

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

Thank you for joining us at Sky Valley Resorts. The following rules and regulations were developed to create a comfortable and enjoyable atmosphere for the tenants and guests of Sky Valley Resorts as well as to improve property values for all of our Residents. For the purpose of this document, Sky Valley Resorts refers to Sky Valley West, Sky Valley East and Caliente Springs. All persons that reside in or are visiting Sky Valley Resorts shall observe all Federal, State, County and Local Laws, Ordinances and Resort Rules and Regulations. Urgent matters concerning sewer, water or electrical outages during and after hours, should be reported using the resort hotline at (760) 329-2909 Ext. 9. For emergencies always call 911. Sky Valley Resorts is not responsible for any loss due to fire, accident, theft, damages, and/or injury to any resident or any guest of any resident, or any property at any time. Any person creating a nuisance or a health and safety issue may be evicted or asked to leave. Sky Valley Resorts reserves the right to amend, revise, and add to the Resort Rules and Regulations at any time.

1. FACILITIES:

Facilities are defined as any shared amenities of the Resort (e.g., pools, exercise rooms, halls, game rooms). (a) Management must approve any event to be held in Resort facilities. (b) Alcoholic beverages are permitted in Resort facilities with prior Management approval. (c) Smoking of any substance is not permitted in any Resort facility. (d) Individuals must be registered via the guest registration form on the Resident Website to use Resort facilities. This includes guests renting from private parties within the Resort.

2. POOLS:

(a) Shower immediately before entering pools, even if you showered at home. (b) No alcoholic beverages, smoking, or glass containers are allowed in the pool area. (c) Incontinent persons wearing diapers, including babies, are not allowed in the pools or spas. (d) No diving or jumping into the pools. (e) All posted rules must be observed and are subject to change. (f) All guests must be accompanied by tenants at all times. (G) Only trained service dogs and psychiatric service dogs are permitted in the pool area. Emotional service dogs Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards are not permitted. Dogs are not permitted in the water at any time. No lifeguard on duty.

3. NOISE:

(a) No disruptive noises between 10:00 p.m. and 8:00 a.m. from October through May. (b) No disruptive noises between 10:00 p.m. and 7:00 a.m. from June through September. (c) No excessively loud vehicles are allowed in the Resort.

4. SPEED.

Maximum speed limit is 15 MPH at all times.

5. GUESTS.

(a) All guests staying overnight on the premises or who use Resort facilities must be registered with Resort Management. (b) Guests are not permitted to stay more than twenty-one (21) consecutive days. (c) Tenants are personally responsible for the actions and conduct of their

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

guests. (d) Tenants whose guests are not in compliance with these rules and regulations may lose the privilege of having guests. (e) Guests are not permitted to occupy or otherwise use an RV without the presence of the tenant. (f) Guests are not permitted to use Resort facilities unless accompanied by a tenant. Caliente Only: Annual residents may have guests under 45 years of age for a cumulative total of 30 days in one year. For example, a guest visiting for one day uses one of the 30 guest days within the year and two guests visiting for one day use two of the 30 guest days.

6. AGE REQUIREMENTS (Caliente Springs Only):

Caliente Springs Resort is a 55+ community. Caliente Springs Resort operates as "housing for older persons" and is a community designed and operated to meet the housing needs of older persons. Caliente Springs Resort limits tenancy as follows: all RVs must have at least one tenant regularly occupying the RV who is at least fifty-five (55) years of age or older, and no person may regularly occupy any RV in the community unless they are forty-five (45) years of age or older.

7. LOT MAINTENANCE:

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards
(a) All residents must maintain recreational vehicles, accessory structures, landscaping, and site in a neat and orderly fashion year-round. (b) Written management approval is required for all outside storage. (c) Yard sales are only permitted on Resort designated dates and locations. (d) No laundry of any kind may be hung outside. (d) No type of lattice/shade screen is approved for attachment to any portion of a patio, awning, or fence. Management reserves the right to charge for lot maintenance (at \$40 per hour/per man) if no action is taken after constructive notice has been given. All Non-Park Model RVs: (a) No skirting or accessory additions. (b) Vacated site must be left in a neat and orderly condition and the Resort may require the site to be returned to its original condition.

8. ARCHITECTURAL STANDARDS AND LOT IMPROVEMENTS:

(a) All lot improvements, including, but not limited to, exterior construction, exterior paint, and landscaping require written management approval by way of a plot plan. (b) Residents are responsible for all damages caused by improvements to their lot. This includes, but is not limited to, damage to Resort property caused by digging, invasion tree roots of resident trees, or household appliances. (c) All lot improvements must be completed within 90 days unless otherwise authorized in writing by Management. (d) Permits and Resort approvals must be in plain sight during construction. (e) Regardless of approval of Management, repair to underground utility lines damaged by a resident, resident's agent or invitee, will be charged to the resident.

8.1 MINIMUM SETBACKS FOR STRUCTURES:

(a) Flammable structures must be at least 3' from the property line or 6' from any structure on an adjacent site. Non-flammable structures must be at least 1.5' from property line or 3' from a structure on an adjacent site. (b) Structures must be at least 7' from a road in the front or rear of the lot. Variance may be granted by management in special situations. (c) All structures must

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

be at least 2' from resort maintained green belt. Resort is not responsible for water damage from Resort irrigation.

8.2 ROOM ADDITIONS, AWNINGS, DECKS:

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

(a) Resident is responsible to check with Riverside County for permit requirements after receiving plot plan approval from the Resort. Only official permits from Riverside County 11/11/22, 6:17 PM Rules and Regulations — Resident Website

<https://www.svcsresident.com/rules-and-regulations> 3/9

Planning Department will be accepted. Provide the Job Card to the Standards Dept. prior to starting construction. (b) Construction must be completed to a professional standard.

8.3 SKIRTING:

(a) Skirting must be wood board, cement board, masonry or other Resort approved material. (b) Skirt framing must have a maximum spacing of 24" o.c. Code: All lumber within 6" of the soil must be pressure treated. (c) Skirting Vents - Must include (2) access panels and (6) air vents; use 8"x16" Model # 84211 by Home Depot. Install these vents over all plumbing cleanouts for future maintenance access. Place a label or black felt mark on these vents "CO". (d) It is recommended that skirting facing a Resort watered area be cement board. Resort is not responsible for water damage to skirting.

8.4 PARK MODEL SIDING:

The purpose of these re-siding specifications is to provide minimum standards and consistency to the exteriors of existing park models and mobile homes that exist at Sky Valley Resort and Caliente Resort. (a) Approved siding (horizontal lap) - Brand name, James Hardie Co. Siding type: Hardie Plank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedar mill Lap Siding must be installed completely down to the surrounding grade level. Alternate approved siding is, brand name, TruWood horizontal 5" or 8" lap siding (b) Trim - Use 1 x 4 - 16' TruWood Reversible - Textured/smooth by Home Depot # 71042077. (c) Propane Tank Covers - Build similar to SV 760; SV 728; CS 651; CS 332. (d) Paint - Siding and trim paint is limited to park standards. The pre-approved color list can be viewed on the Resident Website. (e) General Requirements – All workmanship shall be of good quality and shall be performed as suggested or described by the material manufacturer's product data and industry standards. The level of quality of materials and workmanship shall be similar to, but no less than Space SV #1014. Apply all exterior grade Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards caulking for "paint ready" condition. Fill all nail holes, gaps, cracks and joints. All siding and associated trim must be painted. (f) Zero Tolerance Issues - All trash and construction debris must be removed weekly unless otherwise ordered by SVR. All snack and food litter MUST BE picked up daily and disposed of. The Park reserves the right to charge \$40/hr. for noncompliance (per incident) of this provision. (g) Construction Times: October thru May is 8 AM - 6 PM; June thru September is 7 AM - 6 PM. (h) Alternate Approved Siding - Stucco with smooth finish. Insulation board is recommended as a substrate (backing), but not required. All corners must have a radius. Submit color chart for approval to the front office. Plain white may be used in lieu of an approved color.

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

8.5 ROOFING:

Approved roofing materials are: composition asphalt shingles or tile.

8.6 FASCIAE & FLASHING:

(a) Fascia must blend with or complement the roof and siding materials. (b) Fascia must tie into any awnings in order to eliminate a line of demarcation between the unit and the awnings. (c) The fascia shall be installed on awnings wherever visible from the road or greenbelt.

8.7 STORAGE SHEDS:

(a) Outside material of shed must be wood board or cement board. Metal sided sheds are not permitted. (b) Sheds must be of good, manufactured quality and painted to match the unit. (c) Total area of shed(s) shall not exceed 120 square feet of floor area per Riverside County Ordinance (d) No permit for a storage unit to be placed beyond the home on golf course sites or green belt sites will be issued. (e) Electrical wiring in shed requires Riverside County approval.

8.8 COOLING UNITS:

11/11/22, 6:17 PM Rules and Regulations — Resident Website

<https://www.svcsresident.com/rules-and-regulations> 4/9

(a) Any cooling system installed in a unit must be in good operating condition and must not make excessive noise. (b) Cooling systems may not be placed on the street or greenbelt side of home. (c) All new homes will be required to install a mini split cooling solution unless variance is granted at the discretion of management. (d) Existing A/C units will be permitted to remain in Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards use until replacement is necessary, at which point a mini split must be installed as replacement.

8.9 FENCES:

All plot plans must include materials and design. The only approved fencing materials include solid vinyl, vinyl rail, vinyl picket, wrought iron or concrete block covered with stucco. No type of lattice is an approved material. Fence color subject to approval and must be complementary to the unit. No new wood fencing will be approved. Fencing, a maximum of 6' in height, may be built up to the front, streetside corner of the unit and may be solid vinyl fencing. Any fencing from that point forward and in the front, streetside, of the unit cannot exceed 3' in height. Variances may be granted by management in special situations. Fences are not allowed on any site that has a common boundary with the golf course or any green belt.

8.10 EXTERIOR PAINTING:

Exterior painting must be approved and painted with Resort approved color combinations. Exteriors must be kept in good condition with limited or no fading, peeling or chalking.

8.11 CONCRETE:

Concrete may be poured up to lot lines. Management may require removal of concrete for utility service. Replacement may be at leaseholder's expense.

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

8.12 GRANDFATHER CLAUSE:

Existing improvements not in compliance with current Resort Architectural Standards are subject to removal or replacement by the resident at management's request.

8.13 GENERAL APPEARANCE:

(a) Site numbers must be visible from the street. All new construction will require illuminated site numbers from dusk to dawn. This will also be required as a condition of any resale. (b) Placement of Antennas (including Satellite Dishes) must be approved by management and not to exceed 4' above the roof line.

9. EXTENDED LEAVE:

(a) Site and unit must remain neat and orderly while the owner is away. (b) No unsightly objects may be stored in plain sight. (c) Insulation panels must be complementary to RV. (d) Covering of decks, patios and outside furniture is not allowed. (e) Any weeds and/or debris not cleared from Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards site after notice from Resort has been issued will be cleaned up by Resort staff at the site owners expense at the set rate of \$40 per hour, per man.

10. RESALE:

(a) Tenant must notify Resort Management in writing by way of a resale application at least thirty (30) days in advance of the tenant's intent to sell. The resale application will be returned to the tenant with an itemized list of repairs, replacements, and/or improvements needed to sell the unit in the Resort. To maintain a high aesthetic standard, certain units will not be approved for resale within the Resort including Motorhomes, Fifth Wheels, Tip Outs and trailers. (b) Tenant must bring home up to current Resort standards as detailed by the Resale Inspection prior to any Resale Permit being issued. (c) Any purchaser of a resale unit within the Resort must complete the following steps: (1) complete an application for Tenancy, (2) be accepted by management (3) execute a new Rental Agreement with the Resort. (c) Rental agreements are non-transferable. (d) If the purchaser fails to execute the rental agreement, he or she shall have no rights of tenancy.

(e) RV transfers must be completed in accordance with the California Department of Motor Vehicle Codes and only conducted by licensed salespeople under the supervision of a licensed dealership or the person(s) listed on the title.

11. SUBLETTING:

(a) A tenant may sublease only his or her RV. Sub-leasing of the lot itself is not permitted. (b) No more than two sub-lessees may occupy an RV at one time. (c) Sub-lessees are subject to approval by the Resort if staying more than 30 (thirty) consecutive days. (d) Sub-lessees must be registered at the front office. A fee will be applied to each sublease instance. (e) The resident holding the lease with the Resort is responsible for fees, utility charges, incidental charges, damages, actions, and conduct of the sub-lessee. The resident holding the lease with the Resort is responsible for providing the sub-lessee with a copy of the Resort's Rules and Regulations document. (f) Subletting privileges may be revoked if the Rules and Regulations are

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

violated by a sub-lessee. (g) If the owner of the rental RV is not on site, the owner must have a person on Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards site responsible for the subletting of the site and emergency situations.

12. TREES / LANDSCAPING

Regulation concerning all resident sites

12.1. GENERAL:

(a) Management reserves the right to trim/remove trees and bushes, without notice, if a health, safety, or maintenance issue arises. (b) Each resident is responsible for all non-Resort owned planted trees and bushes on his or her site. (c) New landscaping or changes to existing landscaping requires written management approval by way of a Plot Plan. (d) Plants that are identified by the resort as destructive or invasive must be removed by the resident.

12.2 GRANDFATHER POLICY:

Management will grandfather existing landscaping on resident's lot as long as it complies with health and safety issues and does not present a maintenance issue (such as interfering with sewer systems, electrical systems, etc.) and Landscape Maintenance (12.4) standards.

12.3 TREE/PLANT CHOICE:

(a) Only appropriate drought tolerant trees and shrubs will be permitted. (b) No grass is allowed. (c) Because of the limited space on a lot, management will consider the suitability of the desired plant or tree within the scope of neighboring lots, utilities in the area, proximity to street, and other issues. For a list of drought tolerant trees and shrubs, see the Coachella Valley Water District publication, "Lush and Efficient."

12.4 LANDSCAPE MAINTENANCE:

(a) Trees and shrubs must be kept properly trimmed at all times (palm trees may be left to beard). (b) Appropriate year around maintenance of lot landscaping is required, including weeding, trimming, pruning, and disposal of Green Waste. Trees within 10' of a structure must be trimmed to under 15' (excluding palm trees). (c) Management reserves the right to charge for lot maintenance (at \$40 per hour/per man) if no action is taken after constructive notice has been given. (d) Proper disposal of trimmings is the responsibility of residents. (e) All annual flowers and plants must be removed before resident leaves in the spring Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards or summer. (f) See Waste Disposal Policy for direction on how to dispose of trimmings.

12.5 WASTE DISPOSAL POLICY:

(a) Green waste is defined as biodegradable waste such as tree limbs, flower cuttings and hedge trimmings. Green waste must be trimmed to smaller than 3-foot lengths and placed in a 11/11/22, 6:17 PM Rules and Regulations — Resident Website [https://www.svcsresident.com/rules-and-regulations 6/9](https://www.svcsresident.com/rules-and-regulations-6/9) dumpster, NOT in the recycle bin. (b) All contractors must pay a fee in order to utilize the large open dumpster for disposal of construction debris and/or green waste. Construction debris includes, but is not limited to, any

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

waste material resulting from demolition, or the construction or remodeling of any type of structure. The current fee must be paid at the front office prior to dumping. Residents are responsible to take any item that is too large to fit into the dumpster to the appropriate off-site disposal facility.

13. FURNITURE:

(a) Outdoor patio furniture in good condition is permitted outdoors. (b) Absolutely no indoor furniture is permitted outdoors, including decks or patios. (c) Indoor appliances are not allowed outside of the RV. (d) All exterior lighting requires approval of management.

14. TRASH:

(a) Residents and guests must deposit all trash in the community dumpster or compactor. (b) Garbage containers must be inconspicuous on resident sites. (c) Tree and plant waste may be disposed of if it is trimmed to smaller than 3' lengths, no limbs are over 2" in diameter and no more than a small pickup truck load is dumped in large item waste container. (d) Appliances and electronics should be left in the designated area in the maintenance yard. (e) Hazardous waste items must be disposed of off-site with the appropriate agency. (f) Furniture items may be disposed of in the large item waste container. (g) Construction debris may be disposed of in the large item waste container if the dump fee has been paid at the front office. (h) All postings and signs near the trash area must be followed. For large item dumpster access and hours of operation, please contact an on-duty Ranger by calling (760) 218-8829.

15. VEHICLE MAINTENANCE:

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards. No mechanical vehicle maintenance or repair of any kind is allowed on RV sites. This includes the changing of any automotive fluid.

16. VEHICLE PARKING:

(a) Any trucks over 1½ tons capacity, are not allowed within the Resort, or on Resort property, unless making a delivery or engaged in Resort authorized business. (b) Only one RV, including a park model is allowed per site. This does not prohibit a class B unit that is utilized as the only primary transportation vehicle. (c) Motor vehicles must be parked in designated parking areas. (d) Residents must leave space available on their site to park, minimum 200 square feet. (e) Parked vehicles must not impede the progress of emergency vehicles. (f) No parking on the street overnight is allowed. (g) No parking is allowed in empty RV sites. (h) Vehicles illegally parked may be fined and/or towed at owner's expense. (i) Vehicles must have current registration and be operational, including in the RV storage areas. (j) "Overnight parking of all vehicles must be on the homeowner site. Overnight parking off leased site requires approval (permit) from management.

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

17. UTILITY VEHICLES:

Boat trailers and utility trailers of any type are only permitted to be parked in the Resort when actively engaged in loading or unloading. The above vehicle parking rules must be followed when loading and unloading.

18. SIGNAGE:

(a) Any signage must be approved by Management in writing. (b) Maximum sign size is 18" x 24". (c) For more than one sign, all signs must fit into an 18" x 24" area, including "for sale" or "for rent" signs.

19. PETS:

11/11/22, 6:17 PM Rules and Regulations — Resident Website

<https://www.svcsresident.com/rules-and-regulations> 7/9

Sky Valley Resorts allows domestic pets to stay in the Resort if the following rules are kept. Upon request from management, owners not in compliance with the following rules must Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards remove their pet(s) from the Resort immediately. Aggressive or vicious pets will not be tolerated within the Resort. (a) Pets must be kept on a leash at all times while not inside an RV. (b) Pets must never be left unattended outside of an RV and must be inside an RV at night. (c) Pets must either relieve themselves outside the Resort or on the owner's site. (d) If the pet relieves itself on the way out of the Resort the owner must pick up the waste immediately. (e) If the pet relieves itself within 30 feet of any walking trails or service roads around the perimeter of the Resort the owner must clean up the waste immediately. (f) Pet owners' sites must be kept neat, orderly, and sanitary at all times. Pet waste should not be able to be seen or smelled by other residents. Pet waste on an RV site must be cleaned up immediately and disposed of properly. (g) Pets are not allowed in Resort pool areas (except when allowed by the ADA). (h) Pets must not be allowed to bark, run loose, or disturb other residents and guests. (i) Pets are to be inoculated and licensed in accordance with Riverside County Ordinances. (j) Feeding of feral cats within the Resort is strictly prohibited.

20. GOLF CARTS:

(a) All golf cart drivers must have a valid driver's license or be accompanied by a responsible party with a valid driver's license.

21. RESIDENT BUSINESSES:

(a) Residents are allowed to operate businesses within the Resort if the business does not involve loud machines, pose a fire hazard, involve machines that draw more electricity than a common household appliance, or any activity that is a nuisance to management or other residents. (b) Patrons must adhere to the above vehicle parking regulations. (c) The Resort reserves the right to disallow any business from operating inside the Resort for any reason and at its sole discretion.

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

22. SEWER:

The Resort is on a septic system. (a) Due to the sensitive nature of septic systems, only human waste and toilet paper should be flushed down the toilet. (b) Only water, soap, and mild cleaning products should go down sink drains. (c) Food waste and cooking oils should be placed in the Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards trash. (d) Dishwashers, garbage disposals and washing machines are permitted only with written management permission. (e) Resident is responsible for proper venting of sewer gas from RV, including raising the vent pipe. For more information on what should and should not be put in the septic system, please request a 'septic guide' at the front office.

23. UTILITIES AND AMENITIES:

(a) Repair and replacement of all utilities and amenities from the RV or manufactured home to the pedestal hook ups on the leased site are the responsibility of the resident. (b) Utilities and amenities include, but are not limited to: electric, water, sewer, phone, cable, and internet connections. (c) A resident is responsible for damage they cause to Resort utilities beyond their pedestal. (d) Resort must have access to utilities, 3' clearance required around pedestal. Locks are not permitted on pedestal or utilities.

24. WASHING MACHINES AND DISHWASHERS:

(a) Washing machines and dishwashers are permitted at the discretion of management and must be approved via a plot plan. Drain filters are required for washing machines. (b) Due to Riverside County requirements, washing machines and dishwashers are not allowed in the Caliente Greens (spaces 376 - 679). Any dishwasher or washing machine in the Caliente Greens must be removed immediately. 11/11/22, 6:17 PM Rules and Regulations — Resident Website <https://www.svcsresident.com/rules-and-regulations> 8/9

25. BURNING OF COMBUSTIBLES:

(a) Only gas burning fire pits or fire tables will be permitted to be used on an RV site. This includes Park Models. (b) The burning of any wood or other combustibles on a RV site is strictly prohibited. Combustibles include, but are not limited to; garbage, wood, brush, or paper products. (c) Burning of campfires outside the Resort perimeter fence are in violation of Riverside County and State of California Fire Codes and should be reported to the Riverside County Fire Department at (760) 329-1700, or 911 in the event of a fire emergency.
Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

26. Sky Valley and Caliente Springs Access Control System

(a) Sky Valley Resorts will not be responsible for any damage to personal vehicles caused by contact with the gate or arm barrier under normal operation. Failure to obey written and posted instructions may result in damage to your vehicle. Sky Valley will bill the account of people causing damage to the gate equipment. Enter and exit slowly and with respect for the property. In the exit gate lane, maximum vehicle speed is 5MPH. Exceeding this speed while crossing the Spike Strips may result in tire damage.

Sky Valley and Caliente Springs Resorts Resident and Guest Rules, Regulations & Standards

Full resident website:

<https://www.svcsresident.com/>

Password: desertfun3

Apply for residency:

<https://skyvalleyresorts.managebuilding.com/Resident/rental-application/new/apply>

Map of Resort:

<https://www.svcsresident.com/s/CS-Map-2022.jpg>