

Revisions suggested by member discussions on 8/28 are in RED –

**OCEANSIDE COMMUNITY ASSOCIATION
OPERATING RULES**

I. GENERAL

A. NOISE

1. Televisions, radios or audio equipment shall not be operated at a volume that can disturb neighbors. (Oceanside's noise ordinance sets these limits for residential areas: 50 dBA from 7:00 a.m. to 9:59 p.m.; 45 dBA from 10:00 p.m. to 6:59 a.m.)
2. Refrain from loud talking, laughing, yelling, etc. outside any dwelling, especially between 10:00 p.m. and 8:00 a.m.
3. No construction shall be performed between 7:00 p.m. and 7:00 a.m. Monday through Saturday nor at any time on Sunday. **An owner may work on his own property 9:00 a.m. to 5:00 p.m. on Sunday** (City ordinance).
4. Cars, motorcycles, and other vehicle engines shall not be "revved" or run for an extended period of time.

B. UNSIGHTLY VIEWS

1. Trash containers, recycle bins, **green waste containers**, etc., shall not be kept on the common area **unless screened from view. Any such screening must receive prior approval from the Architectural Committee.**
2. **Laundry may be dried by use of exterior clotheslines or the like so long as said items are not visible either from Common Areas or adjacent Lots (CC&Rs 7.8.7).**

C. GUESTS

1. Overnight guests' length of stay may not exceed sixty (60) days in any one (1) year.
2. Residents are responsible **to make sure that** their guests, invitees, tenants and licensees **comply** with all of the OCA Governing Documents.
3. **See the CC&Rs Article VIII for rules regarding live-in caregivers and other qualified residents.**

D. SAFETY

1. The speed limit on public streets **in our community** is 25 miles per hour (City enforced).
2. The speed limit on interior streets is 10 miles per hour.
3. All vehicles, including bicyclists, must stop completely at all stop signs.
4. Motorists, **golf cart drivers** and bicyclists must obey all traffic laws.
5. Bicycles may not be ridden on sidewalks.
6. The use of skateboards, roller-skates, rollerblades, scooters, and other similar devices is prohibited at all times.
7. Persons needing wheelchairs or motorized scooters may drive them on sidewalks, using proper care and observance of pedestrians.
8. **Golf carts and motorized scooters used for transportation need to display a vehicle parking sticker obtained from the office.**

E. ANTENNAS

1. Except as permitted by law, there shall be no outside television or radio antennae, satellite dishes, masts, poles or flagpoles constructed, installed, or maintained in OCA without prior written consent of the **Architectural Committee.**

F. SIGNS

1. **Signs may not be placed on common area.**

2. In order to assist our members while preserving the appearance of our community, the Board of Directors hereby grants permission for the following signs:

(a) One (1) “For rent”, “for sale”, “open house”, “estate sale” or “for lease” sign not exceeding 30 inches by 18 inches to be displayed at the residence.

(b) One “for sale”, “open house” or “estate sale” sign may be displayed near the entrance on Vista Campana.

(c) An additional sign may be posted at every intersection at which a turn must be made in order to reach the location.

(d) “For sale”, “estate sale”, or “open house” signs may be displayed only during the hours of 9:00 a.m. to 4:00 p.m. Any signs posted beyond these hours will be removed. This time limitation does not apply to the one sign at the dwelling location.

(e) The display of “Sold” signs is not permitted.

3. Homeowners must provide the information regarding signs to their realtor and are held responsible for realtor compliance.

4. In keeping with California law, it is permitted to display political signs during election periods. Such signs must be placed entirely within the confines of one’s Lot and cannot be placed in the Common Area or attached to exterior walls. Each Lot is allowed one such sign, not larger than nine square feet in size. It can be posted not sooner than ninety days before the election and must be removed within fifteen days after the election (CC&Rs 7.8.4)

G. FLAGS

1. All flags (national, state, decorative or seasonal banners) displayed outside **any dwelling** must be in good condition. Please refer to flag etiquette when displaying the American flag.

2. No flagstaff or flagpole may exceed 5 feet in length and must be fitted to a bracket attached to some part of the dwelling. Flags should not obstruct traffic or vision of drivers.

H. WORK ORDERS

1. **Work** orders may be **phoned in or** submitted in person between 9:00 a.m. and 3:00 p.m. on Monday to Friday (until 6:00 on Wednesdays). **The filled-out work order may also be dropped into the office mail slot or sent to the office by email or AppFolio.** (Emergencies may be reported 24 hours a day at 760-757-3937).

2. Other requests such as television, police, **internet** and telephone services are to be made directly to that service provider. A listing of phone numbers may be found in the OCA phone directory near the front pages.

II. OCCUPANCY

A. REGISTRATION OF OCCUPANCY

All owners must provide the names of the occupants (themselves or tenants) of their dwelling and submit an age verification form for each individual residing in the home and other required paperwork at the OCA Business Office located at 550 Vista Bella. All resident’s vehicles, including RV’s, must be registered at the OCA Business Office and receive a numbered parking permit sticker to be affixed to the lower left side of the vehicle’s rear window **if possible.**

B. RENTALS

1. Owners must provide their Lessee(s) with copies of all OCA governing documents -- CC&Rs, Bylaws, Rules and Regulations, Age Verification **form, Vehicle Registration form, etc.**

2. **Those Documents** may be found on the www.oceanaseniors.org website or obtained at the Office.

3. **OCA restricts the number of rentals allowed in our community. See CC&Rs 2.7.6.**

4. **Owners are ultimately responsible (financially and otherwise) for all actions of their Lessee(s).**

III. RESIDENCE EXTERIOR MAINTENANCE & REPAIR

A. GENERAL

1. Any exterior alteration made by the owner shall be the homeowner's responsibility to maintain and. if the home is sold, the seller needs to inform the buyer of his responsibility to continue maintenance and repair.

2. *Sue Moore will work with the Architectural Committee chairman to find good wording for this point.*

B. PAINTING - Exterior wood and stucco on all dwellings, carports and garages, except those additions constructed by the owner, will be painted according to the schedule established by the Association. Paint colors are approved by the Board of Directors.

C. ROOFS

1. Owners are responsible for maintaining and replacing all roofing components including fascia.

2. All roof replacements require prior Architectural Committee and Board of Directors approval, and proof of proper contractor license and insurance.

3. Roofs on garages or carports in Units 1 through 6, 8 and 9 are on common area and will be maintained by the Association.

D. RESIDENCE EXTERIOR CHANGES

1. Procedures

(a) All changes or modifications, including but not limited to, the exterior of a dwelling, carport/garage, or fences, require approval by the Architectural Committee and the Board of Directors before the change or modification can take place.

(b) The Architectural Change Request Form to be submitted to the Architectural Committee must be obtained from the OCA Business Office or the OCA Website and signed by the Homeowner.

(c) All Architectural Request Forms must be turned in to the Business Office by the 1st day of the month before 3:00 p.m. Any application received after the 1st of the month will be applied to the following month's Architectural Committee agenda.

(d) Failure to obtain approval before work begins may result in closing down the work site. Or a fine may be imposed on the homeowner's account. Legal action may also be taken against any owner in violation of OCA's Governing Documents.

2. The Homeowner is responsible for

(a) compliance with the City of Oceanside building codes;

(b) Architectural Committee and Board approved plans;

(c) all associated construction and maintenance costs.

3. The Homeowner is responsible for maintaining the changes and modifications and to comply with the owner requirements set forth in Appendix C in the Policies Section of this Handbook.

E. RESIDENCE INTERIOR MAINTENANCE & REPAIR

1. All interior maintenance and repair of dwellings is the homeowner's responsibility. Additionally, homeowners are responsible for the maintenance and repair of enclosed porches, atriums, lanais, etc.

2. As a general rule, any damage to the interior of a dwelling is the homeowner's responsibility.

3. See Appendix C and the Association's Water Intrusion Policy for details on responsibility in water and plumbing issues. Those documents are locating in Policies Section of this Handbook.

F. SEWER SYSTEM

1. The homeowner is responsible for all sewer lines up to the Association clean-out.

2. The Association is responsible from the clean-out to the city's main sewer line.

3. Homeowners should refer to the OCA Root Invasion Policy located in the Policies Section of this Handbook.

IV. PARKING

A. GENERAL

1. "Parking" in this section shall mean any vehicle left unattended.
2. Residents must inform their contractor(s) of the parking rules and are responsible for contractor(s) compliance.
3. Parking permit stickers are issued from the OCA Business Office. All resident-owned vehicles, including RVs, must be registered at the OCA Business Office and receive a numbered parking permit sticker, be affixed to the lower left side of the vehicles rear window **if possible**.
4. Parking in the north parking lot (between Clubhouse and OCA Business Office) is for activities in these buildings only - no overnight or longer parking is permitted.
5. Driveway Parking: Overnight resident and/or guest parking is allowed on driveways provided the vehicle(s) do not extend onto any grass, sidewalk or street, or interfere with traffic flow. Vehicles may not **extend past the** driveway apron.
6. Vista Campana North, Vista Campana South and Vista Bella are city streets. Parking on them is allowed and is regulated by city code. The code says a vehicle cannot park for more than 72 hours in any one spot without being moved.
7. No repair work or maintenance involving chemical-based fluids of any type (e.g. oil, brake fluid, anti-freeze) by a resident or guest on any type of vehicle in any parking area, street, carport, or garage is permitted at any time.
8. No vehicle shall be parked such that it exceeds the width and length of the parking space, carport, garage or driveway.
9. No boats or trailers shall be parked on any common **area nor in Association-owned garages and carports**.
10. South Clubhouse parking lot (near the woodshop) is for RV parking and clubhouse activities. The numbered RV parking spaces are rented and assigned. Overnight RV parking by residents and guests is permitted in the south clubhouse parking lot with a temporary parking pass obtained at the OCA Office.
11. **Residents who violate parking regulations will be subject to an escalating fine system.** If they believe a mistake was made, they may appeal. See the Compliance Policy in the Policies Section of this Handbook.

The 8/28 committee meeting got this far.