

CASA VERDE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

(Revised March 21, 2026)

These Rules and Regulations have been adopted by the Casa Verde Homeowners' Association Board of Directors (HOA Board) to preserve the value of the Casa Verde property and to ensure the safe and enjoyable use of the complex for all homeowners, tenants, and guests* (***Guests are defined as persons having full access to a unit while on the premises**). All homeowners, tenants, and guests are deemed to have constructive knowledge of these rules and regulations.

GENERAL HOMEOWNERS' RESPONSIBILITIES

Homeowners are responsible for the actions of their tenants, guests, agents and contractors. A copy of this document should be posted in each unit. Owners who rent must ensure that they or their rental agent provides a copy of this document to tenants.

All homeowners must maintain their condominiums, fixtures, and contents in proper working order to prevent damage to neighboring condominiums and/or common areas. Homeowners who fail to do so may be held liable for damage, the most common of which is water damage. **Connections to washing machines, dishwashers, toilets, and water supply lines must be no burst connectors.**

Homeowners, their tenants and guests must conduct themselves within and outside of their condominiums in a manner which does not disturb the peaceful use and enjoyment of other homeowners, tenants, and guests. This includes, but is not limited to, excessive noise, toxic and/or offensive odors, and all activities which may harm, intimidate, threaten, endanger, disturb and/or annoy others. **Quiet hours are between 10:00 PM and 7:00 AM and in accordance with the Palm Springs City Ordinance 11.74.031, the noise level during quiet hours must not exceed 40 decibels.**

Homeowners and long term tenants are encouraged to sign up and join the Casa Verde Website at CasaVerdeHOA.net. The board utilizes this website to communicate with the residents and keep them informed about crucial matters such as meeting dates, financial information, dues increases and upcoming maintenance projects.

RULES AND REGULATIONS

1. Animals and Pets

- a. No animals may be kept or maintained for any commercial purpose.
- b. A maximum of two dogs and/or cats are allowed per condominium.
- c. **Pets must not be left unattended on patios and/or balconies.**
- d. **Pets shall not be allowed to defecate or urinate on patios and/or balconies.**

e. Dogs must be leashed at all times when in common areas and owners must be in control of the leash at all times.

f. Pet owners must prevent unreasonable pet noise.

g. Pet owners are responsible for any damage their pets causes.

h. Pet owners must immediately pick up pet waste.

i. Pet waste may never be placed in the trash bins in the pool and/or tennis court areas.

j. Owners with pets are not allowed to enter the pool/spa areas and/or the tennis courts at any time, regardless of whether leashed, held, etc. Pets are not allowed on the putting green.

k. Pets owners must follow the signs related to pets.

l. Dog owners are encouraged to walk their dogs outside the complex or around the perimeter of the property to preserve the quality of the grass.

2. Architectural Modifications and Aesthetics

a. Building structural modifications of any kind, both within and outside condominiums, are strictly prohibited.

b. Exterior aesthetic or other alterations are not allowed without the express approval of the HOA Board. An architectural request form must be submitted before modifying anything on the exterior of the condominium unit.

c. Refrigerant or AC tubing may not be re-routed to the exterior of the building.

d. Window Treatments: Only solid white, off-white, tan/brown, stained wood, and colors consistent with the exterior building color scheme are permitted for condominium interior window treatments which are visible from the outside.

e. Professionally installed wall-to-wall carpet flooring with manufacturer recommended carpet padding is allowed in upstairs condominiums, except in kitchens, bathrooms, and entryways. Hard type flooring in upstairs units can be installed but only with board approval. The flooring must be in compliance with prescribed soundproofing criteria established by the board and be in compliance with a Field Impact Insulation Class of 55 or higher.

f. Sunshades Installation: Please refer to the Sunshade Installation Policy.

g. Privacy Screen Installation: Please refer to the Gate and Railing Covering Policy.

h. Lighting/adding supplement lighting: Please refer to the Light Policy.

i. Satellite Installation: Please refer to the Satellite Policy.

3. Business and Commercial Use

- a. Conducting business or engaging in any form of commerce is prohibited, except for professional and/or administrative occupations conducted entirely inside of individual condominiums and which do not create foot or vehicle traffic.
- b. No condominium may be rented or leased for a duration of less than 30 days.

4. Common Areas

- a. Biking, skateboarding, roller skating, rollerblading, scootering, etc. is not permitted.
- b. Complex perimeter gates must be kept closed and secured at all times except for temporary loading and unloading purposes.
- c. Pet waste, diapers, pungent substances and other similar items should not be disposed of in the pool/spa and tennis court area trash cans.
- d. Planting in common areas is permitted only with the pre-approval of the HOA Board.
- e. The moving of any object up and down building stairways must be done in a manner that prevents damage to the finished surface. Any damage caused to building stairwells will be fixed and charged to the homeowner.

5. Parking Areas and Driveways

- a. Posted signs and official notices must be strictly observed.
- b. Unauthorized parking in any assigned carport parking space is strictly prohibited.
- c. Vehicles must not obstruct sidewalks adjacent to parking spaces or driveways in any way.
- d. Overnight parking of commercial trucks, oversize vehicles or RVs is not permitted.
- e. Vehicles that are non-operational, drip automotive fluids of any kind, and are not currently registered with the DMV are not allowed within the complex.
- f. Major vehicle repairs are not permitted in the complex.
- g. All spills of oil, grease, or other automotive fluid must be cleaned up immediately.
- h. Skateboarding, roller skating, rollerblading, scootering, etc. is not permitted. Bike riding is permitted while entering and exiting the complex only.
- i. All vehicles being stored on the property must be registered to a unit owner or renter, and registration and insurance must be up to date. Vehicles stored in a guest parking space longer than 30 days, must include paper work displayed on the vehicle identifying the vehicle owner

and their contact information or the vehicle owner's assigned carport parking number. Stored is defined as 30 days or more without being moved.

6. Patios and Balconies

a. Non-patio items must be kept out of view from neighboring condominiums and common areas. Patios should always be kept neat, clean and uncluttered.

b. Clothing, towels, or other items cannot be hung outside or placed on walls and/or railings in view of neighboring condominiums and common areas.

c. Trees, shrubs, etc. planted in ground floor patio and bedroom balcony areas must not be allowed to grow above the second level window sills, approximately 10 feet.

d. Trees, shrubs, etc. planted in ground floor patio and bedroom balcony areas must not extend beyond the walls of the patio or bedroom balcony to interfere with grass cutting and residents walking in the common areas.

e. To protect the finish of second floor patios and bedroom balconies, all potted plants are required to have drip pans, and the drip pan must be placed on risers or blocks to allow for proper air flow.

7. Signs and Postings

a. Displaying commercial signs and other business-relating postings is prohibited, except for (1) standard size "For Sale" and "For Rent" signs placed in a condominium window or directly in front of the unit, (2) "OpenHouse" signs placed at entry gates during the hours of an open house, and (3) those affixed to vehicles.

b. "For Sale" signs on vehicles for sale must be placed on the inside of the vehicle window.

8. Swimming Pool and Spa Areas

a. Posted pool and spa area rules must be observed at all times.

b. Swimming pool and spa hours are between 7:00 a.m. and 10:30 p.m. Swimming pool and spa areas are "quiet zones" after dark.

c. Breakable items, including but not limited to glass, ceramic, and pottery are not permitted.

d. Do not "reserve" pool furniture by leaving belongings behind when you leave the pool area.

e. Pool furniture moved by residents must be returned to its original location when finished.

f. Pool furniture may not be removed from the pool area.

g. For safety reasons, a (4) four-foot unobstructed zone must be maintained (on the pool deck) from the pool edge out at all times. No pool furniture is allowed in this area.

h. The swimming pool and spa areas are for the exclusive use of homeowners, tenants and their guests.

i. Minors under the age of 14 must be accompanied by an adult who is physically present in the pool/spa areas at all times when the minor is present.

j. Playing music, podcasts, etc. is only permitted with earphones.

k. Cell phone conversations must be brief and quiet.

l. No pets are allowed in the pool or spa area at any time for any reason.

m. Residents grandfathered in under the smoking policy are not allowed to smoke in the pool and spa areas.

9. Tennis Court Area

a. Tennis court hours are between 7:00 a.m. and dark.

b. Tennis courts are for playing tennis only; no other activity is permitted.

c. The tennis courts are for the exclusive use of homeowners, tenants and their guests.

d. Athletic shoes which leave marks on the tennis court surface are prohibited.

e. Food is not allowed in the tennis court area

f. No pets are permitted on the tennis courts.

10. Putting Green Area

a. The putting green area is primarily for putting or chipping activities. If the putting green is vacant, other turf friendly activities such as croquet or bocce may take place, but precedence must be given to those who desire to putt or chip. No other activities are permitted that may damage the turf or light fixtures.

b. The putting green is for the exclusive use of homeowners, tenants and their guests.

c. No pets are permitted on the putting green.

11. Trash Disposal and Recycling

a. To ensure effective waste management, please use the following designated trash areas.

- Buildings 1-5: Trash and recycling bins at 351 Hermosa.

- Buildings 6-10: Trash and recycling bins at 353 Hermosa
- Buildings 11-15: Trash and recycling bins at 1100 Amado
- Buildings 16-20: Trash and recycling bins at 1150 Amado

b. All boxes must be broken down and all recycled items must be placed in the blue recycling bins loose. **No bagged items.**

c. Compost bins (dark green) are located at the 351 Hermosa and 1150 Amado dumpster areas. These dark green bins are not designated by building number and are open to all residents who wish to compost. **All food scraps must be bagged.**

d. For bulky items that do not fit in the dumpster, you must arrange for a special pick up. Bulky items left by the dumpster for special pick up must be tagged identifying the unit number from which the item came from and expected pick up date.

e. Additional information can be found in the Trash and Recycling Policy.

12. Smoking and Vaping

Smoking cigarettes, cigars, marijuana and vaping is prohibited throughout the complex, including inside individual condominiums, on private balconies and patios and in all common areas. Anyone who wishes to smoke or vape must do so outside of the complex perimeter walls. The only exception to this rule is the following:

a. Casa Verde homeowners and residents living full time at Casa Verde on April 28, 2018 may continue to smoke within the complex if: (1) smoking/vaping does not negatively impact the use and enjoyment of other owners and residents and (2) they continue to own their condos or rent their units without interruption. This exception is non-transferable.

PENALTIES FOR RULE VIOLATIONS

Failure to comply with Casa Verde Homeowners' Association Rules and Regulations will result in penalties to condominium homeowners pursuant to the following schedule:

1. First Violation: Written Notice
2. Second Violation: A hearing before the HOA Board
3. Third Violation: \$100.00 non-compliance assessment.
4. Fourth Violation: Legal action.

When applicable, the HOA Board further reserves the right to revoke the right to use any amenities for repeated rules violations by the homeowner and/or their tenants and guests.