

Information to sellers or realtors selling mobile or manufactured homes in San Luis Rey Homes, Inc., Oceanside, California (updated 7.22.2025)

This is a **resident owned park**. An elected Board of Governors voted to office by members to manage the park. In addition, SLRH members are also volunteers which form some committees under the Board to serve the SLRH community. We encourage any member to volunteer.

On the 2nd Monday of each month San Luis Rey Homes, Inc. (SLRH) holds an “**Open Board Meeting**” at the main clubhouse for all owner/members. All owner/members are encouraged to attend.

There is coffee available at the main clubhouse. Located at both clubhouses is a library for residents to enjoy and checkout books, movies, and puzzles. On the eastside of the main clubhouse is a billiards room. At the Hilltop clubhouse there are different game nights. At the top of Seagull is a hobby workshop, a fitness room. At the bottom of Killdeer is a coin operated laundry, a car wash and car repair area.

The Social Activities Committee (SAC) plans special events throughout the year. A bulletin is published by SAC of the upcoming events. **Both SLRH and SACs bulletins are published biweekly** and delivered to the resident's park receptacle on Thursday. Residents are encouraged to provide an email address to receive emails from the SLRH office. The bulletin is published to keep residents informed of park business, community, and other interest.

The association fees are currently \$175.00 a month, which includes water, sewer and trash pickup. Recent upgrades by SDG&E in the park allow residents to be billed directly by their gas and electric provider. Residents are responsible for their own billing through SDG&E. If the buyer wishes to subscribe to satellite or cable T.V. he/she is free to do so, but must check with the board for proper placement of any dish antenna.

The park has **By-Laws, By-Law Amendments, Rules and Regulations, and a Schedule of Fines** which members agree to follow.

Buyer must be at least **55** years of age, and a spouse at least **50**.

No Pets. SLRH is a no pet park. The **Original Grant Deed** of the park dated 1962, SLRHs park is the first park in California that was resident owned, it contains a paragraph of the No Pet rule. However, the park is current in their compliance with HUD (Housing and Urban Development).

No children can live here, they may visit.

Using your home as a business is not permitted.

If a resident buys a 2nd home, one of the homes must be placed “For Sale” at the current market price within 1 year. There is **NO RENTING or LEASING** of any property in San Luis Rey Homes and a resident cannot own more than 1 home in the park.

Buyer must have room in the driveway for two cars, and the streets are considered fire lanes so owners cannot park in the street except for a short time. An exception would be made for contractors, service personnel whom must use **orange cones**.

Buyer is purchasing 1/328 interest in the park with exclusive right to occupy a particular mobile home space.

If buyer builds or decides to do **any outdoor remodeling** of the home or adds to it, the buyer must complete an “**Architectural Application**” for Board of Governors review and approval before beginning the project. All permits are the responsibility of the resident. Currently, no trees have been approved for in ground planting due to the preservation SLRH utility and sewer lines.

No cement slabs are allowed under the space. **No digging** is allowed on the space lot without completing an Architectural Application which must be approved by the current appointed Board of Governors.

Installation of an **air conditioning** or heating unit systems require city permits and must be approved by the current Board of Governors. An architectural application must be submitted for Board approval.

If the buyer owns an **RV**, SLRH does have an RV lot, but there is a waiting list, and the RV rules must be followed. There is a yearly charge to cover the utility cost used in the common area. SLRH also have **sheds available for storage**, but there is a waiting list. There is no extra charge at this time. Residents are responsible for keeping their sheds maintained and in good condition.

Realtor will give the buyer a **packet of documents** of the park. Buyer must read the documents and follow the instructions on the **Information to Buyer** document. The package contains a copy of all the rules and regulations, and a copy of the By-Laws, Bylaw Amendments, and other documents that the buyer keeps for future reference.

Buyer must meet with the membership committee **before escrow** is opened. The membership application can be filled out for two people, if an additional person is applying, they will also complete a separate application. An additional membership application may be obtained from the office. Each person living in the home will have to be approved for membership and on the Grant Deed.

As soon as the application documents are submitted with copy of identification and a Transunion background check is submitted and reviewed; the buyer will be contacted to meet with the **membership committee**, considering buyer has read through all the

documents of the park. Any questions buyer may have can be addressed at the meeting. The buyer cannot move onto the property until a copy of the recorded “Grant Deed” is provided to the SLRH office.

An Age Verification and Urgent form must be completed and returned to the office. The Age Verification is to keep an accurate account of seniors living in the park and the Urgent form list at least two contact people in the event of an emergency.

Gate openers and keys to access common area buildings are available for purchase at the SLRH office. Car decals inform the community that you are a member of SLRH.

Realtors

Realtors must put the **For Sale** signs inside the house at a window and the sign must be no larger than **18” x 24”**. No “For Sale” signs are allowed outside the home. If you plan an **Open House**, inform the SLRH Board of the sale and **make arrangements with your client for access**. A box containing flyers can be placed on the property.

The **gates** to the park will be closed at all times, so if you have an appointment to show a home to a client, the SLRH office hours are from 9:00am to 4:30pm. By using the kiosk, press 000 (3-digit system) for the office. Identify yourself and give space number listing. If the home is occupied contact the seller directly for appointment arrangement.

When an offer is accepted by the seller, contact the SLRH office to request a **“Membership Application”**. The San Luis Rey Home's office number is **760-757-5000**. You may also address any questions you may have to the office or the Board of Governors.

Notes regarding New Home Placement in SLRH Park:

- New Home replacements must be no more than 10 years old (Bylaws, 3rd Amendment D)
- A new home placement must occur within 1 year of purchase and cannot remain vacant for more than one year
- Plot plans must be drawn up and submitted to Board along with site prints
 - SLRH inhouse ARCH Committee will review and inspect size of home, lot and placement of home as confirmation to site plans submitted
- No permanent foundations (Bylaws 3rd Amendment K) are allowed on property
- A Security deposit of \$1500.00 is required prior to new mobile being delivered.
- Prior to delivery of new mobile home, a 48-hour notice must be given in advance
 - No entry will be permitted without notification
 - The Arch Committee will be informed of the delivery to measure coaches outside of the park for clearance and to confirm specifications meet the exact requirements submitted on plot plans

