

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

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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 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 of the Association. 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 circumstance requires 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 - GENERAL

2.A SIZE AND TYPE OF RECREATIONAL VEHICLES (RVs) ALLOWED IN THE RESORT

1. 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 the front wall to rear wall, not including the tongue or bumpers. RVs that have entered and remained in the Resort prior to (date of Board adoption 2021) that do not meet the minimum length requirement, may remain in the Resort.
2. No Owner shall make or cause to be made structural alterations or modifications to his/her RV and/or any exterior alterations or modifications to the lot without the prior written consent of the A&A Committee as provided in Article 7 of the CC&Rs.

2.B RVs NOT ALLOWED IN THE RESORT

RVs with tip-outs, truck campers, cab-over campers, tent trailers, pop-up trailers, tents, van conversions, bus conversions, park models or park trailers are not allowed in the Resort. Destination trailers (also known as extended stay trailers) are also deemed park trailers and, therefore, are not permitted within the Resort.

2.C MAINTENANCE REQUIRED (AESTHETICS)

1. To maintain the high aesthetic quality of the Resort and to preserve the value of the property, all lots, RVs and landscaping must be kept neat and orderly as determined at the sole discretion of the A&A Committee or other designee of the Association as further described below.
2. RV's must be maintained in a first-class, road-worthy and well-kept condition as to both the general visual aesthetics of the RV and the specific elements of the RV listed below which are not inclusive of every element that may require repair. Any deterioration or neglect of the RV will be cited for remedial action as described in the Enforcement Procedure. By way of example and not limitation, the following elements of an RV must be repaired, replaced or restored:
 - a. Oxidized cladding/fiberglass.
 - b. Fading paint, dents, or scratches on sidewalls.
 - c. Obvious discoloration of exterior wall due to removal of decals. Decals must be re-applied or re-painted.
 - d. Peeling, faded, or deteriorated decals. Decals must be re-applied or re-painted.
 - e. Peeling or deteriorated cap rails.
 - f. Faded, torn or missing awnings.
 - g. Cracked, loose, or missing slide-out seals.
 - h. Cracked, missing, or fogged windows and broken or missing seals.
 - i. Sagging door, rotting or failing wood, faded or deteriorated paint on front storage enclosure.
 - j. Sagging, deteriorating, rotting or failing steps, landings and/or ramps.
 - k. Broken or rotted wood or faded/deteriorated paint on skirting/lattice.
 - l. Road-worthy. For example, no flat or missing tires; towable are capable of being towed and self-propelled are capable of being driven.
 - m. RVs must be in compliance with California State laws.

3. In addition, remedial action will be required for the repair and/or removal of any deteriorating or unsightly personal property including, but not limited to, patio furnishings of any type, vehicles, trash and/or debris, or any other personal property.
4. The A & A Committee or other designee of the Association will use the Inspection Criteria identified on Exhibit B, attached hereto, to rate the condition of an RV in question. If an RV fails to satisfy any of the Criteria, the Owner will be required to make all identified repairs. If the Owner fails to make the identified repairs, the Board of Directors may require, in its sole discretion, that the RV be permanently removed from the Resort and mandate that it cannot be sold or transferred within the Resort or to a third party purchasing a Lot within the Resort.

2.D INSPECTION OF RV AT TIME OF SALE/CHANGE OF TITLE

1. Sale of Lot and/or RV

Upon receiving notice of the opening of escrow on a Lot, or any time prior to the opening of escrow, the A&A Committee or other designee of the Association will perform an inspection of the RV if it is to remain on the Lot after the sale concludes. The A&A Committee or other designee of the Association will use the Inspection Criteria identified on Exhibit B, attached hereto, to rate the condition of the RV. If an RV fails to satisfy any of the Criteria, a copy of the completed chart and a listing of the required repairs will be provided to the Owner and escrow agent. The Owner will be required to make the necessary repairs prior to the close of escrow. If the Owner fails to make the necessary repairs within this timeframe, the RV must be permanently removed from the Resort at the close of escrow.

2. Sale of RV within 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 using the Inspection Criteria identified on Exhibit B to rate the condition 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 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.

2.E RVs ENTERING THE RESORT

All RVs entering the Resort are required to meet the prevailing standards of aesthetics applicable to RVs. Owners who purchase an RV for siting in the Resort, or Owners who purchase a Lot and wish to bring an RV that is already owned must request an inspection of the subject RV in advance of arrival into the Resort. RVs that are determined to be deficient are subject to notice of compliance violation and subject to demand for repair and/or removal from the Resort subject to the contents of the correspondence sent to the Owner in violation.

SECTION 3 – RESTRICTIONS

1. Storage is not allowed on the driver's side of the RV if it is in view of other lots.
2. Toy Haulers are prohibited from opening their rear doors or ramps within the Resort.
3. Covers, Shades, Netting and Extensions to Awnings
 - a. Shades that are manufactured to snap or fasten over RV windows are allowed.
 - b. Partial RV covers that are manufactured to snap or fasten over portions of the RV are allowed. Netting or other protective fabric that is draped over portions of the RV are not allowed.
 - c. Full RV covers are allowed beginning March 15 and must be removed by no later than November 15 each year.
 - d. Drop-down extensions to awnings are allowed but must be fabricated from material that is similar in color to the awning and/or of a neutral color palette.
4. Washers and/or dryers are prohibited from being installed in fifth wheel enclosures.
5. External or window air conditioning units are not allowed to be installed in an RV.

SECTION 4 – PERMIT REQUIREMENTS

4.A PERMIT REQUIRED

Except for limited, routine maintenance items described below, before any improvement is done on any Lot, a permit 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, antennas, utility lines structures, installations, and improvements of any kind. Refer to CC&Rs, Article 7.3. (Permit for Lot Improvement attached as Exhibit C).

4.B PERMIT 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.

4.C LOT IMPROVEMENT PERMIT APPLICATION GUIDELINES

1. No permit is required for routine maintenance, or 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. Permits are required for the following Lot modifications; No fee will apply to these permits; however, an inspection is required when the work is completed.
 - a. Repair of Lot Light
 - b. Repair of Fifth Wheel Enclosure
 - c. Repair of Fifth Wheel Stairs
 - d. Removal of trees, hedges or landscape material.
3. Permits are required for all other improvements subject to an established Permit Application Fee.

4.D GENERAL REQUIREMENTS

Before a permit is issued, 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. An approved permit must be posted in a visible location (on the front Washingtonian Palm) and be kept on the Lot at all times 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 approval of changes has been given by the A&A Committee.
3. The Owner is responsible for replacement or modification of any Common Area landscaping, utilities, or irrigation components affected while installing approved Lot modifications. All irrigation modifications must be completed by the Association’s contracted vendor for Landscape Maintenance, at 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 complete Lot modifications will require a licensed survey of the lot, locating the four (4) corner pins, before a permit will be issued.** (Refer to Section 11 of these rules for procedures to determine lot line boundaries).
5. Before a permit will be issued for any change to a Lot that is not in compliance with all ORPS rules, regulations, and policies, the Owner requesting the permit must agree to bring the Lot into compliance as part of the modification.
6. A final inspection is required by the A&A Committee, or designee, at the completion of the approved Lot modifications. Any deviation from the original approved specifications/plans will be removed at Owner's expense.
7. Permits required by local authorities are the responsibility of the Owner.
8. Improvements done on a Lot without a permit are subject to additional permit fees and possible removal of improvements at the Owner's expense.

4.E CITY PERMITS

1. Improvements or Lot Modifications that entail work subject to City of Cathedral City permitting requirements, including but not limited to electrical work, plumbing work, or in connection with a retaining wall, will require applicable permit(s) from the City of Cathedral City.
2. The Owner is responsible to apply for a City of Cathedral 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).
3. 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 approved City permits will be provided to ORPS and maintained in the Lot file.
4. 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.

4.F CONTRACTOR GUIDELINES

1. No Lot Modification Permit will 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 or Pergolas
 - h. Electrical
 - i. Plumbing
 - j. Artificial Turf
 - k. Golf Ball Screens/Netting

Contractors performing unpermitted work will be subject to disciplinary action by the Board of Directors.

4.G OWNER PERFORMED IMPROVEMENTS

1. A Lot Modification Permit may be issued to an Owner as an Owner/Contractor. However, Owner performed projects must be completed to the same standards of workmanship, quality, durability, and aesthetics as routinely performed by the Resort's established 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 an established Contractor/Vendor for advice.
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 5 – LOT MODIFICATIONS/IMPROVEMENTS

5.A FIFTH WHEEL ENCLOSURES AND SKIRTS

1. Solid material, such as plywood or T-111, may be used to enclose a 5th 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 furthestmost 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 furthestmost 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 to 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 style allowed.

5.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. Completed finish color 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. For more information see Exhibit F attached hereto.
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.

5.C RETAINING WALLS AND SEAT WALLS

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

1. 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. An application for a permit
 - b. Approval by the A&A Committee
 - c. Must be constructed of brick, block, stone, concrete, or other masonry product 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.

5.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 lawn mowers 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.E FENCING

1. General Requirements:

- a. Fences must be white, constructed of vinyl material and be one of the two approved designs 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 attached hereto).
- b. A fence may not be placed over natural grass. Options to natural grass include artificial turf, decorative rock, stone, or concrete.
- c. If a fence abuts natural grass, a border must surround the 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 fence is the responsibility of the Owner.
- d. Fences may not be installed on Common Areas.
- e. 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 fence will be required for any installation that impedes access.

- f. Fences can only be placed on or parallel to the side and rear lot line, set back a minimum of fifteen (15) feet from the front Lot line and cannot exceed thirty-six feet (36) in aggregate length, nor more than five (5) feet in height. On corner lots, fences must be setback fifteen (15) feet from both the front and side streets.
- g. Fences are not allowed at the rear of golf course Lots.
- 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 of the two approved fence designs.

2. Conditions Requiring Approval of Neighboring Lot Owner:

- a. 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 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 fences 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 fence as a trellis shall not exceed five (5) 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 five (5) feet in height for plants using a fence as a trellis and requests for variances from the setback requirements may be requested by 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 opportunity to comment before the A&A Committee shall approve and/or disapprove the request.

5.F PET ENCLOSURES

Pet enclosures are subject to the following conditions:

- a. Installation of a Pet Enclosure requires a permit.
- b. May not exceed 42 inches in height, must be set back a minimum of 15 feet from the street, and are restricted to the patio side of the Lot.
- c. Must be commercially made and constructed of high-quality metal in tones of black, brass, bronze or silver. Pet fencing must be stabilized with bolts or stakes or by manufacturer's recommendations for anchoring.
- d. Home built fencing is not allowed.
- e. Cannot restrict access to Lot for maintenance purposes.
- f. If pet enclosure 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 RV is not occupied. Pet enclosures that are partially or entirely on the grass must be placed in storage if RV not occupied.

- h. Must be aesthetically acceptable to the A & A Committee.

5.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 - Require an application and fee for permit 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 setback 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 permits requesting a Lot modification will require updating of driveway pots and chains to conform the items in #2 above.

5.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. It is the Owner's sole responsibility to maintain the trees and hedges and to keep them trimmed to ensure they don't overhang on neighboring Lots.
 - c. Standard height for hedges is a maximum of ten (10) feet in height.
 - d. Hedges must be set back a minimum of fifteen (15) feet from the front property line. New and existing hedges within fifteen (15) feet of the front property line are limited to four (4) feet in height.
 - e. Hedges cannot impede access to the electrical pedestal.
 - f. Hedge and plant material cannot create a hazard for vehicle or pedestrian traffic.

- g. 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.

For more information on Hedges see Exhibit J attached hereto.

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 Owner of 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 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 opportunity to comment before the A&A Committee shall approve and/or disapprove the request.

5.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 attached hereto.
- 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 has been installed and has not been permitted and approved by the A&A Committee must be removed.

5.J OUTDOOR KITCHENS/BBQ BACKING

1. Outdoor Kitchens General Requirements:

- a. Kitchens must be placed on hardscape and set back a minimum of 20 feet from the road

property line and a minimum of one foot from the patio side property line. Maximum overall finished height allowed is 50 inches. 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 to 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 placed 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.

Construction Requirements

- f. 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.
- g. The exterior of the unit must be of tile, stone, brick (new or used), flagstone, stucco, or other materials that blends with the architecture of the community.

Conditions Requiring Approval of Neighboring Lot Owners:

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

- h. Written Agreement from Owner of abutting Lot to allow connection to sewer source on his lot. This Agreement will apply to all future Owners.
- i. 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 Lot as a result of the connection and replacement to original conditions.

Permitting Requirements

- j. ORPS – Approved Lot Improvement Permit Application which includes specifications, elevations and/or photographs of proposed unit and completed Outdoor Kitchens Specification Sheet.
- k. City of Cathedral City – An electrical permit is required if electrical circuits do not meet 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. BBQ Backing (If Separate from Outdoor Kitchen)

- a. Specifications: BBQ Backing must be constructed of non-flammable materials such as brick, stone or stucco. The BBQ Backing overall finished maximum height may not exceed fifty (50) inches, eight (8) feet in length, or be no more than one brick in thickness - 4 inches.
- b. A two (2) to four (4) inch variance on the length to accommodate uncut bricks and a thickness greater than stated to accommodate décor of Lot may be allowed subject to review and approval by the A&A Committee.

- c. BBQ backings must be supported by pilasters or other suitable support. No more than one BBQ backing will be allowed on one Lot and BBQ Backings must comply with setbacks of twenty (20) feet as specified under Outdoor Kitchens.
- d. For corner lots, all Outdoor Kitchens and BBQ Backing must be setback twenty (20) feet from the front Lot line 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 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 opportunity to comment before the A&A Committee shall approve and/or disapprove the request.

5.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 Ribtrax modular floor manufactured by Swisstrax), and installations shall be from an approved neutral color palette consisting of black, grey, brown or beige earth tones. Predominant patterns such as checkerboard 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.

5.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 damages to unprotected plantings damaged 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 Owner's expense and Owner will have to remove all borders, flowers and plantings at Owner's expense.
- e. Weed killers should not be used around palm trees.
- f. A weed barrier must be installed beneath any softscape or desertscape. A weed barrier is not required for the installation of artificial turf.

2. Artificial Turf

- a. Artificial turf is allowed on individual Lots but is subject to a separate completed and approved Permit 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 to control for quality, style, and color of artificial turf, all artificial turf installations must be by a specified vendor with a product approved by the A&A Committee and identified at time of permit application. No other products or vendors will be allowed.
- 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 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 for Installation of Artificial Turf.

3. Desertscape

The use of Desertscape is encouraged on individual Lots within the Resort subject to a completed, approved Permit for Lot Modification Including Installation of Desertscape.

5.M LIGHTING – LOT NUMBER ILLUMINATION

- 1. Illuminated Lot number fixtures must be operative throughout the year. Turning off electricity at the meter box when the Lot is unoccupied is not allowed. The Association must have access to the meter box at all times. If the meter box is locked, the key must be left with Security.
- 2. All Lot number light fixtures must be on a light sensor-controlled device. This light sensor will be maintained by the Association.
- 3. The Association is responsible for replacement of light bulbs in Lot number light fixtures. The design and construction of replacement and/or modified Lot lights must allow easy access to the

- light bulb. If a modified or replacement Lot light does not accommodate light bulbs used by the Association, the owner will be responsible for light bulb replacements. Additionally, if the Association’s employees are not able to easily access the light bulb due to circumstances including but not limited to: heavy weighted caps, plants, pots, or other materials on top of the structure, etc., the owner will be responsible for light bulb replacements for the Lot number light.
4. 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 4.b and replaced if necessary. Owners intending on installing 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 street, no more than six (6) feet from the street, facing the street and illuminated by a standard 110-volt, 25-watt bulb or the equivalent. All electrical wiring for the light must be connected into the meter box. No low voltage lighting, 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 brick pedestal, or suitable flat faced rock. Flat faced rocks must be pre-approved by the A & A Committee before installation. 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). Any deviation from allowable designs must be approved by the A & A Committee.
 5. Illumination from outdoor lighting shall not unreasonably disturb any Owner’s or tenant’s enjoyment of his or her lot or the Common Area. Without limiting the foregoing, the following standards are set:
 - a. Sodium and Mercury vapor lamps are prohibited.
 - b. Security lighting shall not be triggered by activities from adjoining properties.
 - c. Any Owner having a lighting grievance may submit a request to the A&A Committee for determination. Any decision by the A&A Committee may be appealed to the Board of Directors and the decision of the Board shall be final. Management shall be responsible for enforcement per the Enforcement Procedures.

5.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 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 structures must have a detailed drawing or picture depicting column, cross member, 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 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.
- e. **Set-Backs:** Shade structures must be set back a minimum of twenty (20) feet from the street property line. The edge of the roof 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 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 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.

5.0 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. Each screen may not exceed six (6) feet in height 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 road property line and a minimum of one (1) foot from the patio side property. line. Front (street) view may not exceed eight (8) feet in length.
- 3. Privacy screens placed at the back of the Lot must be setback a minimum of three (3) feet from the rear property line and one (1) foot from the side property line.
- 4. Privacy screens cannot be used as a fence on the side property line.
- 5. Screens must be commercially made and constructed of high-quality metal, in tones of black, brass, bronze, or silver.
- 6. Any inlaid cloth panels must be of a durable Sunbrella like quality consistent with the color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used.
- 7. Privacy screens must be bolted into concrete, pavers or other solid surface and cannot restrict access to the Lot for maintenance and safety purposes. Screens cannot be placed in natural grass.
- 8. Must be aesthetically acceptable to the A & A Committee.
- 9. 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 6 – PATIO AND LOT FURNISHINGS

1. All furnishings left on an unoccupied Lot must be neatly grouped together and covered with one or more commercially made covers. A single collapsible framed covering not to exceed 10.5 feet square and 4.5 feet high may be placed over these furnishings. Furnishings may also be left under the shade structure, but again must be neatly grouped, covered properly and shade curtains must be left open. The covering material must be heavy-duty canvas, vinyl or leather and colors 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. No tarps of any color are allowed.
2. Golf cart and/or automobile covers must be commercially made, kept in good condition, and neatly secured. These covers must be heavy-duty canvas, vinyl or leather be harmonious with the color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used. Tarps of any color are not allowed. Wheels may be covered with commercially made covers. Homemade covers of wood, cardboard, insulation and other materials are not allowed.
3. Fuel Fired Devices: All fire pits, chimineas, cooking devices, fire features, fireplaces, pizza ovens and other similar outdoor equipment as permitted by the Association must be fueled by electricity or propane and no taller than fifty (50) inches. Wood, wood product fires and charcoal are not permitted. Wood pellet grills may be used, subject to proper use and maintenance that avoids smoke nuisance.
4. Deck Boxes: Up to two portable deck boxes of identical dimension and color may be placed on one Lot. If placing two (2) deck boxes on a Lot they may not exceed thirty (30) inches in height, and a maximum capacity of 150 gallons each. (Typically, the dimensions are 60 inches long, 30 inches high and 26 inches wide). If only placing one (1) deck box on the Lot, it may not exceed 50 inches in height, 72 inches in length 36 inches wide and have a maximum of 75 cubic feet. Deck boxes must be commercially made of high-density polyethylene for UV protected outdoor use and colors must be harmonious with the color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used. Plastic totes, stackable storage containers and homemade boxes are not allowed. Deck boxes should be located to the rear of a Lot or placed in a location that is screened from street view to the extent possible.
5. Furniture placed on the Lot must be commercially made for exterior use. Upholstered and other interior furniture is not allowed for outdoor use on the Lot.
6. Carpeting: commercially made outdoor carpeting may be placed on patio hardscape, brick or concrete surfaces must be harmonious with the color scheme of the RV using neutral colors compatible with surroundings. No bright colors can be used. Artificial turf on hardscape is not allowed.
7. Step ladders carried on the exterior of RVs must be removed and stored beneath the RV while the RV is in the Resort.
8. Only commercially made planters, storage boxes and similar products purchased at retail stores presumed to meet applicable manufacturing standards for fire resistance and durability are allowed. Home built planters, storage boxes, and furniture constructed of wood or other materials are not allowed due to flammability concerns and durability issues.
9. Plastic and silk flowers and plants are not allowed due to durability issues. Empty flowerpots and planters, unused hoses and lawn tools must be stored out of sight.
10. All decorative lawn features, lighting fixtures, or similar items placed on natural grass must be removed on scheduled lawn mowing day and must be removed and stored when Lot is not occupied.
11. Construction materials such as bricks, blocks, lumber, plywood, insulation, lattice, pipe, fencing, and so forth may not be stored on a lot unless fully concealed from view. Unmortared bricks or blocks may not be used as borders, props, supports, or weights.
12. Possessions that cannot be stored within the RV, enclosure, or authorized deck box(es) will not be allowed. Some items may be excepted. Stockpiling, amassing, or accumulation of excessive quantities of objects that are not properly stored will be subject to a demand for removal.

SECTION 7 – SATELLITE DISH REQUIREMENTS

1. Definitions – The term “satellite 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 dishes that exceed a diameter or diagonal measurement of 39.6 inches are not allowed.
2. Satellite Dish Placement and Mounting
 - a. Satellite dishes, 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, unless reception cannot adequately be received.
 - b. Installations not mounted as per above because of reception issues must be sited in the least obtrusive location possible and be approved by the A&A Committee. Requests must be submitted using the Satellite Dish Siting 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 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. 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. Owner shall be responsible for any damage to any and all real or personal property or for any 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 8 – UTILITIES

1. If it is necessary to remove concrete, other than the original slab, for relocation or repair of utilities or irrigation components, the Owner will be responsible for removal and replacement.
2. Electricity - The maintenance of the electric panel is the sole responsibility of the Owner.
3. Water
 - a. The Association is responsible for maintenance of the original piping installed by the developer for conveyance of potable water to all sites and Common Areas. Maintenance of any piping modified or added to accommodate Lot revisions requested by the Owner is the responsibility of the Owner.
 - b. The Association is responsible for maintenance and/or replacement of all pipes that provide irrigation water to all sites and Common Areas. Maintenance of any piping modified or added to accommodate Lot modifications requested by an Owner is the responsibility of the Owner.
 - c. Repair/replacement of water faucets is the responsibility of the Owner. Arrangements must be made with management to have the water shut off.
 - d. Potable water may not be used for irrigation or sprinkler systems.
4. Telephone and Telephone Cable - Any modification or improvement to a Lot that would impact telephone and or telephone cable service should be coordinated with the telephone and cable service providers through the General Manager's Office.

SECTION 9 – SIGNS

1. Up to two signs per lot may be displayed on one stake: One ORPS Rental sign and/or one Lot For Sale Sign. Each sign will be sized as required under Section 13.B (9” high by 12” wide), affixed to one stake, and butted up next to each other (one on top of the other) to give the appearance of one sign. All other requirements of this section apply. (CC&Rs, Article VI, Section 7)
2. Sign requirements:
 - a. Official signs, purchased from the association, must be used.
 - b. Signs must be made with a beige background and dark green letters.
 - c. The allowed size is 9 inches by 12 inches.
 - d. Signs must have spaces for a telephone number and Lot number only.
3. Sign placement:
 - a. A sign must be attached to a stake, unless it is placed in/on a vehicle.
 - b. Signs must be placed at the front of the Lot between the street and the palm tree, or in/on a vehicle.
 - c. Maximum height from the ground to the top of the sign can be no higher than 30 inches.
 - d. Signs may not be fastened to a tree.
4. Signs cannot be placed on any Lot for any commercial purpose.
5. Owners and renters may not display signs on the Common Areas. The General Manager is responsible for the approval of the placement of signs on the Common Areas.

SECTION 10 - RV PLACEMENT ON LOTS

1. When the slides are fully extended, the RV must be at least two (2) feet from the property line on the driver's side, with no part of the unit extending over natural grass and/or the sewer outlet.
2. Rear Property Line Setbacks:
 - a. RVs on interior Lots can be placed no closer than three (3) feet from the rear property line.
 - b. RVs on Common Area Lots (including the golf course) can be placed at least six (6) inches from the back edge of the concrete pad without regard to the location of the rear property line.
3. No portion of the RV, including tow bars and bike racks, may extend beyond the edge of the concrete pad.
4. BEFORE entering the Resort to place an RV, **ALL** Owners, renters and commercial drivers must complete and sign a Rig Placement on Lot Form (attached as Exhibit Q to these Rules). All completed forms must be provided to the Compliance Officer. If after hours, the completed and signed form must be provided to Security staff who will then provide to the Compliance Officer. The signed copy will be placed in the Lot file.

**SECTION 11 – 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 follow:
 - 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 on 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 12 – 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 13 – 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 14 – 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.