

The Oasis Community Association



OFFICIAL RULES

&

REGULATIONS

(Revised May 2021)

RULES & REGULATIONS

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RULES & REGULATIONS

The following are rules and regulations and selected provision of the Declaration that have been prepared simplified in simplified language (“user friendly” CC&Rs). These rules and regulations are not meant to stifle creativity and individuals’ rights, but, rather, should be viewed as a tool for protecting the property values of all homeowners, preserving each individual’s right to peace and the quiet enjoyment of their environment, and promoting a happy and safe neighborhood for the majority.

This publication presents an abbreviated version of some of the most common Restrictions and is not meant to encompass all of them. Please refer to the Declaration for the complete sections in their entirety.

These rules and regulations may be changed from time to time by the Board of Directors. The use restrictions that pertain to the Association covered in the Declaration may be amended. It is the responsibility of all owners to inform their tenants and guests of the Governing Documents of the Association, including these Rules and Regulations.

AGE RESTRICTIONS

At least eighty (80%) of the homes in the Association shall be occupied and/or used by at least one person who is fifty-five (55) years of age or older and such other persons who are Qualified Permanent Residents and/or Permanent Health Care Residents. (For sale or resale purposes, all residences must be sold with the intent that the residence will be occupied by a qualifying resident and others who are eligible under 51.3 of the Civil Code.) Temporary residency by a person of less than fifty-five (55) years of age as a guest of a Senior Citizen or Qualified Permanent Residents, shall be allowed for periods of time not to exceed (60) days in any calendar year. (Only Qualifying Residents, Qualified Permanent Residents, and Permitted Health Care Residents shall be entitled to occupy, visit, or reside in any Residence for more than sixty (60) calendar days in any calendar year.)

AGE RESTRICTION DEFINITIONS

Residents Who May Legally Reside in The Oasis Community Association

A “Qualifying Resident” for The Oasis Community Association refers to a person 55 years of age or older.

Definition of “Qualified Permanent Resident”

If under 55 years of age, the person must have been living in the home with the qualifying resident. (They do not qualify if they move into a residence after the qualifying resident has left the home as a result of death or prolonged absence.)

The person must be 45 years of age or older, or...

1. The spouse of the qualifying resident, or...
2. The cohabitant of the qualifying resident, or...
3. A person providing primary physical support to the Qualifying Resident, or...
4. A person providing primary economic support to the Qualifying Resident.

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Anyone 45 years of age or older meets this requirement. Anyone less than 45 years of age must fall into one of the four roles listed. The role of primary physical or economic supporter would have to be substantiated by the qualifying resident and reviewed on a case by case basis.

PERMITTED HEALTH CARE RESIDENTS

“Permitted Health Care Resident” means a person hired to provide live-in, long-term, or terminal health care to the qualifying resident with a doctor’s note.

GUESTS

Guest means any person identified by Article 5.4, Guests, of the CC&R’s or any person who does not meet the requirements of:

- A. Qualifying Resident
- B. Qualified Permanent Resident, or
- C. CC&R Section 5.2 Permissible Occupants
- D. CC&R Section 1.41 Permitted Health Care Resident

AMENITIES

Use of the recreational common area is restricted to members, residents, and their guests. All homeowners are responsible for any damage caused to the common areas by their guests and tenants, or by the tenant’s guests.

CLUBHOUSE (general)

1. The Clubhouse and Recreation Facilities (the facilities) are for the use of full time qualified residents of the Oasis Community Association (the Association) and their accompanied guests. The use of the facilities may be restricted by the Association for violation of the rules or abuse of the facilities or other common areas. Off-site owners whose properties are occupied by others are not entitled to use the facilities.
2. All guests must be accompanied by a resident. If a resident is physically unable to accompany guests, contact the on-site manager. In addition, all guests will be required to sign in at the front desk.
3. The facilities may only be used for lawful commercial purposes by non-residents if such activities are found to be for the benefit and enjoyment of all Oasis residents. This finding shall only be made by the Board of Directors. In order to receive approval for use of the Clubhouse facilities for lawful commercial purposes, any event or activity requested to be held by any business or special interest group must first secure a Sponsor by one of the Recognized Oasis clubs. Once a Sponsor is secured, the request shall then be submitted to the Board of Directors for final approval. The Board of Directors shall have the final exclusive authority to either approve or

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disapprove the event/activity at the Board's sole discretion. Board approval must also be obtained for such events as the Craft Fair, Club Fair, and Health Fair.

4. When the Clubhouse facility is used for conducting classes and/or giving instructional guidance and a class fee is required for resident participation by the Instructor, a room rental fee shall be charged to the Instructor. (See Rental of Oasis Recreational Facilities on Page 4)
5. The Association reserves the right to close the facilities or any part thereof at any time to repair, clean, or maintain the facilities. In these instances, a sign will be posted to notify the residents.
6. Smoking is prohibited throughout the facilities and common areas.
7. Shirt and shoes must be worn in the Clubhouse at all times. Wet clothing/shoes are not allowed in the Clubhouse.
8. Pets are not allowed in or on any of the facilities with the exception of service animals.
9. Parking between the hours of 12:00 (midnight) and 6:00 a.m. is prohibited in any of the facilities unless authorized by the Board of Directors.
10. Notices and ads for posting on the resident's Clubhouse bulletin board shall be typed, tastefully drawn or written on no larger than a 3" x 5" card that is approved and dated by the on-site Manager before being posted. The Manager may allow larger pieces to accommodate pictures or photographs. Posted time limit is 30 days. Only Residents are allowed to post such information. Commercial advertisements from outside vendors are not allowed.
11. Any exclusive approved usage times for Billiards, Ping Pong, Fitness Rooms and Tennis Courts by Recognized Clubs must be approved by the Board of Directors.
12. No personal items may be stored in the Clubhouse.
13. Priority of room usage is given to recognized Clubs for times scheduled with On-Site Manager.

CLUBHOUSE (reservations)

1. Residents may rent Clubhouse's multi-purpose room or outside patio area for personal and private parties.
2. Private Clubhouse rental is restricted to social functions involving or honoring residents or for functions honoring their family members. Reservations for such functions may be made no more than 90 days in advance and no less than 30 days in advance.
3. The purpose of each reservation and the estimated number of attendees must be submitted in writing for review and approval by the on-site Manager.
4. The on-site Manager shall maintain a central calendar for scheduling all reservations and other organized facilities use.
5. When scheduling the annual calendar, the following priorities shall apply:

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- a. Association events – (This includes Board meetings, committee meetings and other Association sponsored events.) Care will be taken when scheduling these events so that they do not interfere with traditional days/dates used by Board-recognized clubs. If they do conflict, the Association event will have preference.
 - b. Board recognized club events – Priority will be given on a first come, first served basis. All dates for the following year will be accepted from recognized clubs after July 31st. The on-site Manager will confirm dates with the clubs by December 31st. If dates conflict, the on-site Manager will have the final authority.
 - c. Homeowner sponsored events – All reservations for the following year will be accepted after December 1, but no more than 90 days in advance of the reservation date. Reservations will not be accepted for a date that is in conflict with Association events or Board-recognized club events.
6. With the written approval of the on-site Manager, individuals or groups may use the demonstration kitchen provided that anything used is cleaned, dried and returned to the proper storage space. This includes emptying the two dishwashers.
 7. Decorations cannot be nailed, stapled, taped or otherwise attached to any surface. Damage to the facility or any Association-owned decorations must be repaired or replaced at users' expense. Trash must be placed in proper receptacles. Any part of the facilities used by individuals or groups must be restored to its original condition.
 8. All private party events attended by non-residents must be held in the Ballroom or outside patio area.
 9. No Minors are to be served alcohol beverages at any function.
 10. All reserved functions shall conclude by 12:00 midnight, except the annual New Year's Eve party which shall conclude by 2:00 a.m.
 11. The renter shall arrange for all pick-ups and deliveries (if any) to be made the day of the event.
 12. The renter hereby warrants that there will be no charge to guests for admission, food, beverage, or entertainment.

For all "Special Events" functions, an automatic fee will be added to the rental of the Ballroom or outside patio area to cover the cost of setting up and breaking down the tables and/or chairs by our maintenance staff. This fee will be required only if a configuration other than the standard is required. Please check with the clubhouse Manager for current rates.

ONLY THE BALLROOM AND PATIO ARE AVAILABLE FOR RENTAL UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ON-SITE MANAGER.

RENTAL FEES (These fees are subject to change without advanced notice):

CLUBHOUSE RENTAL:

Events sponsored for residents or immediate family (parents or children):	No rental fee
Events sponsored for any other family members:	\$1000 (Non-refundable)

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Events sponsored by commercial/interest groups for the sole purpose of benefiting
Oasis Residents (with Board approval): \$1000 (Non-refundable)

Classes/Instructional Seminars requiring a class fee, will be charged a
Room Rental Fee: \$20.00 per class, per reservation

Bereavement lunches/dinners held for resident's family and friends: No rental fee

GATE ATTENDANT: The renter is responsible for any charges for additional gate attendant coverage. An attendant will be required for the duration of the event, in addition to one hour prior to and ½ hour after the event. A guest list must be presented to the Gate attendant no less than 2 days before the event, and a duplicate copy delivered to the on-site Manager. The on-site Manager will have the current hourly rate for this service. This fee must be paid no less than 30 days prior to the event.

CLUBHOUSE SECURITY: The renter is responsible for the cost of any additional clubhouse security coverage. Security will be required for the duration of the event, in addition to one hour prior to and after the event. The on-site Manager will have the current hourly rate for the service. This fee must be paid no less than 30 days prior to the event.

CLUBHOUSE DEPOSIT FEE: \$300.00 (This check will be held and returned if no extra cleaning was necessary). A deposit is required of anyone reserving the Ballroom and/or Patio as listed under CLUBHOUSE RENTAL.

PAYMENT: Checks for all funds due must be received by the Association no less than 30 days prior to the rental date. If appropriate, the cleaning deposit fee will be refunded within 30 days following the event.

INSURANCE BINDER: An insurance binder is required and shall be provided by the renter 10 days prior to the rental date. The binder shall name the Oasis Community Association as an additional insured. If alcohol is being served, please verify that your coverage includes this provision. Reservation will be cancelled if this binder is not provided within the 10 day deadline.

CLUBHOUSE CLEANING: Renters are required to remove all decorations, trash and food. If the room is found to be in the same condition it was rented out in, the full \$300 deposit will be returned. Any additional cleaning fees and/or any repairs for damage to the clubhouse will be retained from the security deposit.

BILLIARDS

1. The billiards room is for the use of resident and their guests. There is a two (2) game limit (total maximum of a half hour) when others are waiting. Guests, must be 18 years of age or older and **MUST BE ACCOMPANIED** by a resident.
2. Sitting on tables is not allowed.
3. No food or beverages are allowed in this room.
4. Players may not attempt to make "jump" shots.
5. The use of baby powder is prohibited.

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CRAFT ROOM

1. Only residents and their accompanied guests are allowed to use the craft room.
2. Use of the craft room and its materials equipment are at the user's risk. The Association does not employ personnel to monitor activities in the craft room and shall not be responsible or liable for any injury, loss, or damage that may occur.

DARTS AND PING PONG

1. Ping pong and darts equipment is available at the front desk or in the ping pong/darts room. Loss or damage of equipment is the resident's responsibility.
2. There is a two-game limit (total maximum of a half hour) if others are waiting.
3. Children, accompanied by residents, are permitted to play.

DEMONSTRATION KITCHEN

1. Cooking is not allowed in the demonstration kitchen without the prior written permission of the on-site Manager. Ordinarily the kitchen is for demonstration or catering uses only.

FITNESS CENTER

The exercise room is for RESIDENTS' USE ONLY. Guests are not permitted to use the exercise room. Personal instructors are allowed to use the room but only to instruct residents. **Regularly scheduled and approved classes of the Oasis Fitness Club have priority over other residents' use.** All residents must sign the Release and Indemnification Agreement (Available at the Front Desk of the Clubhouse) before using the exercise room.

1. Shirts and athletic shoes (with non-marking soles) must be worn at all times.
2. Radios or cassette/CD players may be used by the residents provided that earphones are used. NOTE:
The Fitness Instructor may use music while conducting classes for the Fitness Club.
3. Each resident is required to bring a towel and wipe down equipment immediately after use.
4. Use of equipment is on a "first come, first serve" basis. No equipment can be held for an absent resident when other residents are waiting. Only one piece of equipment can be used at a time.
5. If aerobic equipment (treadmills, exercise bicycles, elliptical life cycles, etc.) is in use, those waiting must sign-up on the designated sign-up sheet. One sign-up sheet will be provided for each kind of equipment (as opposed to one sign-up sheet for each piece of equipment). Residents using aerobic equipment are limited to 20 minutes after a waiting resident signs the sign-up sheet. The waiting resident is entitled to use the aerobic equipment in the order of sign-up and is also limited to 20 minutes if another resident is waiting.
6. Smoking is not permitted in the exercise room at any time.
7. No food is allowed in the exercise room. Non-alcoholic beverages in unbreakable and spill proof containers are allowed.
8. Use of the exercise room and its equipment are at the user's risk. The Association does not employ personnel to monitor activities in the exercise room and shall not be responsible or liable for any injury or damages that may occur. DO NOT attempt to use the equipment unless you are familiar with its proper use.

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LIBRARY AND COMPUTER ROOM

1. Food and beverages are not permitted while using the library or the computers.
2. **Only residents** are allowed to use the computers.
3. Children, accompanied by resident, are permitted in the library.

PICKLEBALL COURT RULES

1. Court #3 is to be used exclusively by residents and their accompanied guests for the purpose of playing Pickleball.
2. Entrance to Court #3-use back gate of Court #3 only.
3. Pickleball to commence at 8:00 am on Pickleball courts.
4. There are no reservations other than for sanctioned Pickleball days.
5. Single play not to exceed 1 hour, doubles play not to exceed if players are waiting.
6. Only tennis shoes with non-marking soles may be worn on the court. No other footwear is permitted.
7. Food is prohibited. Non-alcoholic beverages in non-breakable containers are permitted.
8. All guests must be accompanied by a resident.
9. Each resident is responsible for removing any debris prior to leaving the court.
10. No wheeled toys or vehicles (i.e.: skateboards, roller blades, bicycles, scooters, roller skates and big wheels) are allowed on the court.
11. Each resident is responsible for the conduct of his or her guests.
12. Residents who bring non-playing children must keep them off the courts and supervise them at all times.
13. No pets are allowed on the court at any time.
14. No smoking is permitted on the court.
15. Use of the Pickleball court is at the user's risk. The Association does not employ personnel to monitor activities at the court and therefore shall not be responsible or liable for any injury or damage that may occur.
16. Pickleball play is not restricted from playing during designated Tennis Club times.

POOL & SPA RULES

1. No glass or sharp objects are allowed in the pool, spa or surrounding areas.
2. Children under the age of 14 years are not allowed in the spa.
3. Children under the age of 14 years are not allowed in the pool unless accompanied by a resident 21 years of age or older.
4. Children who are not toilet trained are not allowed to use the pool. Diapers and "little swimmers" are not permitted.
5. No soap, bath oils, etc. are allowed in the pool or spa.
6. Diving or jumping into the pool or spa is not permitted.
7. No running, pushing or boisterous activity is allowed in or around the pool or spa areas.

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8. Radios, cassette/CD players, and TVs are not allowed to be played by residents in the pool or spa area unless used with earphones. NOTE: The Fitness Instructor may use music while conducting classes for the Fitness Club.
9. All guests must be accompanied by a resident at all times. The maximum number of guests is six per household.
10. No wheeled toys or vehicles including skateboards, roller blades, scooters, roller skates, or bicycles are allowed in the pool or spa area.
11. No smoking is allowed within the fenced boundaries of the pool or spa area.
12. Each resident is responsible for placing his or her and their guests' litter and debris in the trash receptacles prior to leaving the pool/spa area.
13. With the exception of personal floatation devices (Water wings) and noodles, floating or inflatable devices will not be permitted in the pool or spa.
14. Appropriate swimming attire must be worn. Cut-off shorts are not allowed.
15. Use of the pool and spa facilities is at the user's risk. The Association shall not be responsible or liable for any personal injury or damage that may occur as a result of resident actions.

POOL AND SPA HOURS: 6:00 am until 10:00 pm

TENNIS COURT RULES

1. Tennis courts are to be used exclusively by residents and their accompanied guests for the sole purpose of playing tennis. No other activity is allowed.
2. Only tennis shoes with non-marking soles may be worn on the courts. No other footwear is permitted.
3. Food is prohibited. Non-alcoholic beverages in non-breakable containers are permitted.
4. All guests must be accompanied by a resident at all times. Residents and their guests from one household may use only one court at a time.
5. When other players are waiting, play shall be limited as follows:

Singles: one set, not to exceed one hour

Doubles: Two sets, not to exceed 1.5 hours
6. No wheeled toys or vehicles (i.e., skateboards, roller blades, bicycles, scooters, roller skates, and big wheels) are allowed on the courts.
7. Each resident is responsible for removing any debris prior to leaving the courts.
8. Each resident is responsible for the conduct of his or her guests.

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9. Residents who bring non-playing children must keep them off the courts and supervise them at all times.
10. Courts are available on a “first come, first served” basis. There are no reservations other than for sanctioned Tennis Club functions.
11. No pets are allowed on the courts at any time.
12. No smoking is permitted on the courts.
13. Use of the tennis courts is at the user’s risk. The Association does not employ personnel to monitor activities at the courts and therefore shall not be responsible or liable for any injury or damage that may occur.

TENNIS COURT HOURS
6:00 am until 10:00 pm.

ANTENNAE/SATELLITE DISHES

If a homeowner wishes to install a reception device, it is required that the homeowner complete an Architectural and Design Improvement Application. Owners are encouraged to install a reception device in the least obtrusive location which does not interfere with the reception.

COMMON AREA GENERAL REGULATIONS

1. All persons using these facilities do so at their own risk. The Association does not provide supervision for any activities within the common area.
2. Homeowners/residents are responsible for the actions of their guests.
3. All guests must be accompanied by a homeowner/resident. All children under 18 must be supervised by an adult.
4. An adult may not supervise more than four (4) children at one time. The supervising adult shall be responsible for all actions of children in their care.
5. No pets or animals are allowed in the tennis courts, pool and spa or clubhouse area with the exception of service (disabled aid) animals.
6. No glass is allowed in the pool/spa or the tennis court areas.
7. Radios must be used with earphones to avoid disturbing others.
8. Alcoholic beverages are not permitted in the clubhouse/patio area except by permission of the Board.
9. Homeowners/residents are restricted to six (6) guests per household using the common facilities at any one time.
10. There is no smoking allowed in the clubhouse.

DISORDERLY CONDUCT

Disorderly conduct, the use of abusive or profane language or behavior infringing upon the rights or privileges of other residents, guests, or staff will not be tolerated and will be subject to a hearing and fines

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as determined by the Board of Directors. The Association reserves the right to request any person to leave the community facilities if they violate any of the rules and regulations.

ENFORCEMENT

These rules of the Oasis Community Association's Clubhouse and Recreation Facilities will be enforced in accordance with the Association's CC&Rs and current Enforcement Policy and Fine Schedule. Violations of the Clubhouse Rules and Regulations may result in hearing before the Board and the possibility of restrictions of use of the facilities, RFID suspension, and/or violation fines. Residents are encouraged to report any violations, in writing, to the on-site Management office.

Fine Schedule for violations of Clubhouse Rules & Regulations (per occurrence):

Hazardous Activities (Risk of harm to another person):	\$100
Use Restrictions:	\$50

FLAGS, BANNERS & SIGNS

1. Pursuant to Civil Code§4710, a noncommercial sign, poster, flag, or banner may be made of paper, cardboard, cloth, plastic, or fabric, and may be posted or displayed from the yard, window, door, balcony, or outside wall of the separate interest, but may not be made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.
2. Display of any commercial sign, poster, flag, or banner is prohibited.
3. Noncommercial political signs and posters that are more than nine square feet in size and noncommercial flags or banners that are more than 15 square feet in size are prohibited.
4. The posting and display of political election signs, flags, and banners shall take place no more than 60 days before an election. Political election signs, flags, and banners shall be removed by the 15th day after the election.
5. One United States flag and one secondary noncommercial flag may be flown per household. Only one noncommercial sign or banner can be displayed per household. Manners of display and locations shall be pursuant to Civil Code§4705.
6. Noncommercial signs, flags, posters, and banners are prohibited to be displayed in common areas or on Association property. Specific to the Association's Annual Meeting and Election, actions and activities shall be pursuant to provisions outlined in Civil Code§4515 and the Association's Election Rules.

GARAGE SALES

Garage sales, estate sales, and/or the selling of anything outside of one's home is not allowed. Periodically, the Board of Directors may authorize a Community Garage Sale.

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RULES FOR DRIVING GOLF CARTS IN THE OASIS

1. All golf carts driven on Association property must be registered with the staff at the Clubhouse Front Desk. This process must be done yearly.
2. No person may drive a golf cart or other motorized vehicle, on Association property (streets, parking lots, etc.), who does not possess a valid driver's license issued by any State's DMV.
3. This license must be carried by the driver when operating the vehicle.
4. Under no circumstances may a child under 16 years of age be permitted to drive any vehicle, including golf carts, on Association property, whether or not an adult or valid licensed driver is present.
5. All drivers of motorized vehicles, including gold carts, MUST have liability insurance coverage on their vehicles.
6. Any accident occurring on Association property must be reported to the staff at the Clubhouse Front Desk within 24 hours.
7. Anyone in violation of these rules is subject to disciplinary action, including fines.
8. All California State Department of Motor Vehicle Laws apply within The Oasis community.
9. Golf carts must be parked in the garage.

MAINTENANCE

Property ownership includes the responsibility of maintenance of all structures and grounds which are a part of your property. This includes, but is not limited to, items such as landscape maintenance, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. These issues can often be dealt with best at the neighborhood level.

NOISE

Everyone is encouraged to respect the right of homeowners to live in a peaceful and quiet environment. Radios, televisions, musical instruments, power tools, party activities, and other noise sources (including barking dogs and car noise) must be restricted at all times to a level that does not disturb other residents. For reasons of community respect, please lower noise volume and keep it to a minimum during the hours of 9:00 p.m. until 8:00 a.m., when most residents will be sleeping.

OFFENSIVE CONDITIONS

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In order to keep a neat and tidy appearance, all equipment, trash containers, or storage piles need to be screened or concealed from public view. Trash containers may not be exposed to view more than twenty-four (24) hours before and after scheduled trash collection hours. In addition, exterior clothes lines are not allowed.

PARKING

Vehicles used by homeowners and residents must be parked inside the garage. A grace period of 60 days is allowed from the close of escrow or from the date a resident moves in. Garage doors are to be kept closed for security and aesthetic purposes. Doors may be left open up to one foot for ventilation. Guests may park on the driveway or street, however, after dark, they are asked to park on the driveway if space allows. Any guest parking overnight must have a valid guest pass prominently displayed on the dashboard.

PETS

No one may keep pets or other animals in violation of the following:

Owners or residents of the Community may keep up to two (2) usual and ordinary domestic pets, plus reasonable numbers of aquarium fish and small birds on the Lot subject to the provisions of the Rules. No Owner or other occupant of a Lot may keep any pet which interferes with, or has a reasonable likelihood of interfering with, the rights of any Owner or other occupant of a Lot to the peaceful and quiet enjoyment of the Lot. In the event the Board determines that any pet or other animal creates an unreasonable annoyance or nuisance to any Owner or other occupant of a Lot, the keeping thereof shall be discontinued within a reasonable time after such determination.

No pets or other animals shall be permitted in the Common Area except as specifically permitted by the Rules, and then only when on a leash held by a person capable of controlling the animal.

No one may breed, raise or keep any animals on a Lot for commercial purposes.

REAL ESTATE RULES

1. There will be a maximum of two (2) "For Sale" or "For Rent/Lease" signs permitted on golf course and "view" properties, one in the front and one in the back and/or one on perimeter streets. There will be only one (1) "For Sale" or "For Rent/Lease" sign on all other properties. Signage cannot be attached to the stucco walls or nailed on a house or patio. Signs must be hung by brackets over wrought iron fences.
2. All "For Sale," "For Rent/Lease," and "Open House" signs will be printed professionally and be no larger than 36" X 24" in size. (NO HAND PRINTED SIGNS)
3. Any Realtor, whether a community resident or living outside the community, cannot "door knock" or hand out fliers door to door. **There will be no solicitations.**

4. Agents will furnish the on-site Management at the Clubhouse a listing of any Open Houses to be held in the community that week. If the Open House is on a weekend, the listing would be delivered by Noon on the Friday prior. If the Open House is to be held on a week-day, the listing would be furnished by Noon on the day prior. At the close of the Open House, the Agent must submit to the Gate Attendant a list of visitors who did, in fact, attend the Open House.
5. It will be incumbent on Gate Attendants to screen unescorted potential buyers coming through the gate to visit an Open House. They will inspect photo ID's and record names, driver's license numbers and car license numbers on the Daily Entry Log.
6. There will be no "directional" signs to an "Open House" allowed, whether a home is open for sale or for rent. Maps of the community indicating all Open House listings will be furnished by the Gate Attendant to potential home buyers or renters when they enter at the Gate.
7. A maximum of two (2) "Open House" signs may be placed on the property for sale on the date and during the hours of the Open House only. Flags and balloons may also be used on the property only during the Open House.
8. There will be one master Oasis directional sign placed outside the main entry gate to be visible from both directions of Antelope Road. This sign will be used for all Open Houses. The sign will read "Oasis Open Houses See Gate Attendant" and will be displayed whenever an Open House is being held anywhere within the community.
9. If a non-resident Agent wishes to view an unoccupied home that is listed for sale, with or without a client, the Agent must show photo ID to the Gate Attendant, as well as his or her Real Estate License plus an official MLS Listing sheet indicating the home is in fact for sale.
10. If an unaccompanied prospective buyer wishes to enter on a day when there are no Open Houses posted, that person shall only be admitted when accompanied by an Agent. The Gate Attendant shall give the unaccompanied prospective buyer a list of all the resident Agents along with their phone numbers that they can select an agent to call.
11. Any Owners selling their homes without an agent must also fill out the same Open House form required of an Agent and submit it to the Management Office at the Clubhouse. The Owner's Open House will be included on the Open House list given out to potential home buyers. If someone has made an appointment with a Homeowner to view a home, they may be admitted just as any other guest, by notifying the Gate Attendant that Mr./Ms. _____ is coming to see them and registering guests in the gate access system.
12. Any sign within the Oasis not in compliance with the above rules will be removed by Management.
13. Homeowners and/or lending institutions shall be responsible for the actions of the real estate agent working on their behalf.

RENTAL/LEASE OF HOME

The Oasis Community Association requires that tenants have legal lease agreements and be registered with the Association through the Oasis Administrative Office. When the owner(s) of record is not residing at the property, facility use privileges must be assigned to the tenant(s). Tenant registration must be completed within ten (10) days of occupancy. A \$200.00 fine will be assigned to the owner if registration is not completed within 30 days of the tenant moving into the property. In addition, the tenant will be denied any use of the facility.

(Revised May 2021)

Tenant registration is accomplished when the owner(s) of record completes the appropriate Resident Information form and the Assignment of Privileges form available at the Oasis Administrative Office. Facility use privileges cannot be shared between owners and tenants. Once facility use privileges are assigned to a tenant, the owner no longer has the right to use community amenities.

RVs & LARGE VEHICLES

Anyone driving a Recreational Vehicle (RV) or any vehicle too large to store in the garage must adhere to the following rules: (also subject to CC&Rs Section 8.5 and General Rules and Regulations)

1. An RV or other large vehicle may only park in The Oasis for a maximum period of 48 hours for the purpose of loading, unloading and cleaning. Anyone driving an RV or other large vehicle onto the Oasis property must obtain a 48-hour dated pass at the entry gate which must be prominently displayed on the dashboard or front window. When people enter with any large vehicle, they must show their driver's license and registration to the guard, who will log it into the RV book. Anyone coming onto the property when there are no guards on duty should obtain their 48-hour pass from the Clubhouse the next morning.
2. If the driver is a resident of The Oasis, the vehicle must be registered with the staff at the Front Desk.
3. No large vehicle may be parked in The Oasis for more than 48 hours in a 5-day period, and may not be parked in the Association parking lots.
4. The Board, at its sole discretion, may extend the 48 hour rule if it deems that special circumstances warrant an extension.
5. No vehicle may be parked within 25 feet of an intersection.
6. No vehicle may be parked in a spot where it obscures an intersection from the view of drivers.
7. No vehicle may be parked where it blocks any stop sign or other regulatory sign.
8. No vehicle may leave side or canopies extended for more than 60 minutes.
9. No vehicle may leave sides, canopies, fold-down stairs, or electrical cables extended overnight, from dusk to dawn.
10. All electrical cords that are extended should have warning signs and orange cones near them to warn people of the potential danger to walkers.
11. No vehicle may block driveways (except the owner's) or access to easements.
12. All vehicles are prohibited from parking on Aldergate Road at any time unless granted special permission by the Board.
13. All California State department of Motor Vehicle rules apply within The Oasis Community.

USE OF YOUR HOME AND LOT

Use of your lot and home is for private, single-family living, and no part of it shall be used for any commercial purpose when there is external evidence of commercial activity.

VEHICLES

(Revised May 2021)

Each vehicle kept at an Oasis residence must be registered with the Oasis Community Administrative Office. This is accomplished when the Resident Information form is filled out. At that time an RFID tag will be assigned for each one of the vehicles (Board approval required for more than two (2) vehicles). The RFID tag will be placed on the appropriate vehicle by management.

Upon filling out the Resident Information form, all pertinent information will need to be provided in order to properly document residency in the Oasis Community Association. Should the Resident Information form need to be updated, do so at the administration office.

Trailers, recreational vehicles, campers, boats, mobile homes, motor homes, commercial vehicles, trucks, or other prohibited vehicles, belonging to guests or residents, are allowed to be parked in the community for a continuous period of not more than 48 hours in any seven (7) day period. The 48 hour period may only be used for cleaning and loading or unloading. However, if possible, a prohibited vehicle can be fully enclosed in the garage.

