



Owner/Tenant Manual

Rules-Regulations-Restrictions

Owner's Association Clubhouse
3801 Cinnamon Way
Oceanside, CA 92057

Revised December 2019

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Section I: Introduction

The Board of Directors is the governing body of the Owner's Association, deriving its authority and responsibilities from the Association's Conditions, Covenants, and Restrictions (CC&Rs), The By-Laws, Articles of Incorporation and the Rules and Regulations, as well as, the California Civil Code, and San Diego County/City of Oceanside Ordinances.

In order to maintain an orderly, pleasant and quality environment and ensure each resident's right to full use, enjoyment and access to recreational and common areas, the following reasonable policies, and regulations need to be established and enforced. This manual describes these rules, regulations and restrictions established by the Board of Directors for the benefit of all property owners and guests. Although no Board actions can by themselves create a pleasant, harmonious community, those of us living here can. Since the essence of good neighborliness is consideration for the comfort and rights of others, each of us should develop good neighbors by being one.

The Rules--Regulations--Restrictions herein will be binding to all owners, tenants and guests, and will be enforced by all appropriate legal proceedings. The Board of Directors' authority for these enforcements is Section 1354 of the California Civil Code (Davis-Sterling Common Interest Development Law) and the California Real Estate Law.

A copy of this manual will be provided to each owner, absentee owner and tenant. A copy will also be placed on the bulletin board in the clubhouse for convenient reference. Absentee owners will be responsible for ensuring that their tenants have a copy of these Rules--Regulations--Restrictions, and abide by them.

Section II: Operation

While the Board of Directors conducts, manages, and controls the business of the Association's day-to-day operation, supervision and monitoring is the responsibility of various committees appointed by the board. Committees may include:

- Activities
- Architectural
- Budget and Finance
- Clubhouse Coordinator
- Community Standards
- Flags
- Hospitality/Welcome
- Landscape and Water
- Lights
- Newsletter
- Pets
- Pool and Spa
- Streets and Traffic

Changes in the Rules–Regulations–Restrictions and/or changes in committee members will be announced in the monthly Newsletter and residents should update their copies. When it is deemed appropriate, sections of this manual may be republished and distributed.

Residents should address their questions and report violations, concerns and/or problems to the Property Manager. In the event of a water emergency contact the Landscape Committee Chairperson or the Property Manager.

Section III: Use Restrictions

Right to Occupancy

Oceana East is a senior community. Each unit must be occupied by one person who is **55 years of age or older** who shall be the qualifying resident. This requirement applies to tenants, as well as owners. All other persons residing in the unit must be at least forty-five (45) years of age or older. Certain exceptions may apply, such as the spouse of a qualifying resident. Contact the Property Manager for details.

The number of permanent residents living in one unit shall not exceed one person for each 400 square feet of enclosed living space. Please reference CC&R's Use Restrictions, Page 16; Section 6.2.

Exceptions:

Where a qualifying resident requires a permitted health care provider to assist with physical support, the Board of Directors may **temporarily** waive the age and time restrictions. The permitted health care provider may not become a permanent "live-in," and when the existing conditions no longer exist, must leave the unit. Please reference CC&R's, Page 17, and Section 6.3.4. Notification as to a change in the situation must be reported to the Board of Directors in writing.

Visitors/Guests:

Persons under 45 years of age may visit for a cumulative period of not more than 60 days in any calendar year. For example, one person under 45 years of age may stay for 60 days, or two persons for 30 days each, etc.

Upon the Death or Dissolution of marriage or upon the hospitalization of the qualifying resident, any spouse or co-habitant who was a resident of the unit under the above provisions shall be entitled to continue in residence.

Any resident who had a right to reside in the unit before January 1, 1985, shall not be deprived of the right to continue that occupancy as a result of the above provisions.

Section III: Use Restrictions

Use Restrictions

Clothesline Policy: See Section 6.10 of the CC&Rs.

Sign, Flags and Displays Policy: See Section 6.12 of the CC&Rs.

Trash Disposal Policy: See Section 6.20 of the CC&Rs.

Satellite Dish Policy: See Community Standards document.

Garage Sale Policy: Individual home owners and/or tenants are not permitted to have garage sales. Estate sales are permitted only after the homeowner contacts the Property Manager and receives written approval. Once each year, the Board and community may agree on a date to hold a neighborhood-wide garage sale.

Section IV: Enforcement Procedures

General

California Law requires the Board of Directors to initiate and execute Disciplinary Proceedings for violations of governing documents. In order to establish a uniform policy of enforcement, the Board has adopted the following guidelines. These procedures are to ensure adequate enforcement while preserving an owner's rights as a member of the Association. Any enforcement ultimately depends on participation and cooperation of all owners, tenants and guests.

Complaint:

Written complaints, containing the information required on the sample form in this manual, are to be directed to the Property Manager. Additional forms are located near the bulletin board in the clubhouse. Each complaint must provide a brief, factual statement in support of the alleged violation. The complaint shall be verified by a board member serving as liaison to the Property Manager within seven (7) days from verification request. An initial contact letter will be sent to the owner and resident, if resident is a tenant. The Property Manager will attempt to resolve the issue. If the complaint cannot be resolved at that level, the matter will be referred to the Board for a hearing and disposition.

Notice of Hearing:

Once a bona fide, written complaint has been referred to the Board as having been unresolved, the Board will send a copy of the complaint and a notice of the hearing to the resident and the homeowner, if the resident is a tenant. Any Notice of Hearing shall be considered duly given when mailed by certified mail, return receipt requested, to the last known address of the affected unit owner. The notice will give a date, time and location when the resident and/or homeowner may be heard by the Board before any penalty or discipline is imposed. The resident and/or homeowner will be given ample opportunity to present facts and arguments. If no facts or arguments are presented by the resident and/or homeowner, the Board will decide the case on the facts presented in the written complaint or other pertinent oral or written evidence provided.

Section IV: Enforcement Procedures

Penalty and Discipline:

The Board will review all written material regarding a complaint. Oral testimony will be heard at the time of a hearing. The Board will then decide whether a violation was committed. If so, the Board may initiate and execute disciplinary proceedings, including monetary fines of between \$10 and \$50 per day depending upon the nature of the violation.

Section V: Architectural Committee

Any proposed change to a home which will affect the outside of the unit must be submitted in writing and approved prior to commencement of any work. See sample Property Improvement Request Form with this manual. Additional forms are located near the bulletin board in the clubhouse

For the remainder of this section, please refer to the Architectural Standards Document.



Architectural Change Request Form

Name: _____ Date: _____

Property Address: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Description of Improvements: _____

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST (ATTACH ADDITIONAL DRAWINGS TO THIS FORM).

- Location of residence on lot and the dimensions from lot lines.
- Complete dimensions of improvement proposed.
- Measurements of improvements in relation to residence and lot lines.
- Description of materials and color schemes.
- Drawings to show affected elevations.
- Contractor information including license #, contact information and insurance

The intent is to advise your neighbors who own property adjacent, facing or impacted by the improvement to your property line or unit. No approval is required. This is simply verification that impacted neighbors are made aware of your application. Neighbors shall sign this form and may add their comments on a separate sheet of paper to be attached with this application. The undersigned adjacent homeowners have been notified of the proposed improvements:

Address: _____ Signature: _____

Address: _____ Signature: _____

NOTICE TO OWNERS: Your proposed improvements may require a permit from the building department. You or your contractor should check with the building department about permit requirements before starting any work. No work should be done which may change the existing drainage patterns.

I UNDERSTAND AND AGREE THAT:

*****Please return this form to the Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****



The above and attached information is complete and accurate to the best of my knowledge. Improvement work is to be at no cost whatsoever to the Association. Any further maintenance, repairs or damage related to, or caused by this improvement shall be the responsibility of the owner, heirs, successors or assigns (including subsequent owners). Any deviation from the approved plans and specifications outlined in the application shall require subsequent approval from the Architectural Committee. Failure to obtain this approval will nullify the original approval and said improvements shall be deemed to have been undertaken without the Committee's approval.

I will assume the responsibility for any work under the above proposed improvement that I or my contractor accomplish, which may, in the future adversely affect the common area. I will assume responsibility for all future maintenance of this addition or improvement.

Homeowner Signature

DO NOT COMPLETE – ARCHITECTURAL COMMITTEE ONLY

COMMITTEE COMMENTS: DATE RECEIVED: _____

_____ APPROVAL WITHOUT CONDITION OR RESTRICTION

_____ CONDITIONAL APPROVAL: _____

_____ DISAPPROVAL: _____

COMMITTEE SIGNATURES:

BY: _____ DATE: _____

BY: _____ DATE: _____

*****Please return this form to the Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****

Section VI: Clubhouse

General

The clubhouse, including the pool table, is for the use and enjoyment of members and their guests. Residents have priority over guests for the use of any Association recreational facilities, space, or equipment. **Guests must be accompanied by a resident at all times.**

Each owner is given a key by the Real Estate agent at transfer of ownership. If the key is lost, another may be obtained for the current cost from the Clubhouse Coordinator.

Alcoholic beverage may not be sold in the clubhouse or pool area, but members may bring their own without violating State liquor laws.

Members or guests using the clubhouse for private functions may use the restrooms inside. However, those members using the pool may not enter except through the outside entrances to the restrooms.

Emergency loan-out medical equipment is stored in the clubhouse, as well as other equipment such as portable tables, chairs, coffee urns, etc. All such equipment is available for temporary use by OE1 residents only. **These items are not to be removed from OE1 premises.** Please sign item(s) out on the CHECKOUT SHEET posted on the bulletin board in the clubhouse, listing whatever equipment is borrowed, and check it in when the item(s) is returned.

Books and magazines are free to borrow from the extensive library in the clubhouse. This is a good way to share your books with other community residents.

Dogs, other than certified service dogs, are not allowed in the clubhouse or pool Area.

In the interest of economy and security, the last person departing the clubhouse should ensure that all doors and windows are locked, drapes are drawn and all lights are turned off.

Fundraising events are not authorized, except for Association-sponsored functions which have been approved by the Board.

Section VI: Clubhouse

Private functions

The clubhouse is available on request for private functions, and the following conditions apply when the clubhouse is used for these:

1. The clubhouse may not be scheduled for private functions when regularly scheduled events by owner/tenants have been previously arranged.
 - a. In order to afford each resident the same opportunity to use the Community amenities, if the use of the clubhouse is requested for a private function on the day of a scheduled activity, the Activity Chairperson will be contacted to resolve the scheduling conflict.
2. Residents have access to all parts of the clubhouse at all times.
3. The pool table cannot be used for private functions.
4. No alcoholic beverages may be sold at private functions.
5. Private functions are limited to sixty (60) persons. The outdoor area (e.g., pool, area around the pool, spa, and shuffle board courts) may not be used in connection with any clubhouse function event. No barbeque use is allowed.
6. Permission to use the clubhouse for a private function may be obtained by submitting the following 3 items to the Clubhouse Coordinator at least one (1) week prior to the requested use date: 1. Signed Private Function Rules form (see sample form, next page), 2. Private Function Request/Reservation form (see sample form with this manual) and 3. A refundable \$35 cleaning deposit.

(Additional forms are located near the bulletin board in the clubhouse.)

8. The premises are to be restored to the original condition. Any damages or breakage is to be reported, replaced, or paid as decided by the Board of Directors and Clubhouse Coordinator.



Private Function Request/Reservation Form

Date of Request: _____ Date of Function: _____

Start Time: _____ End Time: _____

Type of Event: _____ Number of Guests: _____

Name: _____ Unit # _____

Phone # _____ E-mail: _____

Address: _____

*****Please make sure that your \$35 deposit is attached. Check should be made payable to "Oceana East 1 HOA". Your deposit will be refunded if you meet the Private Function Rules & Checklist.**

Note: Parking is limited to 11 spaces which includes 1 handicapped spot. Additional parking is available on Vanilla Way.

Resident's Signature required: _____

Owner's Signature required (if applicable): _____

Once the request is approved, additions or changes cannot be made without the approval in writing.

*****Please return this form to Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****

Revised 2/22/2017



Private Function Rules

Please read, sign and submit with the Private Function Reservation Form.

1. Only property owners or tenants may use the clubhouse for a private event and must personally be in attendance at all times. Tenants are required to provide written approval from the homeowner in order to utilize the clubhouse.
2. The homeowner will be responsible for any damages by any member of the party and the homeowner is ultimately responsible for any issues relating to the tenant's use of the clubhouse.
3. There will be no sale of alcoholic beverages in the clubhouse.
4. No tacks, tape etc. may be applied to any of the clubhouse walls.
5. The Piano and Game Room may not be used at private functions.
6. The outdoor area, swimming pool, spa, deck area around the pool, Shuffle Board court and Bocce Ball court, may not be used in connection with the event. Children in attendance are not permitted to run and play in the greenbelt area.
7. The premises must be vacated by 10:00 pm.
8. The clubhouse must be left in a clean and orderly condition (see attached checklist for requirements). Vinyl tablecloths must remain on dining room tables.
9. Once the Private Function Reservation Form has been approved, additions or changes cannot be made without written approval.
10. Persons using the clubhouse shall be deemed to have agreed to hold the Association, Board of Directors, its agents and each resident "free and harmless" from any loss or claim of liability of any kind arising from the use of these facilities.
11. In order to afford each resident the same opportunity to use the Community amenities, if the use of the clubhouse is requested for a private function on the day of a scheduled activity, the Activity Chairperson will be contacted to resolve the scheduling conflict.

I acknowledge that I have read & agree to the above Private Function Rules.

Resident

Date

*****Please return this form to Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****

Revised 2/22/2017



Private Function Checklist

Please read, sign and submit with the Private Function Reservation Form.

1. Clean up any spills or mess using plain water (no chemicals or products).
Carpeted Area: Clean any spills using plain water. Spills in carpet area must be reported to Management Company.
2. Wipe clean tables, vinyl table cloths, chairs, counter tops, etc. with a damp cloth and dry. Vinyl table cloths to remain on Dining Room tables.
3. Vacuum Living Room rug if area used. (Vacuum found behind door in front Storage Room.)
4. Vacuum all door mats.
5. Sweep entire wood floor with broom or dust mop. (Broom and dust mop found behind door in front Storage Room.) Wipe up any spills on wood floor with a damp cloth and dry.
6. If any appliances are used (stove, refrigerator, microwave, coffee makers) make sure they are wiped off and any mess made, cleaned up.
7. DO NOT USE DISHWASHER!
8. If the kitchen is used, clean the sink (cleaners found under kitchen sink) and wipe off the counters.
9. Empty all trash cans, including restrooms. (Main trash and recycle containers found on pool deck.)
10. Wipe off and dry restroom sinks and vanity tops. Clean up any mess you make in the restrooms.
11. All furniture returned to the general area you found it.
12. Return tables and chairs used from the front Storage Room. Stack in their proper location. (Please be careful not to hit walls etc.)

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Revised 2/22/2017



13. When finished using, leave Dining Room table wheels unlocked.
14. If you use any clubhouse linens, please leave the dirty linens in the kitchen sink (after sink has been cleaned).
15. Close window blinds on South and East side of building.
16. Turn off power to TV and components (if used).
17. Turn off heat.
18. Turn off fans.
19. Turn off lights.
20. Remove all your personal items from the clubhouse. HOA will not be responsible for any items left in clubhouse.
21. Make sure all outside doors are closed and locked (including restrooms).

I acknowledge that I have read & agree to the above Private Function Checklist.

Resident

Date

*****Please return this form to Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****

Revised 2/22/2017

Section VII: Landscape of Common Area

Homeowners own the land on which their residence stands. All other land in the Association is the common area, designated as Lot #127.

The common area includes streets, driveways, walks, parking areas, recreational building, swimming pools, open spaces, turf, hillsides, plant beds, and incidentals thereto. The Board of Directors is custodian of the common area and alone is responsible for its maintenance and preservation.

Owners and residents may not alter the landscape in any part of the common area. Homeowner-maintained landscape is limited to the patio area between the garage and the house. You may also have potted plants on your porch or patio. No permanent or potted plantings are permitted in the gravel between buildings. Installation or removal of plantings, trimming and pruning, watering or mowing in the common area by anyone other than the HOA landscape contractor is prohibited. Any plantings made by an owner or resident in areas designated as non-planting areas by the HOA Rules and Regulations may be removed by the HOA at homeowner expense.

Any existing plantings on a homeowner's lot that obstruct access to the eaves or wood trim of the unit or encroach upon the common area or neighboring unit will need to be pruned or removed at homeowner expense. Any new plantings that would interfere with the maintenance or painting of the buildings are prohibited.

Landscape Request Form: Homeowners who would like planting changes immediately around their home shall present their request to the Landscape Committee using the Landscape Request Form found in this manual. Additional forms are located near the bulletin board in the clubhouse. If the Landscape Committee agrees with the changes, the request will be submitted to the Board for consideration. If the Board does not approve the use of Association funds, but does not disagree with the request, the homeowner will have the option to pay for the planting.



Landscape Request Form

Date: _____ Urgent Request Normal Request

Name: _____ Unit # _____

Phone # _____ E-mail _____

Address: _____

Description of Issue: _____

Location of Issue: _____

Desired Action: _____

Please send photos along with this request if available. If possible, please circle the location of the maintenance issue on the Oceana East 1 property map which can be found on the "Maps" section of the Oceana East 1 HOA website. Thank you!

*****Please return this form to the landscape mailbox located in the Clubhouse (preferred) or to Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****



DO NOT COMPLETE – LANDSCAPE COMMITTEE ONLY

COMMITTEE COMMENTS: DATE RECEIVED: _____

_____ APPROVAL WITHOUT CONDITION OR RESTRICTION

_____ CONDITIONAL APPROVAL: _____

_____ DISAPPROVAL: _____

COMMITTEE SIGNATURES:

BY: _____

DATE: _____

BY: _____

DATE: _____

*****Please return this form to the Mills Management Services, Inc., 1645 South Rancho Santa Fe Road, Ste. #208, San Marcos, CA 92078 or via e-mail to chris@millsmanagementservices.com*****

Section VIII: Water Usage

The following rules are in place so that as a whole our Association remains conscientious of water conservation efforts at all times.

1. Conservation of water is becoming increasingly important. Therefore, only residents' vehicles may be washed and only with a shut-off nozzle.
2. Watering of the common area and sidewalk washing by residents is prohibited. Clean water requirements mandate that any run-off be storm-drain ready.
3. Soaker hoses are strictly prohibited.
4. Notify the Landscape Committee Chairperson or Property Manager in case of any emergency, or if there are any sprinklers that are broken or in need of adjustment.

Section IX: Pets

1. Residents may have no more than two (2) household pets (defined as dogs, cats or birds) in any one unit. The Property Manager shall be notified when there are any additional pets. In order to have more than two household pets in one unit, the resident must have Board approval, and such approval is revocable if warranted.
2. Any owner who keeps a pet assumes full liability for any and all actions by the pet, whether or not the owner had knowledge, notice, or forewarning of the likelihood of such action.
3. All pets shall be kept clean, quiet and controlled. Dogs shall be licensed, carry an identification badge and be inoculated as required by law.
4. When outside of the resident's home, pets must be secured on a leash, in the handler's arms on a leash, or within the confine of a container. Patios or carports shall not be used as a "kennel" and pets shall not be left unattended in these areas.
5. Residents must ensure that their pets do not create unnecessary noise or disturbances. If a dog is known as a constant "barker," the dog must wear a collar made for noise control. If the owner does not comply with this rule the dog must be removed from the premises.

If there is a problem with a dog that barks, common sense and consideration along with a diplomatic approach and tactful conversation will be helpful. However, if the barking continues to be a problem, neighbors may submit a Complaint Form (located in Section IV of this manual or near the bulletin board in the Clubhouse) to the Property Manager. The Board will make a determination if the dog is a nuisance.

Any owner/tenant whose pet is determined to be a nuisance may be asked to remove such pet from the premises and must do so within ten (10) days.

Section IX: Pets

6. Dogs other than certified service dogs are not permitted in the Clubhouse, Pool or Spa Area.
7. **Do not** leave pet food accessible to rodents.
8. Dog training in the common area (greenbelt) is strictly **prohibited**.
9. If a visitor or guest brings a pet, ensure that person is aware of the pet rules and regulations. Homeowners are responsible for compliance of all rules, regulations and actions of their visitors and/or guests.
10. No animals, livestock, poultry of any kind, shall be raised, bred or kept in any residence, or in the Common area, or maintained for commercial purposes.
11. There will be no tethering of pets at any time.

Section X: Pool & Spa

**No lifeguard on duty—Swim at your own risk
(Owner/Tenants are completely responsible for their guests)**

Persons using the swimming pool or spa shall be deemed to have agreed to hold the Association, the Board of Directors, its agents and each resident "free and harmless" from any loss, claim or liability of any kind arising from the use of the facilities.

For the purpose of these rules, anyone under 18 years of age is considered a child. Anyone 18 years of age and over is considered an adult.

Pool Rules

1. Pool and spa hours: 7 a.m. to 9 p.m.
2. There is no lifeguard in attendance. Use at your own risk.
3. Guests must be accompanied by the resident (owner or tenant).
4. Residents or guests who cannot swim must be with an adult in and around the water at all times.
5. State Law prohibits anyone with a cold, open sore, bandage or infectious disease from using pools.
6. Running, horse play, ball playing, etc. is not permitted in the pool or around the pool deck.
7. Glassware must not be brought into pool area at any time.
8. No pets in pool or spa area, except certified service dogs for the disabled.

Section X: Pool & Spa

11. **Safety rope must be in place at all times per State Law.** Anyone who removes the safety rope in the pool is directly responsible for reattaching it when he or she is finished using the pool.
12. Do not enter or exit the pool through the clubhouse.
13. Proper swimming attire is required.
14. The pool gates must remain locked at all times.
15. At any time of day, the last person exiting the pool area should always check the pool area and also ensure all gates are locked, doors of the clubhouse are closed, and furniture in proper places.
16. The pool must be covered at all times when not in use during cold weather. Please handle cover with care.
17. Phone at the pool area is for emergency use only. **In case of emergency, call 911.** In case of maintenance problems, contact the Property Manager or Pool Committee Chairperson.

Spa Rules

1. State Law establishes the temperature of the spa, not to exceed 104 degrees. (Note: The temperature of the pool is maintained from 80-85 degrees.)

Section XI: Vehicles & Parking

1. Cars must be operated or parked in conformance with the Association's CC&Rs and the Rules--Regulations--Restrictions. **No vehicle shall be parked on the streets overnight except for new residents.**
2. New residents are permitted to park on the street for a **maximum of 30 days** while unpacking. Afterwards, vehicles must be parked in the garage or carport.
3. Residents shall keep their authorized vehicles parked in a garage or carport with no parking in front of fire hydrants, curbs painted red, garages or mailboxes.
4. Guest overnight parking is limited to three (3) nights or less. Additional time (no more than two weeks) requires the resident to request a dated Guest Parking Permit from the Property Manager.
5. Garage doors shall be closed (or slightly open for air circulation), except when entering & leaving. Garages and carports are to be used for the parking of authorized vehicles and must not be converted to living quarters, workshops or storage to the extent the residents' vehicles cannot be parked therein.
6. No vehicle shall be reconstructed or repaired within the complex and no inoperable vehicle shall be stored therein. Washing of residents' vehicles only is permitted. A "shut-off" nozzle must be used for a short wash. Our main objective in limiting car washing is a sincere interest in water conservation and a reduction in cost to the Association for water usage.
7. Boats, trailers, campers, RVs or other recreational vehicles shall not be parked within OE1 except for 48 hours before and after recreation trips.

Section XI: Vehicles & Parking

8. No commercial vehicles are allowed to be parked at any time except the hours/days of work permitted as defined. Please reference CC&R's, page 22, section 6.21.22 for complete definition of commercial vehicles.
9. Clubhouse and Swimming Pool parking is for members and guests using those facilities, as well as maintenance and service vehicles.
10. The speed limit is a maximum of fifteen (15) miles per hour at all points within the three Oceana East communities. Both drivers and pedestrians should exercise caution.
11. Parking vehicles with any fluid leak is not permitted. The owner is responsible for any damage to the roads and streets. The Property Manager will determine the extent of the repairs required and the repairs will be made at owner expense.
12. The Board shall have the authority to add reasonable rules and restrictions regarding parking and vehicles within OEI as may be needed. Violators may be towed or subject to parking fines.

Section XII: Neighborhood Welfare

1. Residents are encouraged to apply common sense measures to ensure their personal welfare.
2. OE1 residents should be careful while walking close to garage doors that may open and cause injury.
3. External Common area lights are provided for resident well-being.
4. Malfunctioning external lights should be reported to the Lights Committee Chairperson.
5. Garage doors should be kept closed at all times unless work is being done. This is as much for security as appearance.
6. Roller skating, roller blading, or skateboards are strictly prohibited except under the direct supervision of an adult resident. Speeding on bicycles is not permitted.
7. Leave a key with a neighbor, friend or someone in authority, in the event of an emergency. See that an emergency telephone number or next of kin is available to the Property Manager.
8. While walking for your health, be careful to avoid any obstacles you may encounter. For any violations or dangers you may encounter, be sure to notify the Property Manager. Also carry a flashlight in the evening or at dusk. For your well-being, do your walking or bicycling during daylight hours.
9. If you encounter any problems with dogs, report problems to the Property Manager immediately. Submit a complaint form in order to formally start arbitration. A Complaint Form is located in Section IV of this manual, or near the bulletin board in the Clubhouse.
10. In case of Police or Fire emergency, call 911. **Police number to use for non-emergencies or general information: 760-435-4900**