

2/5/2024

USING YOUR TIMESHARE – RULES & REGULATIONS

PURPOSE

The following are the Rules and Regulations for the use of the Casitas del Monte facilities.

All of these Rules and Regulations are subordinate to the Casitas del Monte Owners Association By-Laws, and the project's Declaration of Covenants, Conditions and Restrictions, and in the event there is a conflict between the By-Laws or Declaration and the Rules and Regulations, the By-Laws or Declaration shall be the ruling authority.

The most important rule is unwritten – The Golden Rule. By making sure that you treat the facilities and the other owners as you wish you, your family, and guests to be treated, your time at Casitas del Monte will always be something to look forward to.

USE

Reservations

Making reservations for your Casitas del Monte vacation is just like making reservations at any fine resort. You may reserve use time by the following methods:

- (1) Phone: (888-477-6967)
- (2) Mail address to: Casitas del Monte
2700 S. Palm Canyon Drive
Palm Springs, CA 92264
- (3) In person, at the manager's office.

Always give the following information:

- (1) Your name.
- (2) Arrival date requested – anticipated time of arrival.
- (3) Departure date requested.
- (4) Number of adults; number of children.
- (5) Any special arrangement requested.
- (6) Your address and location where you can be reached by phone.
- (7) Write down the dates and times agreed upon for your own records.

Remember the following when making reservations:

- (1) Check in time is 4:00 p.m. on Friday. Check out time is 10:00 a.m. on Friday.
- (2) Your reservation must be confirmed in writing before it is valid. Verbal confirmation will be given no less than 72 hours prior to your reserved date.
- (3) You must make reservations for your guests and personally authorize the use of a unit by your guests.
- (4) Unused reservations will be charged against your "Use Period."
- (5) Cancellation of your reservation will be accepted up to 30 days prior to the reserved use period. Thereafter, another reservation can be made based on availability.

Reservations and Use Rights

- (1) Each timeshare owner has the right to use and occupy a unit for seven (7) nights during the season purchased. Beginning on a Friday at 4:00 p.m. and ending on the following Friday at 10:00 a.m. or by splitting the seven (7) into two (2) separate use periods as follows:
 - a. EITHER I.) A three (3) day period starting Friday afternoon at 4:00 p.m. and ending the following Monday at 10:00 a.m.; and II.) A four (4) day period starting on a Monday afternoon at 4:00 p.m. and ending the following Friday at 10:00 a.m.; OR
 - b. I.) a four (4) day period starting Friday afternoon at 4:00 p.m. and ending the following Tuesday at 10:00 a.m.; and II.) a three (3) day period starting on a Tuesday afternoon at 4:00 p.m. and ending the following Friday at 10:00 a.m.
- (2) Reservations shall be honored on a first-come, first served basis.
- (3) Split week's reservations may not be made more than nine (9) months prior to the date desired. Full week reservations (seven consecutive days) may be made one year in advance. For Exchange purposes only, two years advance reservations will be accepted.
- (4) When splitting your reservation use period, reservations will not be accepted with seven (7) consecutive days; i.e., Tuesday through Tuesday.

HOUSE RULES

Pets

Pets are not permitted at the resort or in any unit or common area. Emotional support or comfort animals are considered pets, and are not permitted on resort property. A fee of two hundred fifty dollars (\$250.00) may be charged by the resort for each night in violation of this policy. Failure to comply may also result in the owner, renter, or guest being required to vacate the resort with no refund. Please inquire at the front desk for local pet boarding options. Exclusion of pets does not prohibit service animals, which are trained to respond to the individual's needs and perform work or a task directly related to the individual's disability. Service animals must be maintained under control at all times.

Occupancy Rights

You may do with your timeshare unit most everything you would do with your own home; that is, you may use it, let your friends or family use it, rent it or sell it. However, you may not allow the unit to be occupied by minors without a supervising adult (a person over the age of 18) present. You may not remodel, replace furniture or otherwise make any physical changes.

Responsibilities

Whether you or your friends (permitted user) use a unit, you, the owner, are responsible for any damage done to the property other than normal wear and tear during such occupancy. Any charges for damage or loss will be added to your bill at check out time or will be billed directly to you. Non-payment of such a charge will be cause for suspension of use privilege until such charge has been paid. In the event of dispute, arbitration as provided in the Declaration will be employed.

Appliances

A copy of the manufacturers instructions for using appliances will be found in each unit next to the wet bar. Appliances must be used according to these instructions.

No sunshade awnings or similar devices not provided by the Association may be used on any patio. Draping of any articles (including towels, swimsuits, etc.) is not permitted. Cigarette butts, trash or other material must not be thrown from any patio. The Association reserves the right to cause removal of anything, which it determines, creates an unsightly appearance or hazard.

Noise

Loud and boisterous noises or any other objectionable behavior by any owner or guest cannot be permitted. Good judgment and thoughtfulness for others must be used when playing musical instruments, record players, radios, TV and in all other activities.

Personal Charges

Since Casitas del Monte operated much the same as a fine hotel, these charges such as additional maid service, etc., will be placed on your bill. This personal charge is independent of your basic assessment and must be paid upon check out. In the event you

have made reservations for guests, you will be responsible for any charges not paid by them. Non-payment of such charges may result in suspension of use privileges. All telephone (long distance) charges must be made to a credit card or collect. Our telephones will not direct dial long distance.

Resort Personnel

Your Association has employed an agent who is responsible for your reservations, maintenance of the units and all duties necessary to make your stay at Casitas del Monte pleasant and comfortable. It is important for you to report any problems that might arise directly to the Resort Manager.

Critique Sheets

A critique sheet will be found in your unit asking for your comments on how you were treated, suggestions as to how service may be improved and commendations for any special effort made by the staff. Please fill these critique sheets out completely and return them to the Manager upon check out. These sheets really do help the Association manage your property.

Check Out Time 10:00 A.M.

To help keep costs down and to assist the housekeeping staff, make sure your vacation unit is ready to vacate by:

1. Turning off all lights, appliances, TV's, radios, etc.
2. Fold down all beds used.
3. Make sure you have packed all your belongings. If, by chance, you leave any items behind, check with Lost and Found at the front desk.
4. Lock the door behind you.
5. Check out at the front desk by 10:00 a.m. and leave your key there upon departure. You must pay your personal use charges upon check out. You may do so by check or cash.
6. Set the cooling control at 85 degrees.
7. Remove your car from the premises by 10:30 a.m.

Parking

You will be assigned your own personal parking space in one of the Casitas del Monte on-site parking areas. Please use only your assigned parking place. If you have visitors, please do not allow them to occupy another owner's assigned place. There is only one space per unit assigned.

Laundry Facilities

Washers and dryers are provided in each condominium unit for the convenience of the owners. Dryer filters should be kept clean after use.

Pool Equipment

Personally owned pool equipment such as air mattresses, etc. are not permitted. Casitas del Monte may have (for your use and convenience) items such as pool towels and mats available without charge.

Office Hours

The office will be open seven (7) days a week, year around, from 8:00 a.m. to 5:00 p.m. Check-ins must also be made through the Manager prior to 10:00 p.m. on Fridays.

Pool and Jacuzzi Use

Use of the pool and Jacuzzi are solely at the owner's risk. No lifeguard is provided. **Owners with children must supervise their children at the pool.** Children under 5 feet tall are, by state law, not allowed in the Jacuzzi. Therefore, children are not allowed in the Jacuzzi even with parental supervision. (This law is for the protection of your children.) **Running and boisterous activities around the pool are dangerous and inconsiderate of other owners and are not permitted.** Any person violating these basic rules will be refused use of these facilities. Common decency and courtesy requires a shower before the use of the pool facilities. Use the pool and Jacuzzi safely and enjoy it.

Bonus Time (Time Available)

In order to maximize the use of the Casitas del Monte facilities by owners, the Board of Directors has established a "bonus time" policy as follows:

Any owner may use the facilities at Casitas del Monte anytime on a space available basis.

- (1) Reservations may be made only 28 days prior to a desired occupancy.
- (2) Reservations are subject to pre-emption by a reservation made by an owner who has not used or reserved his or her period. No bonus time use will be pre-empted on less than 48 hours notice. No bonus time reservations will be taken for a period in excess of seven days.
- (3) Bonus time reservations will be honored on a first-come, first-served basis.
- (4) Bonus time use will be subject to a nightly charge currently at All proceeds from bonus time will be credited in the manner provided for in Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions. (The nightly charge for bonus time is subject to change by the Association's Board of Directors without prior notice.)

Emergencies

After Office Hours Contact:

Local Management Number - (760) 320-6589

After Hours Check in - (760)-271-1420

Emergency Telephone Numbers:

General Emergency - 911

Police Non Emergency Line - (760)-323 8116

Fire Prevention Non Emergency - (760)-327 1441

Other Important Telephone Numbers:

Cable (Time Warner Cable) - (760) 320-8810

Gas (Southern California Gas Co.) - 1-800-427-2200

Electric (Southern California Edison) - 1-800-684-8123

Water (Desert Water Agency) - (760) 325-2926

ADDENDUM

AMENDMENTS TO THE RULES AND REGULATIONS: CASITAS DEL MONTE CONDOMINIUM OWNERS ASSOCIATION

*Pet Policy – approved 12/16