

General Rules for Amenities

The Community Center is for the enjoyment of members/owners. It is the duty and responsibility of the member to become familiar with these rules and requirements and to cooperate in the enforcement thereof.

A member is defined as an owner on the record of a home within Thousand Oaks Homeowners' Association, Inc. Any other legal and permanent residents within the member's unit are also entitled to be members.

1. A member will be required to be with their guest while using the facility (this includes the Pool, Fitness Center, Tennis Courts, Basketball/Sports Courts, and Pavilion).
2. Must be 18 years or older to utilize the facilities, unless accompanied by parent or guardian.
3. Dress code: Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility.
4. Parents will be responsible for the conduct of their children at all times.
5. Members using the facility are responsible for leaving it clean after use.
6. The cost of replacing any property that is broken, damaged, or removed by a member or guest shall be charged to the member concerned.
7. No pets shall be permitted anywhere in the Pavilion, Fitness Center, Tennis Courts, Basketball/Sports Courts, or Pool.

Fitness Center

Monday - Sunday, 5:00am – 9:00pm

Members and guests use the Fitness Center at their own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.

1. Children under 18 are not permitted unless escorted and under the direct supervision of their parent(s).
2. Pets are not allowed.
3. Everyone using the Fitness Center is required to bring a towel to wipe the equipment dry after use.
4. Headphones are required to listen to any audio programming (music, videos, audiobooks, etc.).

5. *Attire:* Tennis or similar soft-soled athletic shoes must be worn at all times in the Fitness Center. No one may enter the Fitness Center barefoot. Bathing suits are not permitted attire in the Fitness Center. A shirt must be worn while in the Fitness Center.

Pool

Monday – Sunday, Daylight to Dusk

Thousand Oaks Homeowner's Association, Inc., its members, Board of Directors, or Community Association Manager and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of the facility.

1. A shower must be taken prior to entering the pool.
2. Persons with open sores, cuts, or communicable diseases may not enter the pool.
3. Children under the age of 18 are not permitted in the pool unless under the direct supervision of their parents. Diaper-age children must wear swim pants in the pool.
4. No diving in the pool.
5. Alcoholic beverages are not permitted at the pool. Food or non-alcoholic drinks must be kept a minimum of 10 feet back from the pool edge
6. No glass is allowed in the pool or anywhere around the pool area or deck.
7. All persons using the pool must have a towel. However, towels may not be used to reserve chairs.
8. Headphones are required to listen to any audio programming (music, videos, audiobooks, etc.).
9. Floats may only be used if not creating a nuisance for other swimmers.
10. Pets are not allowed.

Tennis/Basketball/Sport Courts

Monday – Sunday, 8:00am – 10:00pm

1. Food, alcohol, or glass containers are not permitted on the Courts.
2. Tennis Courts are not to be used for any purpose other than to conduct a game of tennis.
3. No roller-skating, skateboarding, rollerblading, bicycling, or driving big wheels on the Courts.
4. No pets allowed on the Courts.
5. Smoking is prohibited.
6. Use of profanity or unsportsmanlike conduct is prohibited.
7. Please be prepared to relinquish the Court after one hour, if there are others waiting.
8. For the safety and enjoyment of others, please no excessive noise, racquet throwing, ball abuse, or profanity. Do not lean on or climb on nets.
9. *Attire:* Tennis shoes must be worn at all times. Bare feet are not allowed. No bathing suits, and a shirt must be worn.

Tot Lot/Playground

Daylight Hours Only

1. Tot lots are for the use of toddlers, and they must be accompanied by and directly supervised by their parents or guardians.

Picnic/B.B.Q. Areas

Daylight Hours Only

1. Members are responsible for cleaning out the grill contents after each use.
2. Be prepared to relinquish the area when others are waiting after one-and-a-half hours.

Community Rules and Regulations

Air Conditioners:

1. Window A/C units are not permitted in Manor Homes, Townhomes, or Single Family Homes.

Antennas (Satellite Dishes):

1. Exterior TV or radio antennas are not permitted.
2. Satellite dishes with a diameter of 24-inches or less will be approved with the following conditions:
 - a. Dish must be installed at least 8-feet above the finished floor of the home.
 - b. Dish may not be installed on the front of the home.
 - c. Dishes installed on sidewalls must be installed within 6-feet from the rear of the home. (*Manor Homes* – Satellite must be installed no higher than 3-feet from the ground.)
 - d. Dishes may not be installed on the roof or on the roof overhangs.
 - e. Cables required for installation of any dish may not be exposed for more than 3-feet on the outside wall. All exposed cables on the outside walls shall be painted to match the existing building color, provided that the paint will not degrade the signal.
 - f. You must submit an Architectural (ARC) Application, with a survey showing the location of the dish, to the ARC Committee for approval prior to installation.

Awnings

1. Only retractable, rollout awnings encased on the rear of the home are permitted.
2. You must submit an ARC application with a sample of the fabric to the ARC Committee for approval prior to installation.
3. Periodic cleaning and eventual replacement by owner may be directed at the discretion of the Board of Directors.

Basketball Hoops:

1. Portable basketball backboards must be brought inside the garage each night.
2. Portables cannot be set up on the streets or sidewalks.
3. No roof or roof-mounted backboards are permitted.
4. You shall not cause a nuisance.

Boats:

1. Must be stored in the garage and shall not be visible from the street.
2. Boating on the lakes and preserves is not allowed.

Business

1. There shall be no business conducted in the community. Some examples are (but not limited to): auto mechanic and food service.
2. There shall be no Day Care without Board approval.

Driveways & Walkways:

1. Surfaces must be consistent with approved materials and colors.
2. Surfaces must be cleaned and free of oil and other surface stains. (Thousand Oaks reserves the right to correct deficiencies at the property owner's expense, including any legal fees that may be associated with the cast.)
3. For resurfacing, you must submit an ARC Application with a survey, showing color pictures or sample of resurfacing material, to the ARC Committee for approval prior to installation.
4. For driveway or sidewalk extension, you must submit an ARC Application with a survey, showing the measurements of the extension, to the ARC Committee for approval prior to installation.

Exterior House Lights:

1. All additional light fixtures require ARC approval. Along with your ARC Application, submit a picture of the fixture and a copy of your survey, showing the location, to the ARC Committee for approval prior to installation.

Fences:

1. No fences are allowed in the Manor Homes.
2. You must submit an ARC Application, with a survey, showing fence location, for approval prior to installation. Municipal permits are the responsibility of the homeowner.
3. Fence specifications:
 - a. Five-foot black or white aluminum or black vinyl coated chain link style. *Single Family Homes* may install a five-foot white privacy fence.
 - b. Must be set back at least 5-feet from corners of house.
 - c. Rear gates (minimum 5-feet wide) are required to allow access for lawn maintenance equipment.
 - d. Due consideration should be given to any easements that may exist.

Flagpoles & Flags:

1. No flags or banners, other than the American flag, will be considered for approval (as to size and location).
2. Flagpoles are not permitted. Only brackets mounted to the front exterior of the house.
3. You must submit an ARC Application to the ARC Committee for approval prior to installation of a bracket.

Furniture (Outdoors):

1. Outdoor furniture need not be submitted to the Board for approval prior to installation, provided that they conform to the following guidelines:
 - a. Furniture must not be in a state of disrepair (i.e., furniture cushions and umbrellas must be free of fading and discoloration, and frames must be free from rust).
 - b. Indoor furniture cannot be in front or back of the house or on the balcony. Indoor furniture must not be seen from the street.

Garage Conversions:

1. Garage conversions are not permitted.
2. Garages should not remain open at any time, unless being used for a specific purpose.
3. No garage shall be used to house people.

Gate Access:

1. No permanent visitations list.
2. All guests must be registered at the front gate to enter the community (either through Dwelling Live or the automated phone number). Any entry without registration will be considered trespassing.
3. No moving vehicles (i.e., U-Haul) will be allowed in the community without prior approval.

House Colors:

1. House colors shall remain as original colors selected for the community. You may view the selection of colors at the HOA Office.
2. You must submit an ARC Application to the ARC Committee for approval prior to painting.

Lakes and Wetlands Preserves:

1. Swimming, fishing, or boating are not permitted.

Landscaping & Plant Materials:

1. You must submit an ARC Application with a survey prior to landscaping replacement.

Nuisances:

1. You shall not become an annoyance to the neighborhood (i.e, barking dog, trespassing on property, loud music/parties, blocking a neighbor's driveway).
2. Rodents shall be controlled by the owner or tenant.

Parking:

These rules are in accordance with the CS/CS/HB 1203 — Homeowners' Associations Bill.

1. Parking on the street, across sidewalks, or on lawns or common areas is not permitted. Violation will result in towing.
2. Overnight parking is not allowed at the recreation center. If utilizing parking at the recreation center for special events, you must be approved to do so.

Pets:

1. All pets must be registered with the HOA.
2. Pit Bulls and other vicious dogs are not permitted.
3. All pets must be leashed at all times.
4. Pet owners must pick up after their pets.
5. Pets cannot be left outside barking or creating a nuisance of any kind to the neighbors.
6. No livestock or poultry shall be kept, maintained, or bred in any residential unit.
7. You may own an aquarium or two (2) birds in a cage. Both animals must be kept inside the residence at all times.

Play Equipment (Swing sets, trampolines, playhouses, etc.):

1. These sets are not allowed in the Manor Homes or Townhomes.
2. You must submit an ARC Application, with a survey showing the location of the set, and receive approval prior to installation.

Pools & Pool Equipment:

1. Personal pools are not allowed in the Manor Homes or Townhomes.
2. You must submit an ARC Application, with a survey showing a scaled drawing of the pool/spa, and receive approval prior to installation.
 - a. It is suggested that you receive an ARC approval before going to the city for the necessary permits.

Screen Enclosures & Screen Doors:

1. You must submit an ARC Application and receive approval prior to installation.

Seasonal Lights and Decorations:

1. Christmas lights and decorations may only be displayed for a total of 40 days per calendar year. These lights and decorations may be displayed after Thanksgiving and must be removed by January 10.
2. All other holiday decorations must be removed 48 hours after the holiday.

Signs:

1. No signs are permitted.
2. No signs can be placed in common areas.

Soliciting:

1. There shall be no soliciting of any kind.

Storage Sheds:

1. Storage sheds are not permitted.

Storm Shutters:

*These rules are in accordance with the **CS/HB 293 — Hurricane Protections for Homeowners' Associations Bill.***

1. Shall preferably have removable panels.
2. Roll-down and accordion models shall match paint color.
3. No Bahama Shutters are permitted.
4. Panels must be in place no earlier than 48 hours prior to storm or warning, and they must be removed 7-14 days after a storm and 48 hours after a warning.
5. If installing shutters, hurricane impact windows, or hurricane impact doors or garage doors, you must submit an ARC Application and receive approval prior to installation.

Subleasing:

1. No subleasing is allowed in the community.
2. If a guest resides in a residence for more than thirteen (13) days, they must complete an Extended Guest application and receive approval. If they are not approved, they will not be given access to the community.

Trash Containers:

*Trash days are Monday and Thursday. Recycling is on Monday, and bulk is on Thursday. These rules are in accordance with the **CS/CS/HB 1203 — Homeowners' Associations Bill.***

1. Trash containers must be made of rigid plastic with a 20-32 gallon capacity and well-sealed. Bags alone are not permitted.
2. Trash containers can be put out no earlier than 24 hours before pick-up.
3. Containers must be brought in no later than 24 hours after collection, and they must be stored out-of-view.
4. No loose trash is allowed on the lawns. Members are responsible for picking up debris on their property.
5. Bulk trash cannot exceed six (6) cubic yards per residence (the equivalent of two refrigerators). Auto parts and grease cannot be picked up.

Vehicles:

These rules are in accordance with the CS/CS/HB 1203 — Homeowners' Associations Bill.

1. Recreational vehicles, campers, trailers, or mobile homes are not permitted.
2. Commercial vehicles must be kept in the garage at all times. A commercial vehicle means “any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight.”
3. Go-carts, motor bikes, scooters, mopeds, golf carts, gas-operated skateboards, and similar vehicles are not permitted on the community streets.
4. Vehicles must not be parked on the streets, grass, or sidewalks at any time.
5. Vehicles must be street legal/worthy at all times. For example, wrecked vehicles and deflated tires are not street worthy.
6. Work vehicles are permitted to park in the driveway or garage. (For further details, please refer to bill HB 1203.)
7. Any vehicles that do not conform to these rules will be towed without notice.

Window Films and Exterior Coverings:

1. Aluminum foil, newspaper, or bed sheet coverings are not permitted.
2. You must submit an ARC Application, with a sample of the film, and receive approval prior to installation.