

OCEANA OWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

I. PURPOSE:

The purpose of this document is to present a set of working rules and guidelines to all property owners so that said owners, their families, guests and renters may have a common understanding of the general protocols relating to actions and relationships in order to insure that life at Oceana will be a pleasant and harmonious experience for all residents. The legal justification for these rules and regulations is derived from the Covenants and By-Laws of The Oceana Owners Association.

II. GENERAL:

A) Noise Pollution - Loud and/or offensive noise, whether vocally, electronically or mechanically produced, is prohibited.

B) Maintenance - It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt conditions of the building or grounds on such lots which tend to substantially decrease the beauty of the neighborhood as a whole or the specific area. Trash, garbage, tree limbs and any other type of debris shall not be allowed to accumulate in residential lots and common areas. Homeowners are responsible for the prevention of soil and debris run-off into the street. Trash containers, if in view of the street, shall be screened appropriately,

C) Outdoor burning of any material (trash, leaves, construction debris, etc.) is prohibited. Outdoor cookers used for food preparation are exempt.

D) Trailers (utility, motorcycle, etc.) and recreational vehicles (campers, ATVs, jet skis, etc.) cannot be stored out of doors or be parked on residential lots or parked on common unless said vehicle/trailer is out of sight to other homeowners and from areas, the street. Boats and/or boat trailers may be stored to the side or rear of the owners house, corner lots to use rear or a non-street facing side of the house. No boats may be in front (side street) of house for more than two weeks for normal maintenance. Major- rebuilding or repair of boats so as to create an eyesore is not allowed.

E) Guests owning recreational vehicles will be permitted to park in their host's driveway for a period not to exceed fourteen (14) days per year.

F) All motor vehicles must be registered and operable. Out of doors storing of inoperable vehicles is absolutely prohibited. Out of doors maintenance or repair should be no more than 24 hours for automobiles.

G) Operation of internal combustion off road vehicles, other than muffled golf carts, is prohibited.

H) Bicycling is permitted on paved streets only.

I) Recreational activities (e.g., skateboarding, ball playing , etc.) in the streets are discouraged. Streets are not to be defaced with chalk, paint or other substances.

J) No livestock or domesticated animals other than household pets may be kept. Dogs must be on a leash AND under the owner's control at all times when not on the owner's property. The common areas are not for the use of animals to relieve themselves. Owners are responsible for the removal and proper disposal of their animal's waste.

K) Residential construction/improvements must be pre-approved by the Architectural Committee prior to project startup.

L) Yard / Garage are allowed.

M) Mailboxes must conform to the design approved in 1996. Specifications are included in this package.

N) Access to all the common areas and marina must be through designated paths. Please do not trespass on personal property.

O) Properties for sale must use a for sale sign available from our management agent. A small deposit is required and will be refunded upon return of the sign.

Dated this 23rd day of March 1996. OCEANA HOA BOARD OF DIRECTORS
Revised this 4th day of December, 2000. OCEANA HOA BOARD OF DIRECTORS