PGA WEST
COMBINED COMMUNITY RULES & REGULATIONS
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INTRODUCTION

The PGA WEST Community, which includes PGA West Residential Association Inc. (Res.I), PGA West Residential Association II (Res.II), PGA West Fairways Association (Fairways), Master Association (Masters), and The Club at PGA WEST (Club), was organized to serve the interests of all homeowners and Club members. As with any community, rules of common courtesy and common sense must be observed for the common good and to ensure quiet enjoyment of PGA WEST by all residents and members.

ALTHOUGH A ROVING COMMUNITY PATROL IS PRESENT, THERE IS NO GUARANTEE FOR THE SAFETY OF PERSONS OR PROPERTY WITHIN PGA WEST. EACH RESIDENT IS RESPONSIBLE TO TAKE ALL PRECAUTIONS TO PROTECT HIS OR HER PERSON AND PROPERTY. BE AWARE THAT OUR COMMUNITY SERVICE PERSONNEL ARE NOT SWORN PEACE OFFICERS.

These rules will be revised as experience and circumstances dictate. Homeowners with constructive changes or comments are encouraged to bring them to the attention of their individual Association or Club Management

As a general guide the areas of responsibilities for the various community associations are:

The Club ------ All areas of the clubhouses and recreational facilities including golf courses, tennis courts and fitness center.

Master ------ The Main Entrance at 54th street, PGA Boulevard and the landscaping of it, the Residential Entries and the staffing of them, the perimeter wall, and the Roving Security.

Res. I, Res. II, Fairways ------ Management and maintaining the Common Areas and property of the respective associations as directed in these Community Combined Rules and Regulations along with the rules contained in their respective individual CC&R’s and Rules and Regulations

These Rules & Regulations apply to all persons while on the premises, which includes PGA Boulevard. Homeowners are responsible for the actions and conduct of their family, friends, tenants, invitees, and guests. Only homeowners can be cited, fined, or otherwise disciplined for the conduct of these persons. Registered vendors will be cited directly. Clearly then, it is in the homeowners and members best interest to acquaint all such persons with all the Rules and CC&R’s.

The PGA WEST Communities Boards of Directors have the right to designate one or more Violations Committees to enforce these Combined Community Rules in conjunction with their individual Rules and CC&R’s

The Violation Committees are authorized to impose penalties and fines and to take reasonable action as required to see that all CC&R’s and Rules & Regulations are followed. Costs and attorney’s fees incurred to enforce the CC&R’s and the Rules & Regulations may be assessed to the responsible homeowner, member or vendor.
The individual communities described on page one (1) in paragraph one (1) of this document, through their own Board Of Directors, do hereby delegate authority to the Roving Patrol assigned to the PGA WEST Community for the purpose of issuing citations to violators of these Community Combined Rules and Regulations as well as any violators to Community specific CC&R’s and Rules.
This authority may be recalled at any time in the sole and absolute discretion of the individual Board of Directors for each community.
All citations issued will be delivered to the Association Manager of the properties in which the violator resides or owns property.
I. VEHICLES

A. GENERAL: As used in this section “Vehicles” include cars, motorcycles, golf carts, trucks, trailers, vans, motor homes, RV’s, bicycles, and scooters.

PGA WEST is a “private” community. However, State laws governing operation and parking of each such “vehicle” [i.e., the California Vehicle Code] apply in full force within PGA WEST. Thus, by incorporation, any violation of the Vehicle Code is an offense under these Combined Community Rules & Regulations. By way of example but not of limitation, common Vehicle Code violations are listed below together with Rules & Regulations specific to PGA WEST.

B. Access to Community:

1. PGA WEST Homeowners must register their automobiles with the Master Assn. and have a transponder installed on each. All residents in good standing will be provided at no charge with two transponders for their automobiles and one transponder for their golf cart. Additional transponders will be installed for a $25.00 fee for each such vehicle.

2. Before entering the gates operators of automobiles without transponders must obtain a valid pass from Community Services Personnel. Homeowners not in good standing, as well as their family, tenants, guests and invitees must obtain a daily pass by entering through a manned gate in the visitors lane. All passes issued must be displayed in full view on the dashboard.

3. Each Homeowners Association has its own rules regarding trailers, RV’s, motor homes, and boats. Anyone driving or towing a trailer, RV, motor home, and/or boat must obtain from a manned gate a special pass and the specific rules for the Association where those vehicles are to be parked. Homeowners’ are advised to contact their Association in advance to verify specific rules for their Association.

4. Use of a PIN for identification purposes by an individual who is not the PGA WEST Homeowner to whom the PIN has been issued is not permitted.

C. OPERATION:

1. A valid driver’s license is required to operate any motorized vehicle – including a golf cart.

2. All vehicles must observe posted speed limits.

3. No vehicle may enter through the exit side of a gate.

4. All vehicles must stop at posted stop signs and yield for pedestrians.

5. Unregistered vehicles are prohibited.

6. Vehicles may not leak fluids onto Association property.
7. Golf carts must be driven inside the golf cart lane on PGA Boulevard.

8. Car repairing (other than temporary, emergency repairs) is not allowed at any time.

9. Disabled vehicles must be removed within seventy-two (72) hours or they will be towed and/or stored at homeowner’s expense.

D. PARKING:

1. Vehicles shall not be:
   a. Parked in areas where parking is not permitted;
   b. Parked facing oncoming traffic or with right vehicle wheels more than eighteen (18) inches from the curb;
   c. Parked on the street in excess of seventy-two (72) hours or in driveways in excess of thirty (30) consecutive days. Further, with respect to trailers, RV’s, motor homes and boats, additional limitations apply as set forth in section I (B) (3) on page 2 above;
   d. Parked in a manner that blocks driveway access;
   e. Parked in front of any mail boxes during regular postal delivery hours (8:00 AM to 5:00 PM Monday through Saturday, excluding legal holidays).
   f. Parked in any grassy area.
   g. Driven in the wrong lane of directional traffic.

II. PETS

1. At all times, when outside a homeowner’s residence or fenced-in yard dogs must be securely restrained by a leash. This must be an actual leash and not an electronic device.

2. At all times when outside a homeowner’s residence or fenced-in yard dogs may not threaten or make contact with other persons or pets without the owner’s consent

3. Dogs may not lunge toward, or chase after, any person or pet.

4. Pets may not make noise such as to disturb the quiet enjoyment of neighbors.

5. Pet droppings must be promptly removed by the owner from all areas and placed in the owner’s covered waste receptacle.

6. PETS ARE NOT PERMITTED IN POOLS OR SPAS AS WELL AS ANY ENCLOSED AREA SURROUNDING SUCH POOLS AND SPAS.
III. PERSONAL CONDUCT

A. All persons on the premises must cooperate with Community Service and Management personnel in their efforts to enforce these Combined Community Rules & Regulations, including gate procedures. Abuse, uncivil, threatening or offensive conduct either verbal or physical, directed toward Community Service personnel, HOA personnel, contractors or their employees or any other person within the community by anyone within PGA WEST will not be tolerated. Anyone having a complaint of any kind regarding such conduct should contact the appropriate PGA WEST Community Association or the Director of Community Services.

B. Homeowners are responsible for the actions of themselves, family, guests, tenants and invitees to ensure quiet enjoyment of the premises. Activities that are considered to breach the right to quiet enjoyment include, but are not limited to the following:

1. Loud noise, vibration, music or similar sounds that emanate from the residence or common area.
2. Playing or practicing golf on any common or limited common areas
3. Playing baseball or softball or engaging in any other type of activity or sport which uses a ball or device capable of causing damage to automobiles or common area is prohibited in the streets.
4. Blowing of horns, racing of engines, loud mufflers, loud car or golf cart radios or similar noises.
5. Using toys or devices capable of expelling a projectile of any sort (e.g., BB/pellet guns, bow & arrows, paint balls) are not permitted for use if such projectile may extend outside of a home or building.

C. Homeowners are responsible for any damage to Association property caused by themselves their family, guests, tenants or other invitees.

IV. SWIMMING POOLS/SPAS

A. Rules posted at each pool and spa are a part of these Combined Rules & Regulations. For the safety and enjoyment of the homeowners and/or their guests, they must be observed

1. The pools and spas are for homeowners in good standing, and their family, guests, invitees, and tenants only.
2. As there are no lifeguards on duty all children under fourteen (14) years of age are to be supervised at all times by an adult when in the pool or spa area.
3. Floating devices are not allowed in the spas at any time. They must be removed from the swimming pools when not in use.
4. Pets, boisterous conduct, incontinent persons without proper protective wear, loud radios, and foul language are not allowed in the pool or pool area at any time.

5. Glass bottles or containers are not allowed in the pool areas.

6. Chairs, tables and chaises may not be reserved or removed from the pool/spa areas and may not be placed in the pools and/or spas.

7. Nude swimming or sunbathing is not allowed. Proper bathing attire must be worn at all times.

8. No one is allowed to tamper with any pool equipment, including thermostats and/or lighting fixtures.

9. Homeowners, guests, tenants and invitees are required to dispose of their cigarette ashes, butts and other trash in the appropriate receptacles provided.

10. Safety equipment has been provided for emergency use. No equipment of any kind may be removed from the pool and spa areas.

11. The use of the pool and spa facilities by homeowners, tenants, and guests is at their own risk.

12. Pool gates are not to be left ajar or propped open. Climbing on fences or gates is not allowed.

13. Bikes, skateboards, roller blades/skates and all wheeled toys are prohibited in pool and spa areas.

V. MISCELLANEOUS

1. Swimming, wading, boating, or ball retrieval in Association lakes is prohibited at all times.

2. Feeding of wild animals including water fowl is prohibited.

3. Garage doors must be kept closed except for entering or leaving, and except for a reasonable period of time when the garage is in use.

4. Recreation, exercise and playground equipment is not permitted if visible from Common Areas or Golf Course if not in use. Such equipment includes, but is not limited to basketball hoops, trampolines and exercise apparatus.

5. Use of skateboards on the streets or within the common areas is not permitted at any time.

6. For Sale signs on vehicles of any kind (including golf carts) are not permitted.
VI. **THE CLUB AT PGA WEST (CLUB)**

In addition to the above, all the Rules pertaining to the Club’s facilities, including clubhouses, tennis and fitness center as well as the golf courses, specifically but not limited to, the Rules of The Club described in The Premier Membership Plan are incorporated and become a part of these Combined Community Rules and Regulations. Any resident may obtain a copy of these rules from The Club. These rules may be revised from time to time at the discretion of The Club.

Citations in respect to the rule infractions of The Club will be issued by Club personnel.

Penalties imposed for violations of the Club’s rules may range from expulsion to suspension of privileges to fines. The particular penalty being subject to the Club’s discretion depending upon the nature and severity of the offense and any other prior offenses.

Any fine imposed against a resident or their family, guests, invitees or tenants will be assessed to the member’s account.

Any account delinquent of paying fines or assessments is subject to any and all remedies permitted by law.

VII. **ENFORCEMENT PROCEDURES**

A. **CITATION:** Citations for violations of these Combined Community Rules & Regulations will be written by Community Service personnel. In most cases, citations will be written at the time of the offense.

B. **NOTICE TO APPEAR:** Before any penalty can be imposed, homeowners must be afforded a reasonable opportunity to be heard. A copy of the citation will be mailed to the homeowner at the address of record, along with any supporting documents, together with notice of the hearing date and time. Homeowners may appear in person or submit a presentation in writing.

C. **HEARING:** Citations will be set for hearing at the next scheduled monthly meeting of the appropriate Community’s Violations Committee. Upon timely request made to the appropriate community’s Association Manager, and for good cause shown, a homeowner cited to appear before the Committee may receive one continuance of the hearing date.

D. **PENALTIES:** At the hearing and upon a finding of a violation, fines of $50.00 to $1,000.00 may be imposed, the particular amount being subject to the Violation Committee’s discretion, depending upon the nature and severity of the offense, and any prior violations. Expenses incurred by the Association to repair damage to limited common or common areas caused by a homeowner or by those for which he or she is responsible may also be assessed. For repeated and/or particularly flagrant offenses, the violation may be referred to the appropriate PGA WEST Association’s Community Board of Directors.
Further, and at the discretion of the Communities Board of Directors of which the offender is a member non-payment of any fine or assessment may result in revocation of transponder access and or Cable TV service.

**E. APPEALS:** Homeowners may appeal adverse decisions to the appropriate Community Association Manager for referral to the Association’s Board of Directors. The appeal must be in writing and be received at the appropriate Association office within thirty (30) days from the date the Notice of Decision is mailed to the homeowner. The appeal will be heard at the next scheduled meeting of that PGA WEST Association’s Board of Directors.

**YOUR COMPLIANCE WITH THE COMBINED PGA WEST ASSOCIATIONS RULES & REGULATIONS IS EXPECTED**

Attachments: (2)

- Recommended fines for common offenses
- Res. I Board of Directors approved rules for RV’s, trailers, motor homes and boats.
ACCESS PASS
PGA WEST RESIDENTIAL ASSOCIATION, INC.

RV, MOTORHOME, MOVING VAN, TRAILER, BOAT, ETC. RULES:

RVS, MOTORHOMES, MOVING VANS, TRAILERS, BOATS ETC. ARE ALLOWED TO BE PARKED ON THE STREETS FOR THE PURPOSE OF LOADING AND UNLOADING ONLY, AFTER DAWN AND BEFORE DARK (½ HOUR BEFORE SUN RISE AND ½ HOUR AFTER SUNSET).

RVS, MOTORHOMES, MOVING VANS, TRAILERS, BOATS ETC. ARE ALLOWED TO PARK OVERNIGHT IN EITHER AN ENCLOSED GARAGE WITH THE OVERHEAD GARAGE DOOR CLOSED, OR IN THE DRIVEWAY, PROVIDING THAT SUCH VEHICLE DOES NOT PROTRUDE INTO THE STREET OR GUTTER, NOR IMPEDIE INGRESS OR EGRESS FOR OTHERS. OVERNIGHT PARKING IN THE DRIVEWAY IS ALLOWED FOR FORTY-EIGHT HOURS OR LESS, EXCEPT WITH THE EXPRESS WRITTEN PERMISSION FROM THE HOA. NOT TO EXCEED FORTY-EIGHT HOURS WITHIN A SIXTY DAY PERIOD!

IF YOUR RV, MOTORHOME, MOVING VAN, TRAILER, BOAT ETC. DOES NOT FIT IN YOUR GARAGE OR DRIVEWAY, LIMITED PARKING IS AVAILABLE AT THE PGA WEST RESIDENTIAL ASSOCIATION OFFICE PARKING LOT FROM 4:00 PM TO 7:00 PM MONDAY THROUGH FRIDAY AND FROM 4:00 PM FRIDAY UNTIL 7:00 AM MONDAY. PLEASE CONTACT THE HOA OFFICE, 8:00 AM TO 4:00 PM, PRIOR TO ARRIVAL TO ARRANGE FOR ACCESS TO THE PARKING FACILITY.

NONCOMPLIANCE WITH THIS RULE SUBJECTS THE OWNER TO THE SAME ENFORCEMENT PROCEDURES AS THE PGA WEST ASSOCIATIONS’ COMBINED RULES AND REGULATIONS.

SIGNATURE: ____________________________________________ Date: ________________

PGA WEST ADDRESS: __________________________________________________________