HOA maintenance area into conformity with the HOA maintenance areas and charge Owner for any related costs to do so as a reimbursement assessment. Any Owner-installed improvement which impacts the exterior of the Dwelling Unit e.g. increasing the square footage of the Dwelling Unit, shall be the maintenance, repair and replacement responsibility of the Owner, unless otherwise agreed to in writing by the HOA.