

Homeowner / Tenant Registration Form

Montage at Mission Hills Homeowners Association



Instructions: All Lessees/Tenants must be registered with the Association within fifteen (15) days of move-in. The Owner or the owners agent must provide copies of the Montage at Mission Hills Homeowners Association Covenants, Conditions and Restrictions (CC&R's) and Rules & Regulations. Please (1) complete this form, (2) review the Association documents, (3) acknowledge your receipt and review by initialing below, and (4) submit this form and, if applicable, a copy of the rental lease agreement to the property manager at the address provided.

OWNER INFORMATION

Name		Email	
Montage Address	Street	City	State Zip
Mailing Address	Street	City	State Zip
Home Phone	Work Phone	Cell Phone	
Vehicle Make, Model and License Number		Vehicle Make, Model and License Number	

LESSEE / TENANT INFORMATION (if Applicable)

Name		Email	
Names of Other Occupants			
Mailing Address	Street	City	State Zip
Home Phone	Work Phone	Cell Phone	
Vehicle Make, Model and License Number		Vehicle Make, Model and License Number	

Please initial to confirm you receipt, review and intent to abide by the conditions identified within the following documents

____ Montage at Mission Hills Covenants, Conditions and Restrictions
____ Montage at Mission Hills Rules & Regulations
____ Montage at Mission Hills Neighborhood Policy Overview
____ Mission Hills Country Club Information

Signature		Date	
Signature		Date	

Please return this form by mail, fax to delivery to the property management company at the following address.

Montage at Mission Hills Community Manager
Personalized Property Management
68-950 Adelina Road, Cathedral City, CA 92234
Phone 760.325.9500 / Fax 760.325.9300
www.ppminternet.com

Montage at Mission Hills Community Guidelines

Welcome to Montage at Mission Hills

Residents of Montage are dedicated to maintaining the appearance and property values of the community. We are proud of our reputation in the Coachella Valley and the quality of environment where we all live and share responsibility. What follows is a brief summary of some important guidelines specific to our Association that are taken from the Association's Covenants, Conditions and Restrictions (CC&R's) that we feel are important to emphasize to new residents. Understanding these guidelines aid your transition into the community.

Once you have reviewed and placed a check next to each paragraph to acknowledge your review and signed The Montage Homeowner / Tenant Registration Form, please detach this list of key rules for your reference. For complete list of rules reference your CC&R's and / or the Montage website at montageatmissionhills.org. Please check each section to verify that you have read the material.

- ☐ **Landscape or Architecture Modifications** – For your benefit, all proposed exterior changes to structures and /or landscaping require screening and possible review by the Architecture and Landscape Committee to avoid potential problems or inadvertent changes that may be outside the guidelines in the CC&R's. The review process is started with the completion of Architectural & Landscape Variance Form which can be found on the Association website or obtained from the chairperson of the Architecture and Landscape Committee. The intent of Committee review is not to be restrictive but rather to maintain effective communication regarding the overall image and appearance of Montage.
- ☐ **Dog Etiquette** - Dogs must be on a leash at all times when off your property or on the streets and public areas of Montage. Dogs are not permitted to access, urinate or defecate on private lawns or desert landscapes or the public landscape areas adjacent to Montage mailbox clusters. Dogs are permitted to use the curbside area along the detention basin at Van Gogh Road and Da Vinci Drive. Please bring pet waste disposal bags with you to remove dog waste and deposit waste at home.
- ☐ **Gate Codes and Remotes** - Each residence is provided two gate codes. Remotes should be obtained from the owner at the time of sale or lease. Gate codes are to be used appropriately. The homeowner code is for the use of owners and lessees only. The vendor code is to be given to gardeners, housekeepers, pool maintenance and other service personnel. Vendor gate codes provide access 7:00a and 7:00p. Visitors are to call from the gate kiosk phones and be admitted by repeated pressing "9" on your home telephone.
- ☐ **Parking** – Personal vehicles must be parked in driveways or in garages at all times. Visitors are permitted to park on the street for up to 72 hours without notice. If you need street parking beyond 72 hours please contact PPM. When parking on the street park with right side tires on the top of the wide roll curb. Recreational vehicles are not allowed to be parked on the street unless loading and unloading.
- ☐ **Speed Limits** - The low speeds posted for driving within the community are to be observed at all times. Montage was planned without sidewalks to enhance home appearance. Many residents use community streets for exercise, for pets and to retrieve mail. Please do not cut corners as pedestrians and vehicles are not easily seen due to vegetation or improperly parked vehicles.
- ☐ **Garage Lighting** - The lights over garage doors serve as Montage street lights. These lights are wired through photocells eyes on the side of the garage and turn the lights on in the evening. In order for the lights to turn on the circuit must be switched on at all times. The light switch for the garage lights is located inside the house near the front door and can be identified by the switch cover lock on the switch plate. If you do not have a switch lock contact the property management company and one will be provided at no cost.
- ☐ **Landscape Lighting** – The front landscape lighting on homes is also part of the Montage street lights. Each home has three to four landscape lights that are maintained by the Association under a monthly service contract. These lights are connected to a photo sensor located on the base of the one of the landscape lights. In some cases there may be additional landscape lighting or original fixtures may have been replaced. When the original fixture(s) has been altered or replaced they become the responsibility of the homeowner. If you have a question about your landscape lighting or require a repair or lamp replacement call the property management company.
- ☐ **Tree Maintenance** – Front yard landscape should be trimmed/pruned/thinned as often as needed to assure that the drip line of trees do not overhang street curb-lines thereby providing necessary clearance for the street sweeper, garage removal and service vehicles and to maintain sightline visibility, pedestrian safety and enhanced appearance. Homeowners are responsible to clean up all private landscape trimmings that fall Association property.
- ☐ **Irrigation Maintenance** – Excess Irrigation overspray and runoff is not only a costly waste of water but is the primary cause of costly damage to Association streets. Please periodically check and adjust the sprinkler system to minimize overspray and run-off to match the seasonal requirements of the landscape and weather conditions.
- ☐ **Pool Maintenance** – Please notify the property management company prior to draining swimming pools to complete pool repairs or water reconditioning to assure that the retention basin capacity will not be exceeded.
- ☐ **Board of Directors** – The Montage at Mission Hills Board of Directors meets six times a year on alternate months beginning in January. The Annual Home Owners Association General Meeting is held in March of each year. Please check the Association website at www.montageatmissionhills.org for further information about the exact times and dates of meetings.
- ☐ **Questions** - Whenever questions arise regarding Association CC&R's please contact the property management company or a member of the Board of Directors. Many questions have been asked before and if not they will be answered in accordance with existing policy, procedure or precedent and the information can be used to respond to similar future questions.