

RENTAL RESTRICTIONS DISCLOSURE

In 2011, the California Senate passed SB 150 which amends Civil Code §4740. Rent Restrictions.

An owner of a separate interest in a common interest development shall not be subject to a provision in a governing document or an amendment to a governing document that prohibits the rental or leasing of any of the separate interests in that common interest development to a renter, lessee, or tenant unless that governing document, or amendment thereto, was effective prior to the date the owner acquired title to his or her separate interest.

Notwithstanding the provisions of this section, an owner of a separate interest in a common interest development may expressly consent to be subject to a governing document or an amendment to a governing document that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee, or tenant.

For purposes of this section, the right to rent or lease the separate interest of an owner shall not be deemed to have terminated if the transfer by the owner of all or part of the separate interest meets at least one of the following conditions:

Pursuant to Section 62 or 480.3 of the Revenue and Taxation Code, the transfer is exempt, for purposes of reassessment by the county tax assessor.

Pursuant to subdivision (b) of, solely with respect to probate transfers, or subdivision (e), (f), or (g) of, Section 1102.2, the transfer is exempt from the requirements to prepare and deliver a Real Estate Transfer Disclosure Statement, as set forth in Section 1102.6.

Prior to renting or leasing his or her separate interest as provided by this section, an owner shall provide the association verification of the date the owner acquired title to the separate interest and the name and contact information of the prospective tenant or the prospective tenant's representative.

Nothing in this section shall be deemed to revise, alter, or otherwise affect the voting process by which a common interest development adopts or amends its governing documents.

This section shall apply only to a provision in a governing document or a provision in an amendment to a governing document that becomes effective on or after January 1, 2012.

Casitas At Rams Hill

RULES AND REGULATIONS 2021

CASITAS AT RAMS HILL RULES AND REGULATIONS

I. GENERAL.

- A. All federal, state and city laws, codes, and regulations apply to the Casitas at Rams Hill ("the Casitas")
- B. When an owner transfers Casitas facilities privileges to a tenant, that owner no longer has the right to use any of the facilities. There are no exceptions to this rule.
- C. An adult is a person 18 years of age or older.
- D. In addition to the rules and regulations set forth in this document, the CC&R's and Bylaws of the Casitas at Rams Hill Association contain additional requirements to which all Casitas homeowners, tenants and guests are subject.

Contact Information:

Rams Hill Community Association
1842 Las Casitas Drive
Borrego Springs CA 92004

Tel: 760-767-1158

II. OWNER/RESIDENT RESPONSIBILITIES.

- A. Owners are responsible for the actions of their guests, tenants, and their tenant's guests. All fines for non-conformance to these Rules and Regulations, the CC& R's and the Bylaws are assessed against the unit and are the responsibility of the owner.
- B. Owners must provide tenants with a copy of these rules and regulations. Additional copies are available at cost or on the website. All rental arrangements must obligate the tenant to comply with these Rules and Regulations. Subleases are not permitted.
- C. With each change of tenant occupancy, owners must submit a copy of the new lease (or, if there is no written lease, a letter informing the management company of the name of the tenant and the phone number of the tenant) and the make, color, and license number of all vehicles owned by tenants within 15 days after the move-in date. Failure to comply can result in a fine to the owner.
- D. An owner may not partition a unit for purposes of leasing or renting a portion thereof.
- E. No business enterprise which invites the public or violates any laws or ordinances may be conducted from a residence or any common area.
- F. All homeowners are required to provide proof of insurance annually per Section 3.4.6 of the Casitas By-laws. Owners must obtain casualty and liability insurance covering the interior building fixtures (to the extent not covered by the Association's master policy) and personal property of the residential structures located on their Lot. Unit owners will be required to provide proof of their Unit Owner Insurance or Rental Condominium Unit Owner Insurance annually or upon the request of

management upon a change in occupancy.

III. COMMON AREAS.

- A. Except as otherwise specifically provided, "common areas" includes common areas and limited common areas. For purposes of these Rules and Regulations, the common areas can be thought of as all outdoor spaces except outdoor patios and the small paved areas immediately adjacent to front doors of the casita units. The small paved areas immediately adjacent to front doors and the patios are not regulated except as specifically set forth herein.
- B. Skateboarding is not permitted in the Casitas. Bicycling and roller skating are permitted only on paved roads and driveways.
- C. Golf carts may not be driven in the Casitas, except on paved roads and driveways.
- D. Smoking is not permitted anywhere in the Casitas except inside casitas and patio areas and on roadways and driveways. Cigarette butts may not be disposed of in common areas.
- E. The following items are banned from use or possession within the Casitas common areas: Guns, toys and devices that discharge solid bullets or pellets, all fishing rods, poles, line or objects with hooks for fishing, all sling shots, bows & arrows and other devices that can project objects more than 10 feet.

IV. OUTSIDE LIGHTS.

- A. Borrego Springs is a designated "dark skies" community, and the Casitas observes a "dark skies" policy for the benefit of the observatory at Palomar Mountain. All porch lights and other outside lights must be turned off by 10:00 P.M. whenever possible. No outside lights may be left on overnight.
- B. When replaced, front door and other outside lighting must be in compliance with the terracotta lighting specified for the Casitas.

V. NOISE.

To ensure a peaceful atmosphere, Casitas residents must refrain from excessive noise in all areas including in their homes. Residents must maintain a reasonable volume on radios, televisions, musical instruments, car radios, social activities, and other sources. During the hours between 10:00 P.M. and 8:00 A.M., noise plainly audible from any home at a distance of 50 ft. is a violation of these rules and regulations.

VI. VEHICLES.

- A. The speed limit within the Casitas is 15 MPH. Any person who drives a vehicle in a manner which endangers persons or property will be subject to a fine.
- B. Residents and their guests may park in their assigned carports, open parking spaces, or unassigned carports. Parking in another owner's assigned carport is strictly prohibited unless authorized by the owner of the assigned carport. Parking anywhere except in designated parking areas is strictly prohibited. Long term parking (in excess of seventy-two (72) hours) in open parking spaces is strictly prohibited unless authorized in writing by the Board of Directors or the Property Manager

C. The Board has already or will assign a dedicated parking space for each casita in the Upper Casitas. The assigned space will be in front or reasonably close to each such casita and each such assigned space shall be subject to the provisions of Section VI. B.

D. Off-road vehicles, except golf carts, are not permitted in the Casitas. Off-road vehicles include, but are not limited to street-legal vehicles that have been modified for off-road use. Vehicles with distinguishing equipment are not permitted. Distinguishing equipment includes, but is not limited to, lift kits, oversized tires and bumpers, winches and exhaust or emission modifications. The Board of Directors or the Property Manager may evaluate each vehicle individually.

E. Commercial vehicles may not be parked anywhere in the Casitas or immediately adjacent roadways, such as Rams Hill Drive, Rams Hill Road and Las Casitas Drive between the hours of 12:00 Midnight and 6:00 AM.

Commercial vehicles include, but are not limited to vehicles:

- i. Displaying signs, lettering, or advertising.
- ii. With pipe racks, ladders, or other commercial equipment.
- iii. Used for commercial enterprise recognizable by their general appearance or condition.

F. With respect to off-road vehicles, oversize vehicles and other vehicles not permitted in the Casitas, there may or may not be a designated parking site elsewhere at Rams Hill. Inquiries should be made of the Property Manager.

G. The use or operation of any powered vehicle that is not street legal is prohibited, including not limited to, electric or gas powered scooters, cycles, go-karts, three wheeled "transports". The only exceptions are: Golf carts and vehicles manufactured for and used by disabled persons.

H. Standard, unmarked, or unmodified pick-ups, vans and motorcycles are permitted.

I. Recreational vehicles and/or trucks may not be parked overnight in the Casitas or adjacent roadways. Brief stops for cleaning, loading, and unloading between the hours of 6 AM and 6PM are permitted. Recreation vehicles include, but are not limited to:

1. Motor homes.
2. Trailers of any kind.
3. Campers, trailers.
4. Boats, jet skis, or any water vessel.
5. Pickup truck camper shells exceeding ten inches above standard cab height.
6. Van conversions with modifications, additions, or roof extensions.

J. If the Board of Directors determines that any vehicle is inappropriate, the Board may, after notification, have the vehicle removed at the expense of the owner. Vehicles considered inappropriate include, but is not limited to, those which exceed 80 inches in overall width, 228 inches in overall length, or are excessively smoky or noisy. The Board of Directors may evaluate each vehicle individually.

K. Only routine minor vehicle maintenance is allowed and must be completed in one day. Vehicle repairs are not allowed anywhere in the Casitas.

- L. Inoperable and/or damaged vehicles may not be parked or stored anywhere in the Casitas. This includes vehicles with expired license tags, major body damage and those that drip fluid. In addition to fines, the cost to clean or repair damage caused by leakage will be charged to the owner.
- M. Vehicles may not be left in a condition or position that could constitute a safety hazard.
- N. Vehicles may not be used for storage of furniture or other household items.
- O. Vehicles in violation of the above rules may be towed at the owner's expense. If towing is not possible, or is inappropriate, the Board of Directors reserves the right to assess a monetary fine assigned to the vehicle owner. NOTE: The ultimate responsibility for vehicles is with the casita owner.
- P. Any vehicle found to be in violation of the above rules for a second time within sixty (60) days of a written violation notice is automatically subject to towing at the owner's expense.
- Q. Bicycles must be stored indoors or on the owner's patio.

VII. PETS.

- A. Up to two usual and ordinary pets (dogs, cats, birds) may be kept at any residence.
- B. Residents are responsible for any personal injury or property damage caused by their pets.
- C. Pet owners must insure that pets do not disturb other residents with excessive noise.
- D. Dogs must always be leashed when not confined inside a casita.
- E. All defecation by pets anywhere in the Casitas must be removed immediately by the pet owner.

VIII. PATIOS AND OUTDOOR AREAS.

- A. Patios are the maintenance responsibility of the owner.
- B. Any alterations to the exterior of a casita or patio must have prior written approval of the Board of Directors. This rule applies even if an identical alteration was made on another casita.
- C. Recreational apparatus, toys, firewood, athletic equipment, and any object that detracts from the appearance of the residence or the Casitas community may not be left outdoors when not in use, provided that a small amount of firewood not visible from outside of the patios may be stored on patios for future use.
- D. Owners must maintain their assigned carports, including removal of oil, rust, stains, and repair of surfaces damaged by the owner, tenants or guests.
- E. A map showing assigned parking spaces is available from the Property Manager.

IV. LANDSCAPING AND PLANTINGS.

Landscaping and plantings within the Casitas, except on patios, are the responsibility of the Association. Anyone who wishes to add or replace landscaping or plants, including potted plants, anywhere within the Casitas other than on the owner's patio must obtain the written consent of the Board of Directors prior to installation. As to plantings other than in pots, consent will not be granted without a written landscaping

and irrigation plan which includes designation of the licensed landscaper who will be responsible for installation. As to outdoor potted plants in common areas or limited common areas (i.e., other than on patios or immediately outside of a front door), consent will not be granted without a written request indicating location and type of pot desired. For those casita owners using Association irrigation within their patios, plantings may not increase the amount of water used, and casita owners may not modify HOA irrigation on their patios without Board approval.

If violations of the above are not promptly corrected after written notice, the Association may remove/remediate at the owner's expense.

X. SIGNS.

Outdoor signs or signs visible from outside any residence are prohibited unless approved in writing by the Board of Directors. Approval will not be granted for any sign that is not in compliance with California Civil Code.

XI. CLOTHESLINES.

Exterior clothes lines and draping of towels, rugs, clothes, etc., over walls or on patios in a manner that is visible from other casitas or a roadway or sidewalk is not permitted.

XIII. ANTENNAS/DISHES.

All radio antennas, television antennas and satellite installations made by anyone, including satellite and cable and cable companies, are subject to review and approval of the Board of Directors prior to installation. Approval by the Board of Directors will be granted only based upon a written plan describing the exact location of the installation and the conduit from the installation to the inside of the casita.

XIII. WINDOWS.

Windows may be tinted, but only with the advance written consent of the Board of Directors based upon an application describing the type and intensity of tinting and other details of the installation. Reflective materials that create a mirror effect from the outside may not be used. Sheets, blankets, flags, paper, foil, or any other temporary material may not be used in place of window shades or similar dressing. Window coverings must be white.

XIV. FLAGS.

Flags and banners, outside or visible from outside, are not permitted in the Casitas, except for United States or State of California flags approved in writing by the Board of Directors.

XV. OUTSIDE FURNITURE - YARD ORNAMENTS, ETC.

Hammocks, swings, yard furniture and yard ornaments are permitted on a case-by-case basis and only with the prior written approval of the Board of Directors. All such items existing as of January 1, 2014 in conformance Rules and Regulations existing at the time of installation and/or with Board approval are grandfathered. The Board will maintain a list of all grandfather items and items approved hereafter.

Any casita owner who believes that items are missing from the list is requested to notify the Board of Directors.

XVI. DECORATIONS.

Holiday decorations must be removed within two weeks after the holiday.

XVII. BIRD FEEDERS.

The only birdfeeders permitted in the Casitas are liquid feeders for hummingbirds, orioles and the like.

XVIII. PRIVACY WALLS.

1. Nothing is to be placed or stored on privacy walls.
2. Waterproofing, repair and replacement of privacy walls, interior and exterior is the responsibility of the Casita owner, provided that the Association will repair and repaint privacy walls from time to time in connection with the regular repainting of Casitas buildings.

XIX. EXTERIOR DOORS.

The repair and replacement of all exterior doors, including outside storage doors to a Casita are the responsibility of the Casita owner. The replacement of the outside storage doors shall be with vented metal doors.

XX. HOT TUBS, POOLS, AND THE LIKE.

Hot tubs, pools and the like are not permitted in the Casitas other than those hot tubs installed prior to 2013. Hot tubs installed prior to 2013 must be removed upon the sale or transfer of title of a casita.

XXI. ROOFS.

Nothing may be placed on the roof of a casita without the approval of the Board of Directors. All metal ducts and anything else visible from the ground must be painted to match the casita.

XXII. ENFORCEMENT.

A. The management company, acting as an agent of the Casitas, is the Property Manager and is authorized by the Board of Directors to enforce the compliance of all CC&R's, Bylaws, and Rules and Regulations by every Casitas owner/resident. Noncompliance will result in hearings and possible fines. Landlords (homeowners) are responsible for the compliance of their tenants to these rules and regulations. A schedule of fines and corrective actions that may be assessed or administered are included elsewhere in these rules.

B. Each homeowner has the right and obligation to report any violation of an established Association rule. A written notice of any violation is to be sent to the Board of Directors noting the day, violation, and identification of anyone not conforming to the rules and regulations of The Casitas. A form is available for this purpose. See form on last page.

C. Reports filed by a resident will remain confidential and will not be revealed to anyone other than the Board of Directors and the management company without permission from a resident.

D. Damage to the common area will be charged to the owners. Violators are subject to fines and/or revoking of recreational privileges.

E. If an owner fails to or refuses to correct a violation, the Board of Directors may elect to exercise the authority granted in the CC&Rs, Article III, and hire a contractor to correct the problem(s) and add the cost of this to the assessments chargeable to that unit.

MONETARY FINES AND REMEDIES SCHEDULE

VIOLATION OF RULES AND REGULATIONS:

Section VI	First Occurrence - Citation left on Vehicle Second Occurrence within 60 days - \$100 or TOW
All Other Sections	First Occurrence - \$50 Continued Non-compliance - \$100/month or portion thereof

Should circumstances so warrant, the Board of Directors reserves the right to reduce the fine from that listed above.

Should a member be cited for REPEATING a CORRECTED violation within three (3) months from the date of the last notice for the same violation a fine will be imposed of **\$50 plus an additional \$5 per day** until the repeated violation has been corrected.

**CASITAS AT RAMS HILL ASSOCIATION
COMPLAINT FORM**

TO: Board of Directors, Casitas at Rams Hill Rams Hill Association

YOU ARE HEREBY NOTIFIED that on _____ (date) at approximately _____ AM/PM,
I personally observed or heard the following act, omission, event, etc.:

Please use the reverse side of this form if additional space is needed.

I believe the above to be in violation of the following:

Enabling Declarations/CC&Rs: Article _____, Section _____, Page _____.

Bylaws: Article _____, Section _____, Page _____.

Rules & Regulations: Section _____, Paragraph _____, Page _____.

Architectural Guidelines: Page _____, Paragraph _____.

(Governing documents can be found on the community website, rhca.communitysite.com)

I further believe that the above violation was committed by the Owner/Tenant/Guest of:

Unit Address: _____ Lot #: _____

Owner or Tenant's Name (if known): _____

SPEEDING/PARKING: License#: _____ Make: _____

Color: _____ Time: _____ AM/PM Location: _____

I declare under penalty of perjury that the above is true and correct of my own knowledge except as to those matters stated upon information or belief, and as to those matters, I believe them to be true.

I understand that the person(s) accused of violating the above provisions or rules will be entitled to a hearing before the Board of Directors before any penalty or discipline is imposed and **I am willing to appear at a hearing held by the Board of Directors with regard to this incident.**

SIGNATURE

PRINT NAME

Address: _____ Phone #: _____ Date: _____

Please email, mail or hand deliver the completed form to Rams Hill Community Association

Email: kerin.shugart@ramshillcommunity.com and marcy.puhnaty@ramshillcommunity.com

Mail: PO Box 119, Borrego Springs, CA 92004

Hand deliver to the HOA office at 1842 Las Casitas Dr., Borrego Springs, CA 92004