

**THE VINEYARDS COACHELLA
OWNERS ASSOCIATION**

**GENERAL RESORT RULES
AND
ARCHITECTURAL COMMITTEE
RULES**

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DEFINITIONS

1. VCOA = Vineyards Coachella Owners Association
2. The Resort = Vineyards Coachella Country Club
3. Approved = Approved by the VCOA Compliance Director or Architectural Committee. Such approval is in addition to any required approvals by any governmental agencies having jurisdiction.
4. Desert Colors = Approved by the VCOA which contain orange and no magenta in the color formulation
5. Utility Hook-up = Existing utility pedestal
6. Front of Lot = The part of the lot that is adjacent to the street
7. Rear of Lot = Opposite end of a lot from the street or front of lot
8. Compliance Director = Person designated and authorized by the VCOA Board of Directors to initiate enforcement of these Rules, and the Rules included in the CCR'S.
9. Pull-in Lots = Lots where the rear of the motor home, in its permitted position, faces the street.
10. Privacy Lots = Lots where the front of the motor home, in its permitted position, faces the street
11. Structure = Any permanent portion of a utility building, pergola or clay tiled shade structure,

fireplace, entertainment center, walls or kitchen counters.

12. Utility Building = Casita or storage building
13. Parking Pad = Original concrete parking slab provided by the Resort Developer
14. Standard Size Lots = Lots where the front and rear dimension of the lot are both less than 42'
15. Oversize Lots = Lots where either one, the front or the rear dimension of the lot is more than 42'
16. CCR'S = Amended Covenants, conditions, restrictions and easements for Vineyards Coachella Owners Association filed with Riverside County on February 7, 2005

I. GENERAL RESORT RULES

The following resort rules supercede any rules previously published or approved by the VCOA. See the CCR's for additional rules. In case of a dispute as to the meaning or interpretation of the Rules the VCOA Board of Directors has the final decision.

1. SIGNS: See Article 2.5 of the CCR's.
2. Outdoor mirrors are prohibited.
3. Permanent shade structures or devices, except pergolas, or clay tiled shade structures, are prohibited.
4. Temporary shade structures such as umbrellas and hanging devices are permitted as follows:
 - a. Umbrellas shall be made of fabric in approved desert colors.
 - b. Hanging devices used for sun protection shall as follows:
 - 1) Hung from pergolas or clay tiled shade structures only.
 - 2) Shall be made of fabric in approved desert colors only.
 - 3) Shall not be permanently attached to the ground.
 - c. Motorized shades are permitted in approved desert colors for attachment to permanent structures only.
5. No Security chains or barriers are permitted except for temporary planter (pots) type elements.
6. All trash shall be put into secure disposable bags or boxes and placed in the onsite dumpster at the back NE side of the resort.
7. Permitted motor home types and other vehicles: See CCR's articles 1.1.45 and 2.6. All owners' vehicles, including guest vehicles, shall be parked on paved areas of the lot and not in the street.
8. No tents or sleeping outside of a motorcoach is allowed.
9. No part of any vehicle, including motorcoach, shall be parked beyond the end of the original slab on golf course or water lots. If the original slab is removed, this setback line remains in the original location on the lot. "Motorcoaches must be parked to the rear of the parking pad and shall not extend beyond the limits of the lot. (See Article 2.7.3 for the Authorized Parking Restrictions of the CCR's.).

MCCPOA Rules

10. Slide outs and awnings shall not extend beyond a property line.
11. Brandishing or use of firearms, lethal weapons, or fireworks is not allowed.
12. No clotheslines, drying racks or hanging clothes outside of the motorcoach or utility building are allowed.
13. Free standing satellite dishes are not allowed. Dishes may be attached to permanent structures as approved by the VCOA Design Review Committee. See also Article 2.9, 2.9.1, 2.9.2 and 2.9.5 of the CCR's.
14. Swimming in waterways or lakes is not allowed.
15. Golf cart drivers within the Resort must have a valid driver's license.
16. Driving of vehicles specifically designed for off road use is not allowed within the Resort.
17. All pets must be kept on a leash. Pet owners shall not allow pets to continue making noises (i.e. barking) that creates a disturbance or nuisance to other Lot Owners. Pets are not permitted inside of any Resort buildings, swimming pool areas or on any part of the golf course. Keep pets off other lots. Do not allow pets to urinate or defecate on any common area including two traffic circle areas and other common lawn areas. Pick up pet residue/droppings on pet owner's lot immediately and not allow them to accumulate. No "dog runs" are permitted. See also the CCR's Article 2.8
18. When the Owner of a Lot is not present, vehicles, furniture, entertainment centers, or other items may be covered. The cover shall be of an approved awning type material in desert colors, in good condition, tailored to fit to the object, and well tied down. No loose covers or plastic tarps are allowed.
19. Open fires are not permitted. Fireplaces and fire pits may only be fueled by natural gas.
20. Party type lights (multiple light fixtures on a single line) shall be temporary and only used for a particular event and shall be removed immediately following the event. Small, low wattage lights on a string (such as "Christmas tree" type lights) are not permitted on permanent structures or coaches. Such seasonal lights are permitted on landscaping only from Thanksgiving to one week following New Years day. Blinking, flashing or colored lights of any kind are not permitted. Rope or string lighting on trees is not permitted.

MCCPOA Rules

21. Guest and Common Resort Area parking shall not be used overnight by Lot Owners or their Guests.
22. No individual time locks are permitted on the existing irrigation system, unless obtain architectural approval and owners shall be responsible at their own sole expense for the removal/replacement of any plant material and shall be responsible to reconnect to the association's irrigation system when or if the lot is sold.
23. Fences of any kind are not allowed except for permanent permitted under these rules.
24. Wood decking is not allowed.
25. All equipment such as washers and dryers, refrigerators, hot water tanks, and the like shall be fully enclosed within permanent structures further described in these Rules.
26. Parking of automobiles or golf carts in designated fire lanes is not allowed.
27. No parking in handicap parking without proper license tag or permit.
28. Artificial turf is not allowed.
29. Propane tanks over 30 lb capacity are not allowed.

II. ARCHITECTURAL COMMITTEE RULES

A. GENERAL

It is the intent of these Rules and the duties and operation of the VCOA to maintain a high standard of quality for any revisions, alterations or improvements by Lot Owners within the Resort. Such quality may be demonstrated by the VCOA from time to time. These rules and guidelines represent the most current decisions by the VCOA in this regard, but may be revised by the VCOA at any time.

Approval by the VCOA Design Review Committee means that approval shall be obtained in writing prior to any construction, unless otherwise indicated below. Approval may be by the VCOA Design Review Committee. For additional information on submittal requirements, refer to Article 5, Design Review Committee of the CCR'S.

It is the intent of the VCOA Design Review Committee (but not mandatory) to keep Plans and specifications, submitted by Owners for approval, confidential until approved.

B. EXCEPTIONS TO THE RULES.

Lot Owners whose previous revision/alteration/improvement was constructed prior to, and therefore may differ from any rule or guideline herein, may be permitted to continue ("grandfathered") by a special exception, in writing, from the VCOA Design Review Committee; if the violation occurred prior to the issue date of any Rule or Guideline, and if in the judgment of the VCOA the violation does not harm the Resort in general. The Lot Owner receiving an exception may not alter the revision/alteration/improvement in any way without full compliance of the entire item or items to these Rules. It is the Lot Owners responsibility to prove that the item was constructed prior to the issue date of the applicable rule.

C. CONTRACTORS

The VCOA management and Board of Directors do not approve or recommend Contractors for use by Lot Owners for the purpose of making improvements to lots within the Resort. The VCOA may eject any contractor from the Park, if in the opinion of the VCOA, the contractor violates any part of these Rules, or whose performance does not meet the standards demonstrated by the VCOA from time to time. It is the responsibility of the Owner of a lot to contract with any Contractor used for this purpose.

The Lot Owner is responsible for the timely completion of the work and assurance, to the (VCOA) that all work is done in compliance with approved VCOA Permit and plans and the requirements of any governmental agency having jurisdiction.

The Lot Owner is responsible to the (VCOA) for all actions of a contractor or his employees during construction. It is the responsibility of the Lot Owner to inform the Contractor of his responsibilities to the VCOA pertaining to these Rules.

It is recommended that all Lot Owners check to insure that their intended Contractor has:

1. A valid Contractors license
2. Proof of liability insurance
3. Proof of Workers Compensation Insurance
4. A City of Indio Business License

In addition, Lot Owners are responsible for informing Contractors of the following:

1. Contractors shall coordinate their work with, and cooperate with the VCOA Design Review Committee, in the execution of the permitted project, and shall strictly adhere to the VCOA approved permit, plans and specifications.
2. Contractors and Owners shall not deviate from the approved plans and specifications without prior written approval of the VCOA.
3. Approval of permit, plans and specifications may be withheld if proposed Contractor has not satisfactorily completed previous projects started within the Resort, or has not satisfactorily responded to written notice from the VCOA to correct discrepancies on ongoing projects.
4. No construction work shall be done on Saturdays, Sundays or major Holidays except emergency repairs resulting from breakdown of equipment or serious weather related problems. Construction work may only be done Monday through Friday. Permitted hours of work are determined by the VCOA and may vary throughout the year.
5. Contractors and Vendors trucks, trailers and equipment shall be removed from the resort prior to the above designated times. Said vehicles shall not be parked in marked Resort parking spaces.
6. Contractors and vendors working for a Lot Owner may bring a maximum of two (2) vehicles (trucks, trailers or equipment) to said lot. If possible, one vehicle may be parked on the lot and the second vehicle should be parked on the street in front of the lot. Contractors working on lots on opposite sides of the streets shall park all vehicles and equipment on one side of the street, keeping the street open to through traffic.
7. Contractor's or workman's Radios shall not be played on lots or heard from vehicles.
8. Contractors shall keep the lot and street in a neat, clean, and safe condition. No materials may be left on the street. Materials left on a

- lot shall be neatly and safely stacked and secured against wind and rain. Trash shall be removed daily.
9. The street shall be swept and/or washed whenever it is dirty from construction.
 10. Adjacent lots may not be used for storage of materials or equipment, or for access without the written permission of the owner of said lot. Written permission must be on file in the VCOA Office. No equipment shall be left on any lot overnight.
 11. Violation of any of the above items can result in loss of Security Deposit. Any costs, exceeding the amount of the security deposit, incurred by the VCOA to rectify violations, shall be borne by the lot owner. The VCOA shall have the right to collect such sums using any and all means legally available to it.
 12. VCOA reserves the right to bar a contractor from further work on the an individual lot due to inferior workmanship, failure to adhere to construction site rules, non-conformance to approved plans and specifications, or job abandonment.
 13. See additional Contractors Rules issued by the VCOA from time to time through the Resort Manager's Office.

D. VCOA PERMIT AND PLANS

The Lot Revision/Improvement Permit and Plans process is used by the VCOA to monitor approved changes to lots.

The process is as follows:

1. An approved VCOA Permit is required prior to construction of any alteration or additions to any existing lot (including, but not limited to patio, patio additions or expansions, storage/utility building, pergolas or clay tiled shade structure, pools, and spas, fireplaces and fire pits, entertainment units, kitchens, serving counters, lighting, landscaping, and painting).
2. A VCOA Permit Request form may be obtained from the VCOA Office. The lot owner shall include all requested information, such as: signature of the Owner, three detailed sets of drawings and specifications for the revision/alteration/improvement, the name of the Contractor who will do the work, and the completion date. The completed form shall be returned to the Compliance Directors Office for approval.
 - a. Drawings shall include the following:
 - 1). A 1/4" scale site plan (or larger scale if required, to adequately show detail sufficient enough to indicate to the VCOA compliance to these Rules) showing the following:

- 2). Property lines, lot dimensions, required set back lines (City of Coachella, Building Code, or VCOA imposed), easements, North arrow, and drawing scale.
 - 3). The location of the Original concrete parking slab and its dimensions (including location of adjacent lot original slabs even if the original slabs no longer exist.
 - 4). Location of all above and below ground utilities including those utilities previously installed by the Resort.
 - 5). Location of existing landscaping, planters, and any previous improvements to the lot
 - 6). All proposed improvements, alterations, or revisions including any patios, walkways, curbs, retaining walls, pergolas, clay tiled shade structures, utility building, swimming pools and spas, water features, light fixtures, trees and landscape elements shall have horizontal and any required vertical dimensions (including dimensions of these elements to property lines). Trees shall be drawn on the plan by representing the full, mature, untrimmed growth of the tree.
 - b. Utility building shall have drawings done by a registered Architect including any required engineering. Drawings and Engineering shall be sufficient to obtain a Building Permit and VCOA approval.
 - c. Pergola or clay tiled shade structure shall have drawings and engineering sufficient to obtain a Building Permit and VCOA approval.
 - d. Specifications shall indicate all materials proposed including exterior colors and textures. Actual material samples may be required.
 - e. Drawings and specifications shall include any additional details, information, and notes required by the VCOA.
3. It is the responsibility of the Lot Owner to obtain building permits required by the City of Coachella or any governmental agency having jurisdiction. Proof of such required permits shall be shown to the VCOA Compliance Director prior to construction.
 4. The permit request form shall be accompanied by a Security Deposit of \$5,000 made payable to the association and an application fee in the amount of \$100.00 for minor changes and \$250.00 for major type improvements made payable to the management company. The VCOA may use the Security Deposit, and /or levy further charges and fines against a Lot Owner to complete irrigation parts of the lot, or proposed improvements, alterations, and revisions if, after written notice by the VCOA, the Lot Owner fails to complete or make repairs dictated by the VCOA. The \$5,000 deposit and permit will be waived

for plant replacements or seasonal plantings. Upon final inspection and approval by the VCOA, any portion of the deposit remaining will be refunded to the lot owner. Costs incurred by the VCOA, in addition to the security deposit, will be billed to and shall be paid by the lot owner.

5. The VCOA Design Review Committee will review the permit request, drawings and specifications for clarity, completeness, and compliance with the CC&R's and these Rules, for completeness, approval or recommended changes. The VCOA or designated representative assumes no responsibility for errors or omissions, or for code compliance. The VCOA shall not be held responsible for delays in the proposed project as a result of incompleteness of permit, drawings or specifications submitted by the Owner.
6. Approval of a VCOA Permit/Request may be withheld when a contractor or Owner making a request for permit has not, in the opinion of the VCOA, satisfactorily completed a previously approved construction project or projects in the Resort and has failed to respond to written notice of noncompliance from resort management.
7. It is the responsibility of the Lot Owner to keep on file a copy of approved or rejected Permit Requests and Plans and Specifications.
8. The lot owner shall be responsible for the completion of work in compliance with the approved permit, plans and specifications.
9. Work shall be completed in sixty (60) calendar days from start of construction or within a time pre-approved by the VCOA.
10. Any non-approved deviation from the original approved permit, plans and specifications shall be immediately corrected by the lot owner at the Lot Owner's expense.
11. Any changes to permitted plans and specifications require a new Permit.
12. The VCOA Design Review Committee may, at any time inspect any construction project on an individual Lot, for compliance with the approved plans and Specifications. Submission of a Permit Request form, signed by the Lot Owner, authorizes the Design Review Committee to enter onto a Lot without giving notice described in Article 6.4 of the CCR's.

E. CITY OF COACHELLA - Be advised of the following:

1. Permits are required for the following: Electrical and plumbing (including below ground), construction of Utility buildings, pergolas, clay tiled shade structures, retaining walls, pools and spas, outdoor kitchens and entertainment centers, and other structures delineated in the Uniform Building Code (UBC).
2. The City of Coachella will not issue a permit for work within the Resort that does not have a stamp of approval and signature of the VCOA Design Review Committee. Approval by VCOA Design Review Committee does not in any way signify that plans meet building codes or the requirements of the City of Coachella.

F. CONSTRUCTION, ALTERATIONS, ADDITIONS AND PLANTING CHANGES TO LOTS.

1. Planting, construction, alterations, removal, relocation, demolition, color changes, additions, modifications, decorating, redecorating, or reconstruction of any landscaping, structure or improvement of any kind, not specifically approved in these specifications, are not approved and may not be built without the written approval of the VCOA Design Review Committee.
2. The lot owner shall be responsible for any repairs or replacement of existing domestic water lines, sprinkler systems, lights, sewer system, gas lines, plantings (shrubs, bushes, trees, flowers, and lawn), roadway and curb, electrical, television and telephone systems on the owners lot, adjacent lots or the common area, when alteration or additions have modified or damaged these systems in any way. Moving, or removal of existing electrical pedestal, main utility lines, electrical transformer, junction boxes, telephone and cable TV boxes or vaults, and valve boxes is prohibited.

If any repairs of the above utilities must be done by the VCOA, caused by the Lot Owner or Contractor, whether at the time of the lot revision or some future date, the lot owner will be charged for costs incurred by the VCOA to make any such repairs.

3. When the lot owner makes any changes to electrical, television or telephone connections in the power supply pedestal, the lot owner becomes responsible for all future maintenance and repair to the changed system on his/her lot
4. The Lot Owner is responsible for repairs or alterations to his/her telephone and cable TV system.

- a. Lot owners are free to use different telephone repair service companies on their lot except for repairs or alterations to the telephone distribution board and telephone lines to the property line of each lot.
5. The VCOA does not work on utilities. If Lot owner has problems with any utilities, the Lot Owner must contact the Utilities Company or private contractor for repairs.
6. When a lot owner owns two adjacent lots, the Lot Owner may request a variance from the VCOA to combine the lots and make the two more usable as one large lot. Final design shall be approved by the VCOA. The two lots shall remain deeded as separate lots. Any improvements shall conform to all VCOA or City of Coachella requirements for setbacks, code compliance, and conformance to these Rules.
7. If the existing slope of a lot is changed, the Lot Owner shall protect adjacent lots from severe slopes and provide final grading to prevent the flow of water from one lot onto an adjacent lot.
 - a. **RAISED PORTION OF LOT** – No patio can be built higher than within 5’ of the top of existing original walls between adjacent lots.
8. **PLANTING AREA BORDERS.** Planting areas shall have a border element against any grass or property lines. The border element may be ground level or a maximum six (6) inch (including any cap) high raised curb. The border element above ground level shall be of an impervious material (such as concrete).
9. **SECONDARY LOCATIONS FOR ELECTRICAL, TELEPHONE, TELEVISION OUTLETS** may be installed in an entertainment center, utility building, or a free standing limited size pedestal, or on a 6” by 6” curb. The original outlets and breakers in the power supply pedestal shall not be removed or disabled.
10. **WALLS**
 - a. High Walls (over 36”)
 - 1) High walls are permitted on perimeter “privacy lots” only.
 - 2) Existing high wall, constructed by the Resort, shall not be extended along the property line toward the street.
 - 3) High walls shall not be extended 6’ from the undisturbed grade originally provided by the Resort.
 - 4) Walls shall be constructed and finished (including detail, texture, and color) the same as the existing Resort perimeter walls.

- 5) No wall may be constructed within 3' of any main underground utility lines.
 - 6) Location of walls shall be approved by the VCOA.
 - 7) Lot Owner is responsible for and shall provide any engineering or permits required by the City of Coachella.
- b. Low Walls (less than 36")
- 1) Low walls are not permitted less than 10' from the property line at street, within 3' of property lines between lots, and at pull in lots, no farther forward (away from the street) than 67'.

11. HEDGES

- a. High Hedges (over 48")
- 1) Hedges may only be planted adjacent to, and in line with the property line at the opposite side of the lot from the original concrete slab, and may not be any farther to the interior of a lot than 3' from this property line.
 - 2) Hedges shall be of live vegetation only, and shall be maintained no higher than 8'. Hedges shall be planted and maintained so that no part of the hedge crosses the property line.
 - 3) Hedges shall not be closer to the property line at the street than 20', and on "pull-in" lots, shall be no further forward (away from the street) than the end of the original concrete parking slab or the adjacent Lot Owner's original concrete parking slab.
- b. Low Hedges (less than 48")
- 1) Low hedges are not permitted less than 10' from the property line at the street. At pull in lots, no farther forward (away from the street) than 67'.

- 12. FIREPLACES** may be built, the design of which shall be approved by the VCOA Design Review Committee. Fireplaces shall not be closer than 3' to any adjacent lot property line. At pull in lots and forward no farther (away from street) than 67'. Design and construction shall comply with all requirements of any governmental agency having jurisdiction, such as the City Of Coachella. Maximum width of a fireplace shall not exceed 5', and above a height of 54" the fireplace shall not exceed 48" wide. Maximum height of fireplace shall not exceed six feet, nine (6'-9") inches without the written approval of the VCOA. Fireplaces shall be fueled by natural gas only.

13. UTILITY BUILDING

- a. The final location of Storage Buildings **MUST** be approved by the VCOA.

- b. The exterior dimension (footprint) of the Storage/Utility Building shall be nine (9) feet by thirteen (13) feet, not exceeding 119 s.f.
 - 1) The utility building shall not be placed over the sewer line or other main utility line, without the written permission of the VCOA.
 - 2) Building electrical and plumbing permits are required and must be obtained from the City of Coachella.
 - 3) Building shall have a Spanish/Mediterranean style, with a clay tile roof with architectural details and materials approved by the VCOA Design Review Committee. All colors shall be approved desert colors.
 - 4) The closes point to the street of the foundation wall must be within 21' to 24' of the street, except perimeter "privacy lots" where they may be located farther back to the rear of the lot, but not closer than 21' to the property line at the street. -The building shall not be closer to adjacent lot property lines than 3' and no closer to the perimeter Resort property line than is permitted by the City of Indio.
 - 5) Pitched roofs shall not exceed 1' to 3' slope.

14. PATIOS AND OTHER IMPERVIOUS MATERIALS

- a. The location and design of patios and other impervious materials shall be approved by the VCOA Design Review Committee.
- b. New or existing concrete may be left in its natural color, stained, or color may be added to the concrete mixture in approved desert colors. Concrete may be stamped to create various textures or left smooth.
- c. Concrete may be covered with tile, stone, or synthetic coatings ("cool deck" type) in approved desert colors.
- d. The Lot Owner may be asked to construct a sample of the material including final color, on site for approval by the VCOA Design Review Committee.
- e. Impervious materials, other than in the same location as the original slab, may not be installed closer than 3 feet to any property line.
- f. Impervious material, including remaining portions of the original slab, shall not exceed 80% of the total lot square footage.

15. SWIMMING POOLS AND SPAS

- a. Pools designed by Lot Owners or outside design firms, pool companies, etc. shall be approved by the VCOA Design Review Committee.
- b. Height and location of waterfalls cascading into pools/spas shall be approved by the VCOA Design Review Committee.

- c. Elevation of pool/spa shall be approved by the VCOA Design Review Committee.
- d. All pool heaters, pumps and filter equipment shall be located below ground and no closer than 3' to any property line or 5' from any main Resort utility line. At "Perimeter Privacy Lots" they may be behind approved walls and (if above grade) may be within 3' of adjacent property lot lines, but shall not be visible from other lots and shall be located as to not cause objectionable noise to adjacent lot owners. Spa equipment may be located and contained within the spa factory housing.
- e. A separate water meter may be requested at any time in the future to monitor water usage for the purpose of charging for excessive water usage on Lots containing swimming pools.

16. ENTERTAINMENT CENTERS, KITCHENS, SERVING COUNTERS AND BAR COUNTERS

- a. No plastics storage boxes or cabinets shall be seen from the street.
- b. Only Entertainment Center cabinets, Heater Cabinets, Light Bases, Kitchens counters, serving counters, or bar counters can exceed the allowable wall height of 36" (see section 10 above). No part of the top of any structure or element of these shall exceed 44" in height, except that it may be up to 54" in height for a cumulative length of 30', including the fireplace, for the entire lot. Any of the above length within 6' of an adjacent lot property line, and within an angle of 30 degree to this property line. No portion shall be within 3' of adjacent lot property lines. No part of entertainment centers, kitchens, serving counters and bar counters shall be any farther forward (away from the street) than 67'. See item 12 above for fireplaces.

17. PLANTING

- a. Fire hydrants shall not be covered by shrubs, bushes or heavy planting, except for low growing flowers
- b. Electrical pedestals shall be accessible and not covered by shrubs, bushes, or heavy planting.
- c. All plants, including but not limited to shrubs, bushes, and trees, with the exception of approved hedges (See item 11 above), must be planted with sufficient distance apart, and maintained as separate plants, so that each individual plant will not grow together into a solid hedge. The distance apart (including the mature and natural growth of the plant) shall be equal to the dimension of the mature and natural growth of the plant
- d. The original light and palm tree may be moved, with prior written approval from the VCOA Design Review Committee, but must be maintained in line - with all the other palm trees and Resort stone lights along the street. The palm tree and light may not be

permanently removed or replaced with any other type. The lot owner is required to keep plants around the Lot # light trimmed so the number is always visible from the street

- e. All plants, including but not limited to bushes, shrubs and trees shall be located and maintained so that their mature, natural (un-trimmed) growth will not cross any property line of an adjacent lot owner.
- f. All plants shall be provided with sufficient irrigation to maintain their healthy, natural growth. Bubblers shall be approved by the Design Review Committee.
- e. All plants shall be maintained in a healthy condition including fertilizing and applying required insecticides. Any dead or dying plants shall be removed immediately and properly disposed of off the lot. No composting of dead plant materials is allowed.
- f. A Lot Owner shall not leave any lawn area less than 2' wide for a distance of more than 6'-0".

18. PERGOLAS OR CLAY TILE SHADE STRUCTURES

- a. Location on Lot: Columns (steel structural element) shall be not less than 3' from adjacent lot property lines. The entire structure shall be no closer to the property line at the street than 20'-0", and at "pull-thru" lots, 30% of the entire structure shall not cross a line between the corner of the original concrete parking slab and the closest corner of the adjacent lot original concrete parking slab.
- b. Pergola or clay tiled shade structure Size (Only one pergola or clay tiled shade structure per lot including combined lots).
 - 1). Total wood trellis shade area (measured in plan view):
 - a. Standard lots 400 sf.
 - b. Oversize lots or combined lots 600 sf.
 - 2). Total clay tile portion of total shade area (measured in plan view):
 - a. Standard lots 350 sf.
 - b. Oversize lots or combined lots 500 sf.
 - 3). Length cannot exceed the width by more than two and one half times.
 - 4). Structural systems shall be designed by a licensed Structural Engineer. Construction documents must bear the Engineer's stamp and signature. The stamped and approved Construction Documents must be strictly adhered to. No changes or

- deviations are permitted without re-Engineering by the original Structural Engineer.
- 5). Wood trellis elements shall be 3" x 3" spaced 1-1/2" to 2" apart.
 - 6). Structural steel Columns must have approved cover (such as concrete, stone or tile).
 - 7). Wood finishes: opaque stain finish in approved desert colors
 - 8). Codes: Pergola or clay tiled shade structure shall conform to these specifications, all applicable codes adopted by the City of Coachella and any other governmental agency having jurisdiction
 - 9). Additional Restrictions:
 - 1). No permanent opaque sheet type materials, additional overhead screening, or water resistant coverings (such as canvas or fiberglass) are allowed on open trellis structures.
 - 2). Pergolas or clay tiled shade structure shall not be fully enclosed with any permanent devices such that the enclosure creates a building as defined by the City of Coachella.
 - 3). Pergolas or clay tiled shade structure shall be maintained in a condition indicative of original design, construction, and approvals.
 - 10). Tile roofs shall be clay tile in approved desert colors
 - 11). Pitched roofs shall not exceed 1' to 3' slope

19. LIGHTING

Pole lights, and walkway or planter lights, shall be indirect type lighting and a max of 50 watts. The light source shall not be seen from any part of the Resort. Accent lighting (spot lighting in trees, etc.) may be spot type but shall be adjusted so, as much as possible, the light source would not be objectionable to adjacent Lot Owners. Decorative type wall lights on permanent structures shall have frosted glass or frosted type bulbs (max. 40 watts).

III. LOT/LANDSCAPE MAINTENANCE CARE

LOT/LANDSCAPE MAINTENANCE CARE is the responsibility of the VCOA.

1. Lots shall at all times (including during absence of the Owner) be maintained in a clean and neat condition, and all plantings shall be maintained, trimmed, and properly irrigated, as was initially intended by the original approved design, in accordance with these Rules and as dictated by the VCOA.
2. During the summer months, or at any time the Owner is not present on the lot, the Lot Owner shall hire a gardener to maintain the landscaping and keep the entire lot neat and clean.
3. The VCOA shall maintain the original common area irrigation system sprinkler heads with a clog free water flow. If ANY changes are made to the common area sprinkler system and/or sprinkler heads (conversion approved by the Design Review Committee) by a owner; then the lot owner becomes responsible for the entire sprinkler system at their sole expense.
4. The VCOA will mow the lawn areas on improved lots. Timing of mowing is at the discretion of the VCOA. Lot Owners shall move any furnishings and other items on the lawn and give access to workmen.
5. VCOA applies insecticides on the common area to control insects. Spot or local treatment is the responsibility of the lot owner.
6. The single (Original) palm tree at the front of each lot shall be trimmed only by the VCOA.
7. Upon transfer of ownership of a Wall Lot from the developer to a Lot Owner, the VCOA will no longer plant flowers on the wall lot.