

OCEANA OWNERS ASSOCIATION RULES AND REGULATIONS

I. PURPOSE:

The purpose of this document is to present a set of working rules and guidelines – to all property owners so that said owners, their families, guests, and any renters may have a common understanding of the general protocols relating to actions and relationships in order to ensure that life at Oceana will be a pleasant and harmonious experience for all residents. The legal justification for these rules and regulations is derived from the Covenants and By-Laws of The Oceana Owners Association.

II. GENERAL:

- A) Noise Pollution - Loud and/or offensive noise, whether vocally, electronically or mechanically produced is prohibited.
- B) Maintenance - It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly, or unkempt conditions of their building or grounds on such lots which in turn, tend to substantially decrease the beauty of the neighborhood as a whole, or in that specific area. Trash, garbage, tree limbs and any other types of debris shall not be allowed to accumulate in residential lots and common areas. Homeowners are responsible for the prevention of soil, water (from hoses/pipes and/or automatic sprinkler heads) and debris run-off into the streets. Trash containers, if in view of the street, shall be screened appropriately. Irrigation systems specifically should not flood the adjacent streets. If this occurs, the homeowner will take actions to adjust/address.
- C) Fires: Outdoor burning of any material (Trash, leaves, construction materials, debris, etc.) is prohibited. Firepits are permitted provided only firewood that is natural is burned and intended for purpose (i.e., no chemically treated wood, no yard waste, no toxic materials of any kind)
- D) Trailers and Boats: Trailers (utility, motorcycle, etc.) and recreational vehicles (campers, ATVs, jet skis, etc.) cannot be stored out of doors or be parked on residential lots or on common areas unless said vehicle is out of sight to other homeowners and from the street. Boats and/or boat trailers may be stored to the side or rear of the owner's house, corner lots to use rear or a non-main street facing side of the house. No boats may be stored in front (or on the side street) of house for more than two weeks for normal maintenance. Major rebuilding or repair of boats so as to create an eyesore is not allowed.
- E) Guests owning recreational vehicles will be permitted to park in their host's driveway for a period not to exceed fourteen (14) days in any calendar year.
- F) All motor vehicles must be registered and operable. Out of doors storing of inoperable vehicles is absolutely prohibited. Out of doors maintenance or repair should be no more than 24 hours for automobiles.
- G) Operation of internal combustion off road vehicles, other than muffled golf carts, is prohibited.

- H) Bicycling is permitted on paved streets only. e-Bikes shall observe speed limits within Oceana and the rules of the road in general.
- I) Recreational activities (e.g., skateboarding, ball playing, etc.) in the streets are discouraged. Streets are not to be defaced with chalk, paint, or other substances.
- J) No livestock or domesticated animals other than household pets may be kept. Dogs must be always on a leash AND under the owner's full control when not on the owner's property. The common areas are not for the use of animals to relieve themselves. Owners are responsible for the removal and proper disposal of their animal's waste. This includes the walkway area and the dunes between the end of the walkway and the beach.
- K) Residential construction/improvements including garden re-design and/or the erection of garden structures (e.g., Garden shed, storage, firepits, arbors, etc.) must be pre-approved by the Architectural Committee prior to project startup.
- L) Mailboxes and posts must be maintained regularly. Standards for maintenance are at the discretion of the Property Management Company and the HOA Board of Directors.
- M) Mailboxes must conform to the design approved in 1996. Specifications are included in this package.
- N) Access to all the common areas and marina must be through designated paths. Do not trespass on personal property (driveways, borders).
- O) Properties for sale must use a for sale sign that conforms to standard design and the order form is available through our Property Management Company.
- P) Rights of Way:
- Oceana Way has a 40' Right of Way, but the street is only approximately 22' wide. That leaves approximately 9' to the outer edge of the street on both sides ($22' + 9' + 9' = 40'$) that is common area.
 - Lot owners are allowed to use this 9' area for mailboxes, driveway, borders, and landscaping (subject to ARC approval), however, must recognize that the area is subject to removal/disruption if repairs to essential infrastructure (utilities, etc.) are deemed necessary. Repairs and remediation will be at the owners costs.
 - The same rules apply to Marina Street, but the right of way is only 30' and so the common area is 6' on either side.
 - On either roadway, no hardscapes (e.g., permanent walls, rock walls, lumber walls, Bricks) are permitted in this area – however those which exist currently at the date of this agreement are permitted provided changes are not made (i.e., they are not replaced/repared or expanded). Grass, small shrubs, stone, shells or mulch is permissible in this area.
- Q) Golf carts/low-speed vehicles:

- The word 'cart' in these rules always includes both Golf carts and low-speed (motorized) vehicles
- The operator of the cart must be at least 16 years old AND hold a valid /full driver's license (i.e., not a permit)
- All carts must obey the 15mph speed limit and the basic/accepted 'rules of the road'. Violators will receive ONE warning.
- All carts must have liability insurance.
- All carts must be correctly lit in rainy or dusk/dark conditions.
- No-one is allowed to stand on a cart while in operation and the cart may not carry more than the number of passengers it was designed for/has seating for

R) Flags & Flagpoles: Flagpoles are allowed in the front or rear yard with a limit of one per property. The maximum height of any flagpole is 25 feet and the maximum flag size is 4x 6 feet. The only flags that are allowed to be displayed on any flagpole are the American flag and the North Carolina State flag. Oceana Owners Association will adhere to the Flag code: Etiquette, rule, and guidelines. The Architectural Committee will review any Flag/Flagpole installations and will provide feedback to the Board of Directors for approval.

S) Political signs: A political sign is considered to be any sign, banner, flag or windsock that promotes or encourages the election or defeat of any candidate seeking any political office or encouraging the passage or defeat of any ballot measure. Political signs can only be displayed 45 days prior to any election or ballot initiative and must be removed prior to the end of the seventh day after the election day. Signs can be no larger than 24 inches by 24 inches and no more than four signs per property. Political signs must remain inside of each owner's property line excluding the Oceana Way or Marina street right of way. Political signs are not allowed in any common area of Oceana. Political signs must remain respectful, no profanity or foul messages are allowed.

T) Fireworks: Only fireworks that are legal in the State of North Carolina are allowed to be discharged or set off in Oceana. Due to the liability of injury and fire, illegal fireworks such as firecrackers, Bottle rockets, sky rockets, roman candles, aerial shells and essentially any firework that explodes, spin on the ground, or launches into the air is not allowed anywhere inside of Oceana or Oceana Marina. Fireworks of any kind are not allowed in any common area of Oceana whether legal or illegal including the streets, beachwalk, walkways or the marina and or marina pier.

VIOLATIONS:

Violations and/or disagreements arising from the Rules and Regulations shall be referred to the Board of Directors for appropriate action and resolution.

Decisions made by the Board of Directors shall be final.

These Rules and Regulations shall be reviewed by the Board periodically and appropriate changes and/or additions shall be made. Any Member/Licensee having questions and/or suggestions should refer them to the Board in writing.

By-laws of the Corporation provide for special assessments for the violation by any member, tenant, occupant or his guests of any Rules and Regulations adopted by the Board.

Dated this 23rd day of March 1996. OCEANA HOA BOARD OF DIRECTORS
Revised this 4th day of December, 2000. OCEANA HOA BOARD OF DIRECTORS

Revised this 1st day of July 2024. OCEANA HOA BOARD OF DIRECTORS