

Professional HOA Consultants, Inc.

MANAGEMENT SERVICING HOMEOWNERS ASSOCIATIONS

P.O. Box 1928

Borrego Springs, CA 92004

Office: (760) 767-1158

Fax: (760) 767-1159

E-mail: rhca@cableusa.com

February 2010

Dear Homeowner,

The Rams Hill Community Association has taken over the operation of the Kiosk/Security. In an effort to provide our community with effective access control, we will be tightening our procedures. As of March 1, 2010, the following will be in effect.

We will require the information on the attached form in order to allow any renters access to the property. We have also attached a copy of the Rams Hill Community Association rules, and remind you that this must be given to every renter. According to Community CC&Rs, all owners are held accountable for the actions of their renters. If you are renting your unit, it is your responsibility to see that all renters understand these rules.

If you are in possession of an access control device, it will be de-activated as renters leave, and re-activated upon the arrival of the new renter, at which time they will also be given a parking pass for the premises. We **must** have a list of all renters from you each week, by fax or e-mail. We do not want to put any renter in an embarrassing situation by denying them access.

One last item, if you are expecting guests, housekeepers, landscapers, repair people, deliveries etc, please notify security at 767-4259, or by e-mailing security@cableusa.com. We will have a gate pass made up for them if they come on a regular basis, or a temporary access pass for repairs, visits or deliveries. If we have not been notified, you will be called at the time of arrival, or access will not be granted.

Thank you for your cooperation.

Sincerely,

Rams Hill Community Association Board of Directors

Borrego Springs Office

Rams Hill Community Association

*P.O. Box 119
Borrego Springs, CA 92004*

*(760) 767-1158
Fax (760) 767-1159
e-mail ~ rhca@cableusa.com*

RENTER INFORMATION SHEET

Name

Montesoro Address

Montesoro or Cell Phone

Contact Number

Will Renter be bringing Pets? _____ yes _____ no

If yes, please describe, breed, color, etc. _____

If you are issuing an access control device (either card or remote) please write device number, e.g. card 76-**11111**-11111111-1, the numbers in the box would be the card number; or remote 081-**11111** the number in the box would be the remote number.

Access Device Number Card _____ Remote _____

Check in Date

Check Out Date

Please submit at least five days prior to check in date. If you have a last minute check in or cancellation, please fax immediately, or e-mail to security@cableusa.com.

RAMS HILL COMMUNITY ASSOCIATION RULES

These rules have been adopted by the community associations to assure that the Rams Hill community is a safe and pleasant environment for all of its inhabitants. Thank you for observing them.

SPEED LIMIT ~ the speed limit at Montesoro is 25 MPH. Please be aware of children and adults at play – use caution. When walking or riding play vehicles, please keep to the sides of the roads and be aware of traffic.

PARKING ~ NO parking is allowed on the streets overnight. Please use the parking lots on the premises. Vehicles may park in front of residences for a reasonable amount of time during the day/evening if they do not impede traffic or create a hazard. Vehicles may not be left in driveways overnight. RVs are allowed at residences ONLY for a reasonable amount of time for loading and unloading. Motorhomes, boats and trailers must be parked in a specifically designated area, please call the clubhouse (767-5000) for information.

SWIMMING POOL/RECREATION AREAS ~ Pool and spa hours are from 6:00 A.M. to 10:00 P.M. Please be considerate of nearby residents and keep noise to a minimum. No one 14 years or younger shall be in the area without a responsible adult present. There is no lifeguard on duty. Pets are not allowed. No running or glassware allowed. Gates are to be kept closed and locked at all times, with keys used for entry. Obey all posted rules.

PETS ~ Pets are to be walked on a leash and are not allowed on the golf course, in the Clubhouse area, or in the pool and recreation areas. **Please be courteous and pick up after your pets.** Animals Not on Leash – Section 6.5.9 of the Covenants, Conditions and Restrictions states, “The owner of any pet or animal shall be responsible for the immediate removal and clean up of such animal’s waste in the Rams Hill Common Area. The owner of any pet or animal at no time allow such animal to run unrestrained on Rams Hill Common Areas or the streets, sidewalks or pathway areas of the Rams Hill Community and the owner of such pets shall at all times have full and complete control over such animal.” Please consult your individual association CC&Rs regarding specific rules for pets. In accordance with this provision, the Board of Directors shall have the right after notice and hearing to remove any animal from Rams Hill Common area which it finds to constitute a continuing, unreasonable nuisance to other owners.

ALLOWED VEHICLES ~ only muffled, registered, street legal vehicles will be admitted to the property at the discretion of Kiosk Access Control. No touring of the property is allowed. All vehicles must remain on the road. No bicycle riding, skateboarding, scooters or rollerblades are allowed on cart paths, walkways or in the recreation areas. When using these items on the roadway, please be aware of traffic.

TRASH ~ Trash pickup is currently on Mondays. When placing trash out at the curb, please be sure that the lid is down on your containers. **Place all trash, bagged, in receptacles.** Cardboard boxes must be broken down and can be placed beside receptacles. Any trash not bagged in receptacles cannot be taken. **Trash cans must be kept concealed when not out for pick up. Do not keep on driveways.** NO trash should be left out in plastic bags; resident critters will quickly scatter it. If leaving on weekends, please utilize the dumpster on Rams Hill Drive across

from the maintenance area. If utilizing the Association dumpster, place all trash **in** dumpster. Cardboard boxes **must** be broken down and placed in dumpster. **Do not leave any trash on ground around dumpster.**

DARK SKIES ~ Montesorro observes a "dark skies" policy for the benefit of the observatory at Palomar Mountain. All porch lights and other outside lights should be turned off by 10:00 P.M. whenever possible. **No outside lights should be left on overnight.**

GUESTS ~ Kiosk Access Control should be notified of any expected guests or service personnel at 760.767.4259. Guests or service personnel will be denied entry to Montesorro if they are not pre-registered and Kiosk personnel are unable to contact the homeowner.

GOLF COURSE ~ The golf course is strictly for golf, and is off limits for walking, jogging, dog walking, bicycles, or play.

GARAGE DOORS ~ Garage doors are to be kept closed except when unloading or working in the garage. The garage is to be used to house vehicles and for minimal storage only.

GOLF CARTS ~ Golf carts are to be driven by **licensed drivers ONLY**. Golf carts should observe the same parking rules as automobiles. In driving to the golf course, please use designated pathways through the neighbor-hoods, and do not cut across the fairways.

REAL ESTATE SIGNS ~ Any property within Montesorro may be posted with no more than one (1) sign, having only one face, containing text limited to the following:

- a. The property on which the sign is posted is offered for sale.
- b. The name and telephone number of the broker-agent or owner offering the property for sale.

The face of the sign containing the above text shall be placed parallel to the street in front of the property, or if no such street passes in front of the property, parallel to the face of the building containing the property offered for sale.

The sign shall be beige in color and all text shall be black or brown in color and incised into the face of the sign and painted a single color. The dimensions of the face of the sign shall not exceed 18" x 24".

These rules apply to all renters as well, and owners shall be responsible for any renter in violation of said rules.

PROBLEMS OR QUESTIONS ~ please contact the Association office at 760.767.1158
EMERGENCY ~ DIAL 911.