

## OCEANA MARIN ASSOCIATION RULES

**Residential Use.** Oceana Marin is zoned as a single-family residential community. No more than one family (including its employees and guests) shall occupy each lot. In order to preserve the residential character of our community, no evidence of commercial activity is permitted within Oceana Marin. This includes advertising signs (with the exception of rental and for sale signs), other visual indications of such activity, and/or increased traffic, parking, or noise.

**Residential Behavior.** No activity which could reasonably be judged as noxious or offensive, or as causing embarrassment, disturbance, or annoyance to other residents is permitted. No exterior speakers, horns, whistles, or other sound devices, except security and fire alarms, may be used.

**Trespassing.** Lots within Oceana Marin are privately owned. Residents and their guests should respect the privacy of others and avoid trespassing on private lots when accessing common open space areas.

**Garbage and Trash.** All garbage and trash shall be placed and kept in secured and covered containers. Except on collection days, these containers shall not be visible from neighboring properties and shall be returned promptly after collection.

**Clotheslines.** Outside clotheslines or other outside clothes drying or airing shall be maintained within a fenced service yard and shall not be visible from neighboring properties.

**Camping and Fires.** No camping is permitted on any lot or open space area within Oceana Marin at any time. Because grass fires are an extreme hazard, exterior fires are permitted only in barbecue areas, and cigarettes should be extinguished with care.

**Pets and Animals.** Oceana Marin residents enjoy an abundance of wildlife. Household pets must therefore be maintained within the home and fenced service yard. Barking dogs which become a nuisance to neighbors will not be permitted. In line with Marin County law, dogs must be kept on a leash or under voice control at all times when outside the home and yard.

**Private Road Use.** All roads within Oceana Marin are privately owned and maintained by the Association. To protect residents and wildlife, a speed limit of 25 miles per hour applies on all Association roads at all times. No vehicles which emit extraordinary levels of exhaust pollution or noise shall be operated within Oceana Marin.

**Parking.** For safety reasons and to protect our roads, on-street parking is discouraged, particularly during periods of heavy fog and after dark. No overnight parking on Association roads is normally permitted, but variances may be requested where this creates a problem. Temporary on-street parking by residents and guests should normally be limited to no more than three cars in front of the owner's own lot. Parking on grass is not permitted because of fire hazard. Cars parked on Ocean Marin roads must be identified as belonging to OMA members or their guests or they will be ticketed by the Marin County Sheriff. Oceana Marin Association membership and guest parking permits are issued to homeowners by the Association.

**Trailers and Boats.** Except for loading and unloading, parking any motorized recreational vehicle, camper, camper shell, camper trailer, boat or boat trailer on the roads within Oceana Marin is not permitted at any time. Construction, storage, or repair of such vehicles is permitted only within a garage or fenced area, so as not to be visible from the street or neighboring properties. Boats and boat trailers 20 feet or under may be parked in a residential driveway.

**Renters.** Renters in Oceana Marin are guests in a single-family residential community and are subject to all the same rules and restrictions as other residents. This applies particularly to noise, trash disposal, pets, parking, clothes drying, camping, fires, and trespassing. Rental groups shall be kept to no more than twelve persons at any one time, and their activities must in no case cause a disturbance to other residents.