

Oasis at Palm Aire Association, Inc.

Campbell Property Management
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CHECKLIST OF OASIS RULES

This is not a legal notice. It is intended as a convenient method to communicate applicable Oasis Rules to homeowners. The Board may initiate an enforcement action if voluntary compliance does not occur. Due process of law guarantees violators of Rules a hearing, after which \$100 fines per day for each violation up to a maximum fine of \$1,000 may be imposed.

1. Garbage cans must be kept out of sight after pickup. Placing these in FRONT OR SIDE of house is PROHIBITED. Please do not place garbage or garbage cans out before 5:00 PM on the day before pickup. All garbage cans must be put away in garage or back yard by 6:00 PM the day of pick up. Do not place cans on side of house.
2. Garage doors must be closed when not in use. Garages may not be used for recreational purposes.
3. The following are prohibited:
 - Loud sounds
 - Loud music
 - Littering anywhere on Oasis property
 - Hurricane shutters are prohibited between Dec. 10 and May 31
 - Christmas lights are prohibited after January 31
 - Major house repairs on Sundays and holidays
4. Bounce houses or any other temporary structures on the front lawn are prohibited.
5. Dogs must be kept on a leash with owner present and off other homeowners' properties at all times; **animal waste must be picked up.**
6. Pool Usage
 - Keep pool area tidied up after use.
 - Children under 17 must be accompanied by an adult.
 - Pool is for use from dawn to dusk only.
7. Open houses are permitted on Saturdays and Sundays between 12:00-4:00 PM. Small "For Sale" signs are permitted anytime, **but must be displayed inside front window.**
8. ALL ARCHITECTURAL CHANGES require prior Architectural Committee approval. Forms are available on the Oasis website, or from the Campbell Property Management office. ARCHITECTURAL CHANGES include, but are not limited to:
 - Driveways, fences
 - Doors
 - Columns
 - Painting of the home
 - Painting trim
 - Painting doors
 - Driveway paving
 - Roofing
 - Driveway painting

9. Vehicles and Parking:

- **NO automobiles parked on lawns or across from a neighbor's driveway.**
- NO major automotive maintenance work in driveway or street.
- NO parking overnight in streets is allowed, with vehicles subject to being towed.
- NO parking is allowed on the streets between the hours of 1:00 AM and 4:00 AM.
- NO driveway parking of commercial vehicles (unless servicing a household) or motorcycles.
- NO trailers are allowed to be parked anywhere on the premises.
- NO mopeds or any motorized recreational vehicles may be ridden on the premises.
- NO vehicle containing commercial lettering, signs, or equipment parked overnight.
- All vehicles parked on the premises must have valid license plates.
- **Parking in Passive Park is for short-term use only. Owners must identify vehicles, and the vehicle MUST display a Guest Parking pass available from the Campbell Property Management office.**
- Parking at Clubhouse between 9:00 AM and 9:00 PM is only for Clubhouse use. Parking during Clubhouse Events is available outside front gate.

10. Home Maintenance and Storage:

- Each owner shall maintain his home and all improvements and personal property upon his lot in first class condition at all times.
- Garage doors and driveways must be free of rust, oil, paint stains, and other markings.
- The exterior of all homes including, but not limited to, roofs, walls, doors, windows, patio areas, pools, screenings, and awnings shall be maintained in first class condition and repair and in a neat and attractive manner.
- The personal property of any resident shall be kept inside the resident's home or a fenced-in yard, except for patio furniture and accessories, and other personal property commonly kept outside, which must be kept in the rear of the lot and must be neat appearing and in good condition. These include, but are not limited to: basketball stands (when not in use), toys, bicycles, grills, lawn furniture, garbage and recycling receptacles.
- Garden hoses must be neatly stored or mounted on structure.

11. Landscaping:

- All landscaped areas except those maintained by Continental Lawn and Landscaping shall be maintained by the owner in first class condition and appearance.
- Landscaping front yard is required.
- Any dead or unsightly areas on lawn must be replaced.
- Any dead trees must be removed.
- Lawn must be maintained and watered as necessary.
- Artificial plants are not allowed.
- Front bush hedges may not exceed 42 inches in height.

IMMEDIATE COMPLIANCE REQUIRED, EXCEPT UP TO 30 DAYS WHEN NECESSARY

CAMPBELL PROPERTY MANAGEMENT

BY DIRECTION OF THE BOARD OF DIRECTORS

Revised and approved by Board via a motion on 8/19/2021

12. **Parking**

For security reasons, all residents' vehicles must have an Envera credential sticker affixed to the front windshield of the car. You must register your vehicle with Campbell Property Management by giving them your registration and other information in order to get your sticker. The sticker is \$12.00 each.

Please be reminded that after 1:00 AM, no vehicle can be parked on the street. After 1:00 AM, your vehicle will be towed at your expense.

13. **Clubhouse Parking Between 9 AM and 9 PM**

Parking spaces in front of the clubhouse and pool are available between 9:00 AM and 9:00 PM. These spaces may only be used by those using the pool, clubhouse, or gym. Improper use of these are subject to a fine or towing at owner's expense.

14. **Overnight Parking at the Clubhouse**

Overnight parking at the clubhouse and pool on both Dunes Vista Drive and Sahara Spring Boulevard is only allowed between the hours of 9:00 PM to 9:00 AM. Residents' cars parked there must have an Envera sticker on the windshield. If a guest of yours is parked there, he or she must obtain a permit from the Campbell Property Management office and display it on the dashboard. If these overnight parking rules are not adhered to, you will be subject to a fine or towing at owner's expense.

15. **Passive Parking**

All vehicles must have a valid license plate.

All residents' vehicles must have an Envera sticker affixed to the windshield.

Violation of these rules will result in a fine or towing at owner's expense.

The following are not permitted on Oasis property:

- Trailers
- Commercial vehicles
- Motorcycles, mopeds, campers, RVs, and boats
- No long term parking is permitted

Kindly note that any homeowner may request an exception to the policy for use of the passive parking, which will be granted only in very limited situations.

16. **Back Gate – Open and Close**

You might be aware that the delay for all the gates to open and close has been shortened. As a reminder, **YOU MUST STOP AT ALL THE GATES BEFORE PROCEEDING. THE GATE IS TIMED FOR ONE CAR ONLY. DO NOT TAILGATE. MANAGEMENT IS NOT RESPONSIBLE FOR DAMAGE TO YOUR VEHICLE.** Advise all tenants, guests, visitors, invitees, and vendors of the foregoing. If you, your tenant, guest, visitor, invitee, or vendor knocks off the gate arm and the property manager or board member has to re-set it to get the system back online, the Board will levy a fine against you in the sum of one-hundred dollars (\$100.00) each time it happens. If the system requires repairs from a vendor, the Association will bill those charges to your account pursuant to the terms and conditions of the Declaration.

Signature _____

Signature _____

Date _____

Date _____