

OCEANUS RULES AND REGULATIONS

Approved November 2020

Owners, tenants and guests must abide by these rules designed to protect the rights of others and preserve our common areas at minimal practical cost. Homeowners are reminded that they are ultimately responsible for all damage done to the premises, equipment and furnishings by their family, tenants, and guests.

Because rules are subject to individual interpretation, we suggest you seek advice of the Board of Directors (“Board, BOD”) before making any expenditure that might be considered a violation of the rules. These rules are for the benefit of all Owner’s lifestyles, safety, and preservation of property values.

GENERAL REGULATIONS

1. Architectural changes of any type to the exterior of any condominium unit is restricted except for the following when approved by the Board of Directors:
 - a. Windows or sliding glass doors
 - b. front doors or screen doors
 - c. decks or patios
2. Requests for the architectural changes mentioned above must be approved by the BOD prior to any work commencing. Below are the procedures for architectural change requests:
 - a. Submit the request for to the BOD at least 45 days prior to scheduled work date
 - b. The BOD will review a request within 30 days of receipt and notify you of approval or disapproval.
3. Alterations to the common area are not permitted.
4. Any approved work must be scheduled with Property Management prior to commencing so that affected neighbors may be given appropriate notice.
5. No unsightly articles (bathing suits, towels, surfboards, wetsuits, boxes, bicycles, trash bags, air drying clothes, etc.) may be left on patios, draped over patio railings or in common areas.
6. No vehicles of any type are to be washed on the property.
7. Weekly maintenance to all general access common areas is supplied by the Association. Owners, tenants and guests are expected to do their part to maintain a clean well-kept exterior.
8. Periodic Board of Directors meetings, not Annual Meetings, may be held in person or by telephone.
9. Violations to the Association’s Rules and Regulations will cause the Owner to be fined in accordance with the “Schedule of Fines for Violations” documents after being called to a hearing with the Board. (see below).
10. Owners have the right to have pets. However, owners are responsible for ensuring that pets do not disturb the quiet and enjoyment of others in the building. Any disturbances brought to the Board’s attention are subject to the “Schedule of Fines for Violations” (see attached) and possible removal of the animal in question after being called to a hearing with the Board.

11. Damage caused by you or your pet(s) to the common area will be billed to the responsible unit Owner at replacement/repair cost and may become a lien on Owner's property.
12. Damage done by a tenant or owner is the responsibility of the owner. Any repairs (e.g. plastic light coverings in elevator) are to be repaired in a timely manner by owner or tenant.
13. Please be considerate of your neighbors and keep noise and disturbances to a minimum in the evening and at night.
14. All exits and stairways are to be kept free of any obstacles and/or personal belongings.
15. The Association will pay for repairs and other services only when the Board of the Directors has approved such expenditure. If you see something that needs repair, please notify Property Management.
16. Owners/tenants shall keep clean and in good condition the windows, screens and exterior of his/her unit. Window treatments for units on the front of the building should not detract from the appearance of the building (for example: colored curtains should have a neutral lining facing the street)
17. Written consent from the Board of Directors is required for adding cables that will be visible in the common areas or on the exterior of the building. If approved, the cable must match the exterior color of the building.
18. Access to the roof or utility closet is strictly prohibited, except for repairs or emergencies.
19. No toxic or hazardous materials shall be stored anywhere on the premises.

LEASING AND TENANTS

20. The minimum period for an Owner to lease a unit is three months. Only Owners can lease units. Units cannot be subleased by tenants.
21. The Association does not perform any management services for Owners who rent their units to tenants. All association notices and correspondence are delivered to Owners and it is the Owner's responsibility to notify their tenants regarding anything that affects their tenancy.
22. Each Owner shall be responsible for providing his or her tenants or other residents with a current copy of the Rules and CC&Rs, within 30 days of move-in date and/or when amended.

SCHEDULE OF FINES FOR VIOLATIONS OF OCEANUS OWNERS GOVERNING DOCUMENTS

1. Infractions: Rule violations that do not pose a threat of bodily injury or property damage, shall be pursued according to these rules. Any such violation of the Rules by either an Owner or an Owner's guest or tenant shall subject that Owner to the following penalties:

First Violation:	\$100
Second Violation of the same Rule:	an additional \$150
Subsequent Violations:	an additional \$250

2. Chronic or Continuous Infractions: A continuing violation of any Rule may, in the sole discretion of the Board, subject the Owner to a continuing fine.
3. Infractions Involving Threat of Personal Injury or Property Damage: The penalty for Infractions involving personal injury or property damage is \$500 per day. An Owner whose violation causes actual, or a credible threat of, personal injury or property damage shall be responsible for the cost of compensation for that damage and/or injury, in addition to the penalty imposed under this schedule. If the violation warrants immediate action to preserve life or property, then the Board may impose the penalty immediately and take steps to preserve life or property.
4. Notice and Opportunity to be Heard Regarding Infractions: When the Association Board plans to meet to consider imposing a fine or penalty for any Violation, the Board shall notify the Owner of the hearing in writing by either personal delivery, e-mail, or first-class mail, at least 10 days before the hearing. This notice shall detail the nature of the infraction and inform the Owner of the date, time, and place of the hearing. This hearing may be held in executive session if the Owner so requests.
5. Fines shall be in addition to an assessment levied to reimburse the Association for any expenses and costs as a result of actions from a homeowner, tenant or guest.