

**OASIS AT PALM AIRE ASSOCIATION, INC.**  
**c/o Campbell Property Management**  
**3500 Gateway Drive #202**  
**Pompano Beach, FL 33069**  
**Phone: (954) 968-4481**

**APPLICATION FOR PURCHASE OR TRANSFER**

**THIS APPLICATION REQUIRES NOTARIZATION OF BUYER'S SIGNATURE(S)**

**INSTRUCTIONS:**

1. This application, the attached application for occupancy, and background authorization forms must be completed in detail by each proposed purchaser.
2. This application must be accompanied by a copy of the sales contract.
3. The Association has 30 days to complete its processing from the date of receipt of the fully completed application, all fees and any supplemental information required. If a question is not answered adequately or left blank, this application may be returned, not processed, and not approved.
4. The seller must provide the purchaser with a copy of all HOA Documents, Amendments, and Rules & Regulations.
5. All applicants must make themselves available for a personal interview with the Board of Directors for approval. Occupancy prior to Board approval is prohibited.
6. Purchaser must notify the Association office of the closing date and supply a copy of the Warranty Deed and Settlement Statement to the management office upon closing.
7. Use of this property is for single family residences only.
8. All applicants must provide Proof of Income: 1 month of pay stubs PLUS 2 months of bank statements.

**FEES REQUIRED\*:**

1. \$150 non-refundable processing fee must be attached to this application, made payable to Oasis at Palm Aire.

\*Acceptance of this fee does not in any way constitute approval of the application.

**OCCUPANCY RESTRICTIONS:**

1. Pets require prior board approval.
2. No commercial vehicles, trucks, boats, trailers, motor homes, mobile homes, campers, or recreational vehicles permitted on the HOA premises.
3. No rental in the first year of ownership.
4. Leases for less than 6 months (180 days) are prohibited without the approval of the Board.

# NOTICE OF INTENTION TO SELL

Date: \_\_\_\_\_

To: Oasis at Palm Aire Association, Inc.  
c/o Campbell Property Management, 3500 Gateway Dr. #202 Pompano Beach, FL 33069

You are hereby notified that I/we desire to accept a bona fide offer made to me/us by:

\_\_\_\_\_

to purchase my/our private home located at \_\_\_\_\_

-----VALUES-----

Per Broward County Property Appraiser: "We rely heavily on the forms which are presented to Broward County Recording Division when deeds are recorded. These forms tell us whether there was personal property or unusual terms of sale involved with a particular transaction. The documentary stamp tax on deeds applies only to real estate, so buyers and sellers of property should be certain not to stamp the deed for anything other than real estate." Therefore, all personal property included in the sale must be separately valued as shown below. *The documentary stamps on the recorded deed must conform to this valuation.*

I/we are selling my/our apartment (CHECK ONE):       Furnished       Unfurnished

The price offered by the prospective purchaser is:

Selling price furnished:      \$ \_\_\_\_\_

Value of personal property included in sale:      \$ \_\_\_\_\_

Selling price unfurnished:      \$ \_\_\_\_\_

A Purchase Application, completed by the above named prospective purchaser(s) is herewith submitted to you with this Notice, along with the required processing fee. This fee is non-refundable and does not in any way constitute approval of this transaction. The information supplied will enable you to determine the eligibility of the purchaser(s). I/we will provide a copy of the HOA Documents to the purchaser. I/we are aware that the Association has thirty (30) days to approve or disapprove this transaction. Upon receipt from you of your written approval, I/we will then proceed to sell this home.

**ALL MAINTENANCE ASSESSMENTS MUST BE CURRENT.**

Owner's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

# PURCHASE APPLICATION

All questions must be answered in full by the Purchaser for this application to be processed.

Date \_\_\_\_\_ Approximate Closing Date \_\_\_\_\_

Property Address \_\_\_\_\_

Seller's Name \_\_\_\_\_ Telephone # \_\_\_\_\_

Seller's Present Address \_\_\_\_\_

Name of Realtor Handling Sale \_\_\_\_\_ Telephone # \_\_\_\_\_

Currently Tenant Occupied: Y / N If yes, lease expiration date \_\_\_\_\_

Name of Prospective Purchaser (as it will appear on the title):

(A) \_\_\_\_\_ (B) \_\_\_\_\_

Minor children who will occupy the home with you:

_____	_____	_____	_____
Name	Birth Date	Name	Birth Date
_____	_____	_____	_____
Name	Birth Date	Name	Birth Date

Other persons who will occupy the home with you:

_____	_____	_____
Name	Age	Relationship
_____	_____	_____
Name	Age	Relationship

Have you ever resided in Palm Aire before: \_\_\_\_\_ If yes, please state the name, address and dates of residency. \_\_\_\_\_

## AGREEMENT:

In making the foregoing application, I represent to the Board of Directors that the purpose for the purchase of a house at Oasis at Palm Aire Association, Inc. is as follows:

Permanent Residence: \_\_\_\_\_ Seasonal Residence: \_\_\_\_\_ Investment/Rental: \_\_\_\_\_ Other: \_\_\_\_\_

1. I hereby agree for myself and on behalf of all persons who may use the house which I seek to purchase that I will abide by all the restrictions contained in the by-laws, rules and regulations, HOA documents, and restrictions which are or may in the future be imposed by Oasis at Palm Aire Association, Inc.
2. I have received a copy of the HOA Documents: Yes \_\_\_\_\_ No \_\_\_\_\_
3. I have received a copy of the Rules & Regulations: Yes \_\_\_\_\_ No \_\_\_\_\_
4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application. I understand that the Association has 30 days from the date this application and any supplemental information required by the Association is received in which to approve or deny this application.

5. I understand that the acceptance for purchase of a house at Oasis at Palm Aire Association, Inc. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic rejection of this application. Occupancy prior to Board of Directors approval is prohibited.
6. I understand that the Board of Directors of Oasis at Palm Aire Association, Inc. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly I authorize the Board of Directors, Management, and their agents to make such investigation and agree that the information contained in this and attached application may be used in such investigation, and that the Board of Directors and officers of Oasis at Palm Aire Association, Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors. In making the foregoing application, I am aware that the decision of Oasis at Palm Aire Association, Inc. will be final. I agree to be governed by the determination of the Board of Directors.

Buyer's Signature: \_\_\_\_\_ Buyer's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Present Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**THIS DOCUMENT MUST BE NOTARIZED**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by  
 \_\_\_\_\_ who is personally known to me  or produced identification .

\_\_\_\_\_  
 Notary Public

My Commission Expires:

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For Board of Directors' Use

Date Approved \_\_\_\_\_

Date Disapproved \_\_\_\_\_

Board Member's Signature \_\_\_\_\_

READ FIRST: Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**\*\* THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! \*\***

### APPLICATION FOR OCCUPANCY

Association Name: Oasis at Palm Aire Association, Inc.

Circle one: Purchase - Lease - Occupant - Unit.# \_\_\_\_\_ Bldg.# \_\_\_\_\_ Address applied for: \_\_\_\_\_

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Circle One: Single - Married - Separated - Divorced - How Long? \_\_\_\_\_ Other legal or maiden name \_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_ County/State Convicted In \_\_\_\_\_

Charge (s) \_\_\_\_\_

Applicant's Cell Number(s) \_\_\_\_\_ Applicant's Email Address \_\_\_\_\_

Spouse \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Other legal or maiden name \_\_\_\_\_ Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_

County/State Convicted in \_\_\_\_\_ Charge (s) \_\_\_\_\_

Spouse's Cell Number(s) \_\_\_\_\_ Spouse's Email Address \_\_\_\_\_

No. of people who will occupy unit - Adults (over age 18) \_\_\_\_\_ Description of Pets \_\_\_\_\_

Names and ages of others who will occupy unit \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

#### PART I - RESIDENCE HISTORY

A. Present address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Are you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Are you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other \_\_\_\_\_

B. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Were you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Were you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other \_\_\_\_\_

C. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Circle one: Own Home - Parent/Family Member - Rented Home - Rented Apt - Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Were you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Were you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Circle one: Is your Landlord the: Owner of the property - Realtor - Family Member - Roommate - Property Manager - Other \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

\*Include a recent copy of an earnings statement to expedite processing\*

A. Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
 Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
 Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

B. Spouse Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
 Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
 Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

**PART III – BANK REFERENCES**

\*Include a recent copy of a bank statement to expedite processing\*

A. Bank Name \_\_\_\_\_ Checking Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

B. Bank Name \_\_\_\_\_ Savings Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

**PART IV – CHARACTER REFERENCES (No Family Members)**

1. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

2. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

3. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

4. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Are you using a realtor? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes: Realtor's name \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Driver's License Number (Primary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_  
 Driver's License Number (Secondary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_  
 Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_  
 Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

# *Associated Credit Reporting, Inc.*

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351  
www.associatedcreditreporting.com

Phone: 754-216-0025  
Toll Free: 800-676-7640  
Fax: 954-635-2157  
Toll Free Fax: 800-235-7185

## **\*\*\*AUTHORIZATION FORM\*\*\***

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically your criminal record history, and/or any and all public record information.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Spouse's Signature)

\_\_\_\_\_  
(Applicant's Name Printed)

\_\_\_\_\_  
(Spouse's Name Printed)

\_\_\_\_\_  
(Date Signed)

\_\_\_\_\_  
(Date Signed)



# Campbell Property Management

Serving South Florida Since 1953

## Email Consent

In order to decrease the postage and mailing costs that the Association incurs, your Board of Directors would like you to consider consenting to receive electronic communications for both general information and billing (eStatements).

**Florida Statutes protects owners email addresses and phone numbers from being released or shared.**

**You must provide consent even if your e-mail address is currently on file.**

By initialing this box, I authorize Campbell Property Management to communicate with me regarding via electronic transmission.

By initialing this box, I do not authorize Campbell Property Management to communicate with me regarding via electronic transmission.

Email 1: \_\_\_\_\_

Email 2: \_\_\_\_\_

\_\_\_\_\_  
Signature

Date \_\_\_\_\_

\_\_\_\_\_  
Signature

Date \_\_\_\_\_



OASIS AT PALM AIRE ASSOCIATION, INC.  
3500 Gateway Drive Suite 202  
Pompano Beach, FL 33069  
954-968-4481

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Main contact phone number: \_\_\_\_\_

Alternate contact phone numbers: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Owner / Tenant: \_\_\_\_\_

Names of Additional Residents: \_\_\_\_\_

Resident Vehicle Description & Tag Numbers (NO COMMERCIAL VEHICLES ALLOWED)

\_\_\_\_\_  
\_\_\_\_\_

Comments / Additional Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Emergency Contacts:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OASIS AT PALM AIRE ASSOCIATION, INC.  
*"The best kept secret in Broward County"*



# MyEnvera Registration Form

### Important Instructions:

This form must be submitted by an Authorized Community Contact to [myenvera@enverasystems.com](mailto:myenvera@enverasystems.com). **RESIDENTS, PLEASE PROVIDE THE COMPLETED DOCUMENT TO YOUR PROPERTY MANAGER OR COMMUNITY STAFF.**  
Please type or print clearly. ***Attempting to submit this form via an unauthorized contact or illegibly will delay processing.***  
If multiple tenants reside at the same address, each must complete their own form.

Community Name:	City:	State:
Property Street Address (including unit if applicable):		

<input type="checkbox"/> <b>NEW</b> Homeowner	<input type="checkbox"/> <b>UPDATE</b> Existing Homeowner	<input type="checkbox"/> <b>NEW</b> Tenant	<input type="checkbox"/> <b>UPDATE</b> Existing Tenant
New Homeowner Move In Date:	Tenant Lease Start:	Tenant Lease End:	

Should all prior homeowners/tenants be removed? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide date to be removed:

<b>For communities with Envera's Virtual Gate Guard and/or Guard Module Software, a household has a primary contact:</b> The <b>primary number</b> is the first phone number that will be used when an Envera representative needs to contact you. The <b>secondary number</b> will be used if a homeowner/tenant cannot be reached at the first number. A <b>primary email address</b> will be used for service-related and MyEnvera account communications. <u>If an email is not provided</u> , MyEnvera login credentials will be emailed to your property manager or community contact.	
Primary Contact Name:	
Primary Number:	Secondary Number:
Primary Email Address:	
Secondary Contact Name:	
Primary Number:	Secondary Number:
You can add additional household members on your MyEnvera account.	

If Envera provides additional access control services at your community, including resident vehicle access and/or amenity access, please complete the separate access control form.

Once this form is submitted, please allow up to **48 hours** for processing. Once a registration form has been processed, a MyEnvera account will be created for you, and you will have access to manage your household information via our MyEnvera Android/Apple app or website <https://myenvera.com>. After you receive your account information, please be sure to visit the app or website to create your visitor list. This list should be used for any and all relatives, house guests, or vendors that you expect for your household.

The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the information above current. Please advise of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing [myenvera@enverasystems.com](mailto:myenvera@enverasystems.com).

## Oasis Vehicle Sticker Criteria (updated 9/12/23)

1. Vehicles must be registered to either the resident or the home to receive stickers. Only legal residents of the home are entitled to a vehicle sticker.
2. A legal renter must meet the above criteria and present the lease proving residency. Residents of rental home must be listed on lease or be a dependent of resident and live in the home.
3. More than two stickers can be issued to a resident, providing they meet the criteria listed in 1 or 2 above, and pay a fee for each sticker, currently \$15.00 each, check or money order only. The fee will be paid to the Property Manager's office.
4. The stickers will be activated on the first business day after purchase at the Property Management office.
5. When a resident moves out of Oasis, the vehicle stickers will be deactivated by the Property Manager. Stickers are not transferable between vehicles.
6. When new residents, whether owners or renters, move in, they are entitled to up to two stickers initially at the cost of \$15.00 providing they meet the criteria in 1 and 2 above. They may also purchase additional stickers and they will be required to pay the \$15.00 fee per sticker providing they meet the criteria in 2 and 3 above.
7. Misuse of stickers (such as not attaching them to the windshield of the vehicle), will result in deactivation of the resident's sticker which means that they will have to use the guest lane to enter Oasis.
8. Stickers will not be issued for commercial use vehicles, or any vehicle that is excluded in the association according to the Declaration of Covenants Restrictions and Easements under use restriction article XI section D.

## Oasis at Palm Aire Association, Inc.

Campbell Property Management  
3500 Gateway Drive, Suite 202  
Pompano Beach, FL 3069  
Telephone: (954) 968-4481  
Fax: (954) 970-9367

### 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 \_\_\_\_\_