



HOMEOWNERS COMMITTEE

RULES & REGULATIONS

Final - Approved February 25, 2025

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

PREAMBLE

The Rules and Regulations of the Mission Hills Homeowners Committee ("HOC"), which apply to the entire Mission Hills HOC Community, have been established by the Board of Directors of the HOC ("HOC Board") and may be amended with proper notice under California law. They are provided for the benefit of the community and the homeowners to maintain the value of the community and the enjoyment of life at Mission Hills. In addition to these guidelines, all homeowners, residents, and guests must comply with all applicable federal, state, and local laws and regulations.

HOC Members include all property Owners of the following fifteen (15) local homeowners Associations (Exhibit A):

MH Villas I	Park Vista MH	MH Vista Del Sol
MH Villas II	MH Vistas VI	Mission Hills Estates
MH Golf Villas III	MH Casa Del Sol	MH Tennis Villas I & II
MH Siera Vista	MH Vista Grande	MH Racquet Club Estates
Mission Hills Golf IV	MH Las Flores	MH Desert Haciendas

Wherever the word "Owner" appears, if used in this document, it will include all tenants and/or occupants. All rules and regulations herein will apply to all tenants and/or occupants.

The HOC has responsibility for the Inverness & Mission Hills gates as well landscaping & lighting.

1. GATE ACCESS RULES

This section explains MISSION HILLS gate access system and its proper use. RFID tags are the primary electronic pass system utilized, are assigned only to specific vehicles, and are non-transferable. Guest Passes are used to complement the RFID tag system. Every vehicle entering Mission Hills must be authorized by one of: an Owner, a Resident, the Mission Hills Country Club or its members, or HOC policy.

A. RFID tag Categories and Use

- (1) **HOC Member (Owner)** – When a home is purchased, the owner should provide either a 'Final Closing Statement' or a 'Grant Deed (w/Doc Stamp)' to the Inverness gate. At that time, the prior Resident record is deactivated, a new Owner record is established, and the new owner becomes a HOC member. Once the Owner record is established, the new owner(s) can purchase a RFID tag at the current rate by applying at the Inverness Mission Hills gate: M-F 7:00AM – 2:00PM. RFID tags must be affixed to the vehicle by the gate officer and will allow 24/7 gate access. The number of RFID tags per household is limited to four (4) vehicles. Exceptions to the number of RFID tags for each property must be approved by the HOC Member's HOA Board in writing to the HOC. When a HOC member sells a home, the sale is reported to the HOC by the escrow company and all RFID tags for that property are disabled. RFID tags that will no longer be used for entry into Mission Hills, e.g., vehicle no longer used by the HOC member, a windshield is replaced, etc., must be reported by the HOC Member to the Mission Hills Inverness gate staff to be disabled. Additionally, RFID tags can be disabled by the HOC after an extended period of non-use.
- (2) **Resident** – Non-owner residents (i.e. not on Title), or renters/lessees with a lease agreement of three (3) months or longer are eligible for RFID tags. These RFID tags allow gate access 24/7 and are for the exclusive use of those Residents not on title and long-term renters/lessees who are properly registered in the Access Management System by presenting a completed Lease agreement. RFID tags will expire at the end of the lease term. Extensions to the lease term must be evidenced in writing to the Inverness gate to extend the expiration date of the RFID tags.
- (3) **Non-resident Mission Hills Country Club Members** – Are eligible for up to four (4) RFID tags and can apply at the Inverness gate: M-F 7:00AM – 2:00PM. If Club membership is no longer active, RFID tag(s) will be deactivated.

(4) **Contractor/Vendor** – Can purchase a RFID tag which is programmed to provide access during approved days and hours at specific gates. Applicants must complete a Vendor RFID tag application, available at the Inverness Mission Hills gate, M-F 7:00AM – 2:00PM, and pay the current RFID tag fee at the initial application and annually thereafter. This includes all contractors, vendors, service people, landscapers, etc. These RFID tags will expire 12 months after the approval date unless the application data is updated, and the current RFID tag fee is paid to extend the RFID tag access for another 12-month period.

Contractors entering Mission Hills without an RFID tag must be authorized for a Guest Pass by the HOC Member/Owner responsible.

B. Guest Passes and Responsibility

HOC Members/Owners authorizing guest entry into Mission Hills are responsible to Mission Hills, the Club and the HOC for the actions of their guests. This responsibility includes, but is not limited to, damage to property, failure to follow the Rules & Regulations, etc. and can subject the HOC Member/Owner to the discipline or fines outlined in the Enforcement Policy section below.

Passes may be authorized by HOC Members/Owners for guest use by entering the required information in the Gate Access Management System- <https://gateaccess.net/login.aspx> or by leaving a message with the Inverness gate at 760-548-3485. Guest passes must be always displayed in the windshield area of the vehicle while in Mission Hills. Guest Passes will be disabled by Gate Access Management System upon completion of the Guest Pass period.

Guest List

HOC Members/Owners may authorize a permanent guest on their list for use by frequent visitors, up to a maximum of eight (8) permanent guests by specifying those names in the Gate Access Management System. A person on this list would obtain a Guest Pass by providing their name and the name/address of their host to a gate officer at any Mission Hills entry gate.

C. Rental Cars and Drivers / Taxis

Residents or HOC Members/Owners who arrive in a rental car may purchase an RFID tag for the duration of the rental period for that rental car or secure a Guest Pass. Residents or HOC Members/Owners who arrive by driver service (Uber, Lyft, etc.), taxi, or rental car not on file will be required to provide their name, address and provide their code number/access code for confidential confirmation to gain access into Mission Hills.

D. One Vehicle per Gate Arm Cycle

Tailgating another vehicle through an access gate is never allowed. It creates a security risk as well as potential damage to the common area or HOC member/Owner property. **In the Resident Lane, the RFID tag reader must register and accept your vehicle for entry before passing through the gate. The Gate Arm drops after every vehicle.**

HOC Members/Owners are strongly encouraged to immediately report violations to the Guardhouse or Management with date, time, location, vehicle description, and license plate number if possible. Trespassers will be reported to law enforcement.

E. Non-Transferrable

RFID tags and Passes are assigned to specific vehicles and not transferable to other vehicles or guests. Under no condition shall RFID tags be utilized other than as outlined in this policy; doing so constitutes a violation of Association Rules and is subject to citation and fines as outlined in the enforcement policy below. In addition, any contractor found to be in violation may be denied Mission Hills access.

F. Liability for Damage

The HOC Common Area includes, but is not limited to, Access Ways and Entries including parkways, median strips, curbs, gutters, gate arms, gates, guardhouses and all irrigation systems, drainage facilities, landscaping, lighting, walkways and other facilities and structures located in the HOC's areas of responsibility.

Damage to gates, gate arms or other HOC common areas or property resulting from the willful or negligent act of HOC Members/Owners, their family members, guests, tenants, invitees, occupants, pets, or contractors will be charged to the responsible Owner through a Reimbursement Assessment as outlined in the Enforcement Policy section below. The Association is not responsible for any damage or liability resulting from not following the One Vehicle per Gate Arm Cycle rule or blocking the access area.

A| Gate Access Management system Profile is to be completed by all HOC Members/Owners, Lessees and specified Club Employees/departments to properly manage authorizing access to Mission Hills.

2. VENDOR/CONTRACTOR RULES

Contractors, vendors and HOC Members/Owners and Residents must be familiar with and comply with the Contractor Rules and the ordinances and regulations of the City of Rancho Mirage.

HOC Members/Owners and Residents will be subject to the enforcement procedures set forth in Enforcement Policy listed below for the failure of any contractor or vendor performing work to adhere to HOC Rules.

A. Gate Access

All Contractors and Vendors who enter Mission Hills must be authorized by a HOC Member/Owner, Resident, Mission Hills Country Club, or an HOA and have signage with the company name, phone number and contractor license number (if applicable) on at least the driver's side of the vehicle. Frequent Contractors or Vendors may apply for and purchase a Vendor RFID tag to enter Mission Hills in the resident lane. Applications are available at the Inverness Gate – M-F 7:00AM – 2:00PM. These RFID tags are valid for 1 year and are programmed to provide access during approved contractor days/hours of work and only through the Inverness, Dinah Shore, Ginger Rogers and Mission Hills Drive gates.

B. Vendor RFID tags

Vendor RFID tags are assigned to specific vehicles, are not transferable, and are valid for one year from the date of the approved application and payment of the current fee. These RFID tags can be renewed annually by verifying required information and paying the current renewal fee. Under no condition shall any Contractor or Vendor use a RFID tag other than as outlined in this document. Infractions of this rule may result in RFID tag deactivation.

Local HOAs and HOC Members/Owners are responsible for ensuring that only current or active Contractors are authorized for RFID tag access into Mission Hills. Failure to inform the Inverness Gate staff of an inactive contractor whose RFID tag should be disabled is a violation of Contractor Rules.

RFID tags are available for purchase at the Inverness gate, M-F 7:00AM – 2:00PM, and must be authorized by either the HOC, local HOA, HOC Member/Owner, Resident or the Mission Hills Country Club management. RFID tags are subject to contact information, proof of vehicle insurance, current vehicle registration, and contractor license information (if applicable). All RFID tags are designed to be disabled on removal from the vehicle.

C. Vendor/Contractor Hours

All Vendor/Contractors must comply with HOC Approved Hours of Work and City of Rancho Mirage Building and Noise Ordinances. Contractors found to be in violation of these Rules and Ordinances may result in RFID tag deactivation, hearings, penalties, fines, and possible enforcement action by City of Rancho Mirage Code Compliance.

Approved Hours of Entry/Exit	Holidays No Work Allowed)	Entry / Exit Gates
June through September Monday – Friday 6:30 AM to 5:00 PM See #1 & #3 below October through May: Monday – Friday 7:00 AM – 5:00 PM	<ul style="list-style-type: none">• Memorial Day• Fourth Of July• Labor Day• Thanksgiving• Christmas• New Year's Day	<ul style="list-style-type: none">• Dinah Shore• Inverness• Mission Hills Drive• Ginger Rogers <p>Note: The Da Vall Drive & Los Alamos Road gates are not available to Vendors</p>
Saturday: 8:00 AM – 4:00 PM See #2 below		
Sunday: No work allowed		

- (1) Vendor/Contractor - **Before 7:00 AM M-F** only preparation or work that does not involve noise, power equipment or activity that disrupts homeowners' quiet enjoyment of the Mission Hills HOC environment is allowed.
- (2) Contractors whose work does not involve noise, power equipment or activity that disrupts homeowners' quiet enjoyment of the Mission Hills HOC environment may be permitted to work on Saturdays.
- (3) Any Contractor or person engaging in activities that exceed exterior noise limits set forth in Section 8.45.030, currently 60dBA, constitutes a public nuisance set forth in Section 14.60.325 of the Municipal Code and may be reported to Rancho Mirage Code Compliance.

D. Emergency Service – Vendors/Contractors

HOC Members/Owners or Residents can authorize Vendor/Contractor entry outside of the hours/days above for emergency service by entering the Vendor/Contractor as a Guest in the Gate Access Management System: <https://gateaccess.net/login.aspx> or by leaving a message with the Inverness gate staff at 760-321-8265.

The HOC Board reserves the right to deactivate RFID tags of vendors/contractors who violate Contractor Rules. A warning and request to comply will generally be given prior to tag deactivation. If a contractor or vendor causes damage to the Common Area, the HOC Member/Owner will be responsible for the damage as outlined in HOC CC&Rs. Before such damage is charged to the HOC Member/Owner, a notice and hearing will be provided. Unpaid costs for damage to the common area may be collected via a lien on the HOC Member/Owner's property.

If you have any questions about the information contained here, please free to contact our Management company, Personalized Property Management, at ABorowski@ppminternet.com or 760-325-9500 who can help clarify the application of HOC Covenants and Rules.