

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION

c/o Personalized Property Management
68950 Adelina Road, Cathedral City, CA 92234

October 11, 2023

TO: Members of Indian Palms Country Club Homeowners Association & Lifestyle Center (LSC)

RE: Proposed Amended LSC Rules & Regulations & Fee Schedule

Dear Members of Indian Palms Country Club Homeowners Association:

Under Civil Code Section 4360, the Board of Directors must provide the members with 28 days' written notice of the proposed amendment to the LSC Rules & Regulations and Fee Schedule.

During that 28-day period, members may submit comments on the proposed enclosures to the Board of Directors. The Board will then determine whether to adopt the Rules & Regulations and Fee Schedule at an open meeting of the Board, which will be scheduled for at least 28 days after the posting of this notice. At or before that meeting, you will have the opportunity to present any comments about the proposed for the Board's consideration.

Any written comments may be sent to Shelly Ruegsegger, Senior Community Association Manager, at sruegsegger@ppminternet.com.

Sincerely,

Lynn Schaan

Lynn Schaan
President – IPCCA & Lifestyle Center

Enclosures

INDIAN PALMS COUNTRY CLUB ASSOCIATION

LIFESTYLE CENTER

RULES AND REGULATIONS

The Lifestyle Center (LSC) is owned by the Indian Palms Country Club Association (IPCCA). It is governed by the IPCCA Board of Directors (the “Board”). It is managed by the Personalized Property Management (PPM) Community Manager and the LSC Manager (collectively, “Management.”).

1. **MEMBERS AND GUESTS**

A. Types of Memberships

There are two main types of LSC memberships: (1) Deeded Memberships and (2) Non-Deeded Fee Memberships. LSC dues and associated payment processes are set by the Board and administered by Management. Dues and rules of access may be different for different types of Members.

- i. Deeded Members. Deeded members are Indian Palms homeowners (IPCCA, HOA 18 and other homes within IPCCA) whose LSC membership is established through the original deed to their IPCCA property or through a recorded document adding this membership to the property title. Monthly membership dues are included in monthly HOA invoices.
 - a. Deeded membership is limited to four persons residing at the property.
 - b. Deeded membership may be temporarily transferred to renters/tenants by completing, signing, and submitting the necessary form to the LSC Manager. This form is available at the gym front desk and on the IPCCA website.
- ii. Fee (or “Non-Deeded”) Members. Memberships of three, six or twelve months are available to all home owners who are residing within the Indian Palms Country Club complex, but do not have a Deeded property as defined above.
 - a. Fee Memberships may only be used by an individual or family.
 - b. The Family Membership is limited to four persons residing at the property.

B. Membership Activation and Access

- i. Prior to using the LSC, all members must activate their membership by registering at the LSC front desk.
- ii. Members must purchase an ID access card which allows access to the gym, pool and spa. Access to certain tennis and pickleball courts requires a key. Access cards and court keys can be purchased at the gym front desk. Members should have their ID access cards with them at all times when using the LSC. ID cards may be checked at various times by LSC staff or Security to verify proper membership.
- iii. All members will be given access codes for the restrooms.
- iv. Sharing access cards, codes or court keys with unauthorized persons is not permitted and is grounds for suspension/revocation of membership privileges.
- v. Members must present their ID Card at the gym front desk or log in electronically (when available at some of the venues) each time they use LSC facilities or attend LSC classes.
- vi. All Members and guests are required to sign the current Informed Consent, Release and Waiver form before using the LSC. This form is available at the gym front desk or by asking a staff member.

C. Guests

- i. Guests are defined as visitors who do not reside in the Coachella Valley and who are staying with Deeded Members overnight.
- ii. Non-deeded fee members may not bring guests.
- iii. Guests are allowed to use the LSC only while staying at the residence of a deeded member in good standing.
- iv. Each member household is limited to no more than four guests at any one time.
- v. Members must register their guests at the LSC prior to the guests using the facility.
- vi. Members are responsible for the actions of their guests.
- vii. Members have priority over guests for facility use and classes.

2. **GENERAL**

A. **ALL USERS OF THE LSC DO SO AT THEIR OWN RISK.**

B. The LSC is to be used only by members, their guests, staff and instructors in performance of their duties. Management may verify at any time the identity and status of individuals using the LSC. Unauthorized users will be asked and required to leave the premises.

i. Use of LSC facilities by members and guests is limited to normal hours of operation as posted at the LSC. Different venues may have different hours of operation. Hours of operation may vary with the season.

ii. Occasionally, closures are made by management for health, safety, or maintenance. Everyone must abide by these closures

C. Members and guests may not engage in or permit activities which interfere with the rights, comfort, safety and enjoyment of other members and guests. Prohibited activities include, but are not limited to: loud music, publicly audible phone conversations, pushing/shoving/running at the pool, diving or jumping into the pool, fighting or loud arguments, alcohol consumption, large private groups, and intimate displays of affection that are inappropriate in a public forum. If observed by Management, security or staff, the offenders will be asked to leave the premises. In the most extreme circumstances, police may be called.

D. The two IPCCCA satellite pools are not part of the LSC and may not be used for LSC sponsored classes.

E. Smoking or use of tobacco, marijuana, or any banned, illegal, or regulated substances is not permitted on LSC property. This includes the use of e-cigarettes or vaping of any kind.

F. Harassing or bullying behavior of any nature is never permitted. Everyone must follow LSC Rules and Regulations and posted signage. These rules apply to the whole LSC facility, including grounds, unless a specific LSC area is excluded in the rule. Staff is expected to be familiar with the rules and enforce compliance with them. Members are responsible for the conduct of their guests, family members and tenants at the LSC. Violators are subject to suspension or revocation of membership. You will receive a warning letter and, if the behavior continues, the member will be called to a hearing before the Board where membership may be suspended. Monetary fines and/or court action may also be ordered depending on the severity of the issue.

G. The Board may, on occasion and at its sole discretion, authorize a temporary exception to a LSC rule or regulation.

H. The LSC may not be used for group parties, pool parties, fund raisers, or other individual events that exclude some members or involve attendance by non-members or unauthorized visitors or guests.

- I. Pets are not permitted in the gym, pool/spa areas, or court areas. Dogs in open areas must be on a leash.
- J. The LSC staff will make every reasonable effort to accommodate the needs of members, guests or staff with disabilities. Please advise Management if you have special needs.
- K. Cash is not accepted at the LSC - only checks, Master Card or Visa in American dollars.
- L. Children under 14 years of age must be accompanied and supervised by a responsible adult when attending or using the LSC

3. USE OF LSC FACILITIES

A. Activity groups (tennis, pickleball, bocce, aquatics, aerobics, classes, etc.) may establish additional rules or guides for their activity. Management must review and approve these rules or guides before they are implemented. Once approved, members should follow the specific rules for each activity. Copies of these additional rules are available for review at the LSC and online at HOA-IPCCA.COM

B. Additional rules apply to various activity venues:

i. Gym

- a. Children under 14 years of age are not allowed in the gym. Persons 14 to 16 years of age must be supervised by a responsible adult member when using the exercise equipment.
- b. Use of fitness equipment is limited to 30 minutes if other people are waiting to use the same equipment. If others are waiting to use the equipment, follow the procedures established by the Board.
- c. Reserving more than one machine or training area for cross-training by one person is not permitted.
- d. After use, all users must: wipe down equipment with sanitary wipes; return portable equipment to its proper place; and place towels and waste in the designated containers.
- e. All equipment malfunctions, injuries or other safety concerns should be immediately reported to the LSC Manager or front desk staff.
- f. While in the gym, cell phones must be in silent mode and may only be used in a manner that is silent.
- g. Enclosed athletic shoes must be worn when using exercise equipment.

ii. Courts (Tennis, Pickleball, Bocce)

- a. Courts are available on a first-come, first-served basis unless reserved for scheduled league, social group play, or individual member use. Scheduled league and social group play take precedence over individual use.
- b. Individual member reservations may only be made by the actual member and may not be made further than 60 days in advance.
- c. If a court has been reserved and the reserving group has not shown up within 15 minutes of the reserved time, the court will become available for use by others. Repeated “no shows” will result in the offending member losing the privilege of reserving courts for as much as one year.
- d. Only enclosed, non-marking, soft-soled athletic shoes are permitted on courts.
- e. When others are waiting for courts during unreserved times, members should follow the playing time limits and waiting list procedures outlined here and in the relevant activity guides.
- f. Members must not disturb play on adjacent courts and must behave in a respectful and courteous manner to others.
- g. Raking, watering and other normal bocce court preparations are the responsibility of the players.
- h. Courts may only be used for their designated activity (tennis, pickleball and bocce).

iii. Pool/Spa

- a. The pool and spa may only be used during posted hours of operation. Closures must be observed. The pool and spa should not be used if it appears there is a chance of lightning. Pool/spa capacity limits must be observed.
- b. All incontinent persons, including anyone who requires the use of any form of diaper or incontinence garment, must wear plastic pants (or other similar garment) designed for use by an incontinent person while in the water.
- c. Members or guests suffering any form of communicable illness, exposure or infection may not use the pool or spa.
- d. Glass, breakable dishes and containers and unsafe personal equipment (i.e., electrical devices) are not permitted in the pool/spa area.
- e. Children under the age of 14 are not permitted in the pool or spa without the supervision of a responsible adult.

NOTE: THERE IS NO LIFEGUARD ON DUTY AT THE POOL OR SPA AREA.

iv. Open Outdoor Areas.

- a. Members and Guests may use outdoor areas for various games or activities (croquet, badminton, etc.) but must first advise the gym front desk staff.

C. CLASSES

- i. Class participants should follow directions of the instructor.
- ii. Instructors must ensure that classes remain at an appropriate and safe size for the activity and facility used.
- iii. Scheduled classes have priority on use of needed LSC equipment and facilities. Class schedules are available online at the IPCCCA website (HOA-IPCCA.COM) and at the gym front desk.
- iv. The Board and Management reserve the right to cancel classes at their discretion.

4. PARKING/PERMITTED VEHICLES OR TRANSPORT

- A. Automobiles and similar vehicles should be parked in the designated parking lot closest to the LSC.
- B. Golf carts and bicycles are permitted at the LSC. These should be operated at safe speeds and manner while on LSC property. The use of scooters, skateboards, roller skates and other activities that may threaten the safety of pedestrians is not permitted.
- C. Golf carts and bicycles must be parked in appropriate areas. They may not be parked in a way that interferes with pedestrian use of pathways. Specific areas may be posted as non-parking areas if Management deems it to be necessary. Bikes should be left in one of the available bike racks and locked for protection.
- D. Golf carts and bicycles must yield to pedestrians and cannot be driven or parked in front of the gym building.

5. FOOD AND DRINK

- A. Food is not permitted in the gym. Water and sports drinks are permitted in this area. Limited food snacks and non-alcoholic drinks in non-breakable containers are permitted in outdoor areas (courts, pool). All food/drink trash must be disposed of properly
- B. Cooking is not allowed at the LSC unless specifically authorized by the Board for a particular event. The Board may also authorize more extensive food availability for a particular event.
- C. Alcohol is not permitted at the LSC.

6. CLOTHING AND FOOTWEAR

- A. The LSC Dress code prohibits overly revealing attire. Only swimming suits may be worn in the pool. Appropriate athletic clothing and soft-soled, enclosed athletic footwear must be worn at the gym and on the courts. Bare feet are permitted poolside but shoes must be worn while using the restrooms and throughout the rest of the facility. Questions on dress code violations will be settled by the LSC Manager.

IPCCA LIFESTYLE CENTER

Membership Dues and Fees

Effective November 1, 2023

Deeded Memberships

Annual (\$40 Monthly)	\$480
<i>(Must be arranged by PPM Community Manager)</i>	

Non-Deeded Memberships

3 months	\$300
6 months	\$480
Annual	\$720

Membership Cards and Keys

Deeded ID card	Free
Deeded replacement ID Card	\$ 5
Non-Deeded ID Card	\$10
Non-Deeded Replacement Card	\$20
Court Key (Deeded Members only)	\$ 5
Replacement Satellite Pool Key (IPCCA Members Only)	\$25

No Cash

Visa, Master Card or Check Only
Checks made out to IPCCA-LSC