

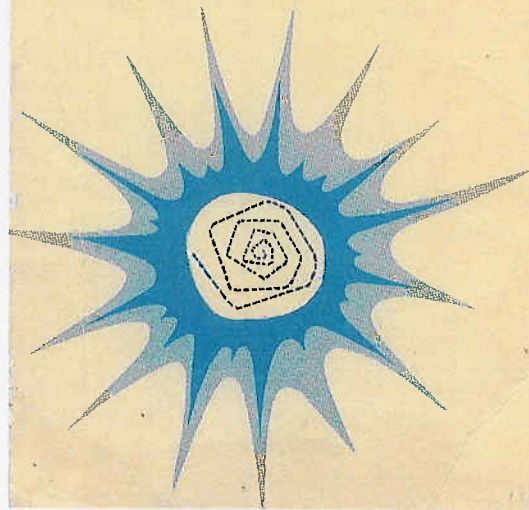
*Judy Richards*

# PARK IMPERIAL

*Palm Springs*

*South*





*own your very own Resort Home...*

*with financial responsibility limited to you alone!*

PARK IMPERIAL is footstep close to a perpetual holiday. Park Imperial is true Resort Living.

CARE-FREE you will always be in Park Imperial... released from all your maintenance worries. You enjoy virtually complete "hotel" service, without the cost, without the bothersome reservations, cancellations, check-out time, and tipping. Come and go as you please... as unburdened as a privileged guest in your own home. For a modest cost, maid, linen, clean-up, and other services are **instantly at your call**. You will be distinguished as the perfect absentee host or hostess... simply hand the keys to your special guests in confidence... with your mind at ease, knowing that all the work has been done for you... and your resort home is spic and span, and "all ways" ready for your guests.

SKILLFULLY APPOINTED FOR GRACIOUS ENTERTAINING, the central hall plan makes family and guest traffic flow throughout the home, with no need to interrupt the privacy of the quiet rooms, or the patio. The bar, the living room, the dining room are all accessible for entertaining and family living.

PARK IMPERIAL PRESENTS all the convenience and separateness found in any private home, **plus** the distinctive community advantages for recreation and sheltered relaxation in the sun.

FASHIONABLE Park Imperial Resort Homes form an elegant private country club community amidst luxuriously landscaped garden courts, all-weather-conditioned swimming pools, and pleasant recreation facilities which may be used **only** by residents and their personal guests. The garden walks... are isolated from everyone but those living the **special life of Park Imperial**.

DISCRIMINATING evaluation of finer standards... the **Hallmark** of an Owner in Park Imperial. You are immediately identified as a person with a sensitive understanding of functional and beautiful design... accomplished in Park Imperial with the finest structural materials and decorator techniques.

EVERYTHING FOR YOU... air conditioning at its engineered best... the finest appliances... skillful room arrangement... complete facilities for enjoyable living... has been brought into reality through painstaking planning. Your comfort, convenience, pleasure and your pride-in-ownership were meticulously thought out in the designing of Park Imperial. A separate dining room; large, comfortable-to-move-about-in bedrooms; large, airy living room, opening onto a broad enclosed private patio; and for supper under the stars, a large outdoor dining terrace adjoins the dining room. There are full traverse custom draperies, wall-to-wall carpeting, and luxurious terrazzo... **all provided** for you, and **all included** in the price. The two charming, up-to-the-minute bathrooms feature built-in vanities, and pullmans topped with wall-wide expanses of sparkling mirror.

A GOLD MEDALLION, ALL-GENERAL ELECTRIC HOME, PRESENTED FOR THE FIRST TIME IN AMERICA BY TRUDY RICHARDS! Fully, scientifically, insulated for comfort, relaxation, and the full enjoyment of **quiet**. In a Park Imperial resort home, life is made easy with the latest "Mark 27" built-in Range and Oven, Dishwasher, Disposall, and other electrical conveniences... all by G.E.... and topped by the **most efficient** refrigerated air conditioning, and **true** forced air heating system... achieved only by General Electric research and progress. You live better with the new, new G.E. WeatherTron.

EACH HOME IS INDIVIDUALLY FINANCED THERE IS NO RESPONSIBILITY FOR THE OBLIGATIONS OF OTHERS!

*Trudy Richards*


# PARK IMPERIAL

*Palm Springs South*



DESIGNS EXECUTED BY  
PROJECT PLANNING ASSOCIATES, LOS ANGELES



  
Your Individual Residence On Your  
Separate Individual Lot Is Insured By  
Your Own Individual Title Insurance  
Policy by **RIVERSIDE TITLE DIVISION OF  
PIONEER TITLE INSURANCE COMPANY.**



*The New Interpretation!...*

*The New Concept for Resort Living!*

*you're in good company in* **PARK IMPERIAL** *South*

...with "name brands", known and trusted for the research and development of the finest materials, fittings, and appliances. These are a few of the names sharing the prestige of your Park Imperial resort home:

GENERAL ELECTRIC  
WeatherTron  
TEXTOLITE  
U. S. STEEL  
ANACONDA COPPER  
U. S. GYPSUM  
JOHNS-MANVILLE  
ARMSTRONG FLOORS  
DUNN-EDWARDS PAINTS  
WOODALL INDUSTRIES  
FULLER GLASS  
KAISER INDUSTRIES  
DFPA  
MASONITE CORPORATION  
FOREST PRODUCTS  
ALCOA  
GOLD MEDALLION FULL HOUSEPOWER  
WEYERHAUSER  
UNITED STATES PLYWOOD  
KENNICOTT COPPER  
BRIDGEPORT BRASS  
PORTLAND CEMENT

*Trudy Richards'* **PARK IMPERIAL** *in Palm Springs*

P R E S E N T A T I O N

Park Imperial/Riviera and Park Imperial/South are each unique Country Club communities of separately owned and individually financed private family residences grouped around luxuriously landscaped, handsome private garden-swimming pool courts and sun-lounging areas. The entire grounds, swimming pools and other facilities are completely private and may be used only by the owners of the individual residences and their invited guests.

The area which each Park Imperial development occupies is a part of a separate recorded map which is unique in that there are no public streets or ways, and each lot (other than the large community area lots) is improved with individual residences and fenced-in private patio courts separated one from the other by carefully treated boundary walls, the center line of each wall being the lot line between each residence.

Each individual residence is a separate and complete entity. No plumbing lines, electrical or other service or utility lines pass through any boundary wall. Each residence has its own private heating and refrigerated air conditioning system as well as its own separate plumbing, electric, television and telephone service. The added substantial luxury and carefree convenience of Country Club living one enjoys by reason of owning a residence in Park Imperial/Riviera or Park Imperial/South, is the only difference between it and owning a home of one's own anywhere.

Each individual residence is owned by its owner and the lot which it occupies is leased to its owner for fifty-five years, and each individual residence may be financed **individually** like any other home. A home-owner in either Park Imperial is responsible **only** for the payments on his own loan **and is in no instance responsible to or responsible for his neighbor's loan or loan payments.**

So like unto owning a separate individual home is a residence in Park Imperial, that counsel advises that the income tax aspects are identical to that of any individual single family residence anywhere. All of the tax advantages granted home owners by the federal and state taxing authorities are applicable, plus the potential advantage of tax savings when one's individual residence is used for rental income or business entertainment purposes.

The walks, courtyards, landscaped areas, swimming pools and other community facilities in each Park Imperial development are used by each owner in common and equally with the owners of other residences in the development, and all, except the interior of each residence and patio court, is maintained and managed in the instance of Park Imperial/Riviera, by the Park Imperial Community Association; and in the instance of Park Imperial/South, by the Park South Community Association.

Each Community Association is a non-profit, franchise tax exempt corporation organized under the laws of the State of California. Just as in a Country Club, each owner of a residence (and only the owners of residences) are members of the Association. There are no shares of stock and **no profit may be made** by either Association or by any private person other than agents or employees. The sole function and activity of each Association is to manage and maintain the community facilities and to protect the beauty and integrity of the entire community for the benefit of its members.

The management and maintenance functions of each Association are carefully set forth for the complete protection of each and all of its respective members in separate comprehensive covenants, conditions and restrictions recorded in the Official Records of Riverside County, California, which are purposed to guard against nuisances and annoyances and are for the protection of the integrity of leasing, ownership and occupancy of residences in each Park Imperial development.

As in a Country Club, funds for the operation of its affairs, maintenance and management come from the members of each Association. Initially these funds are provided by the membership fee of \$150.00 paid to the Community Association by each purchaser of an individual residence. Later these funds will be provided by general assessment payable monthly by each owner-member to his Association. The Board of Directors of each Association will, annually or more often, adopt a budget of the monthly cash requirements for the maintenance and management of the development; this budget will be divided equally among all of the owners of individual residences who will pay the same monthly to the appropriate Association.

The owner-developer, just like all other owners of individual residences, as to all individual residences owned by it, will pay its share of the monthly maintenance requirements.

In addition to the maintenance of the outside walls of each building, as well as the pools, accessory structures, storage and equipment areas, walks and the like, each Association will pay for all water including that used in each residence and upon the grounds and other areas. The City of Palm Springs will provide all of the municipal services that one would expect to receive as the owner of a private home in Palm Springs, such as fire and police protection and the like.

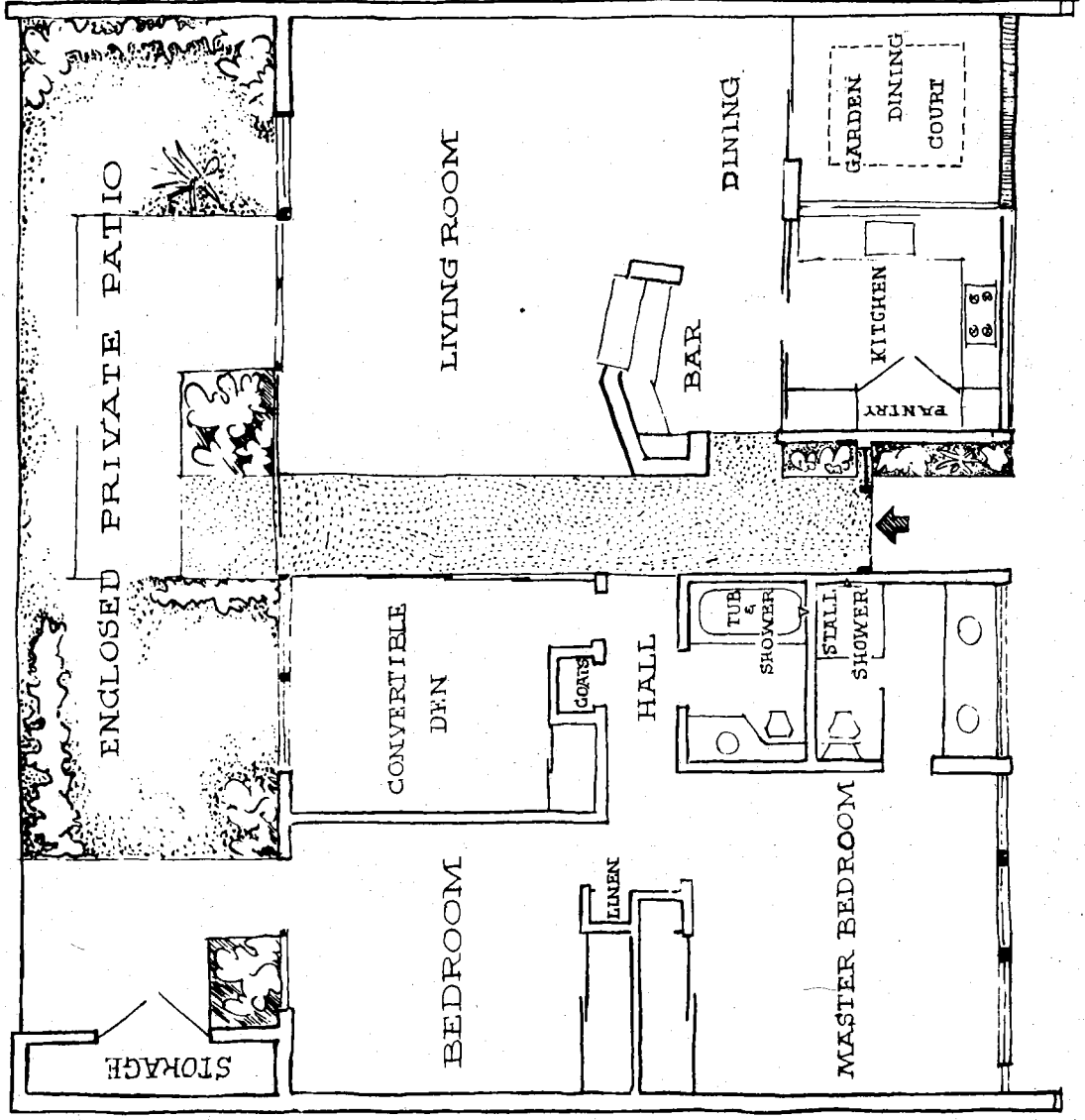
The planning and development and the design of each Park Imperial development was carefully considered by the staff of Trudy Richards and by Project Planning Associates of Los Angeles to accomplish everything desirable and pleasant and luxurious to be found in a comfortable, elegant private home—all integrated into a comfortable elegant private garden individual residence community. To this end an attractive atmosphere and environment most assuring of elegance, comfort and high resale value potential was a primary determination.

The owner of an individual residence in either Park Imperial/Riviera or Park Imperial/South will luxuriate in the seclusion of the well-kept private grounds and their own beautifully designed residence—and at the same time should enjoy significant economies and savings in the cost of taxes and the myriads of unconsidered expenses usually associated with the burden of home ownership. Not only should the cost of living in Park Imperial be less, but almost as important, the owner is relieved of the responsibility for maintenance and upkeep of all except the interior of his residence and patio court.

The virtues of each Park Imperial development are manifold, and the aspect of owning a residence in these exclusive Country Club communities is exciting. Because of the restricted number of residences in each development, however, the privilege of being a part of the Park Imperial community is limited.



# PARK IMPERIAL / SOUTH *in Palm Springs*



- Dramatic design and exquisite decor
- Especially designed lighting fixtures
- Complete wall to wall carpeting
- Complete custom fitted traverse draperies
- ☼ Dishwasher
- Full housepower – twenty electric circuits!
- Luxurious terrazzo
- Outstanding fully mirrored bathrooms
- Two full baths
- Terrazzo stall shower
- ☼ Weather Tron refrigerated air conditioning
- Commodious storage
- Outdoor-indoor dining terrace
- Utilities all underground
- Built-in TV (two outlets)
- Built-in telephone (two outlets)
- ☼ Disposal
- All copper plumbing lines
- Clock operated complete sprinkler system.
- Weiser lifetime pin-tumbler locks
- ☼ Quick-recovery water heater
- Fully insulated walls and ceilings
- Broad sun-shading overhangs
- Practice putting green
- Heated and filtered swimming pool
- Convenient utility rooms
- ☼ Mark-27 range and oven
- Luxurious Landscaping
- Concealed Nutone door chimes

EVERYTHING INCLUDED AND ALL INCLUDED IN THE PRICE!

PALM SPRINGS  
1766 ARABY DR.  
FA 5-2322